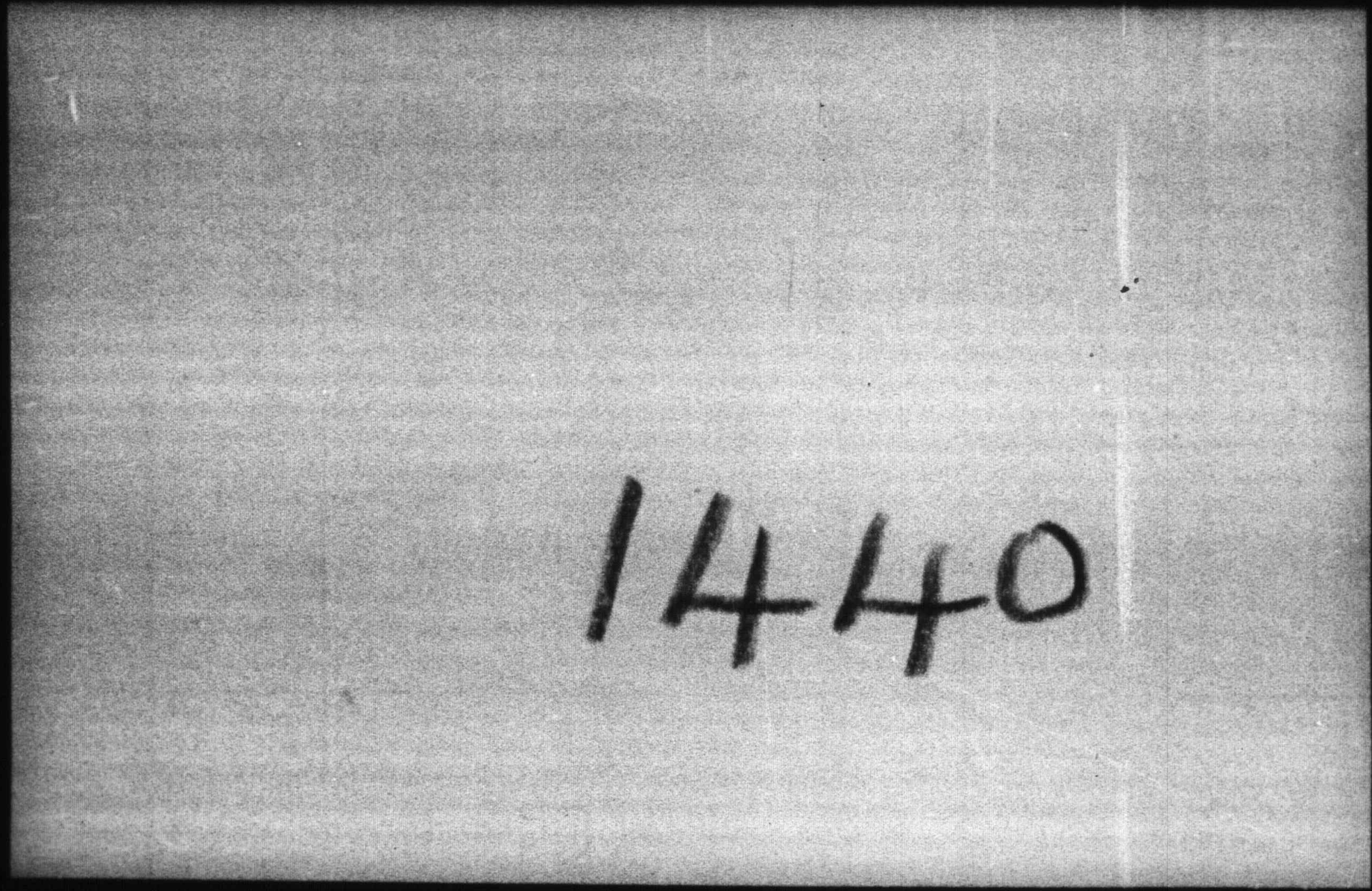

1440

Hastings Park

FORM "JP" FILE No. 1440

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: NAKAGAWA Mitsuzo

HOME ADDRESS: P.O. Box 28, Tofino, B. C.

REGISTRATION NUMBER 12036 SEX: Male AGE: 48

OCCUPATION: Fisherman

(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: Kusue 2028

ADDRESS OF WIFE OR HUSBAND: P.O. Box 28, Tofino, B. C.

NAMES OF ANY LIVING CHILDREN: Fumio (M) Toyoko (F) Chieko (F) Hideo (M) Mieko (F)

ADDRESS OF CHILDREN: P.O. Box 28, Tofino, B. C.

AGE OF CHILDREN: 14 -12 -10 -8 -5

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

1. LOCATION AND DESCRIPTION: (One) One-storied five-roomed house lot C Section 115 Plan 3590 Clayquot land district, Alberni assessment district.

(2) ~~house~~ one building 22 X 40 in Tofino formerly used for language school now empty. Mr. Sharp Notary Public Tofino has full particulars and keys of both houses

2. BUILDINGS AND OTHER IMPROVEMENTS: As above

EXHIBIT NO 1351-8
DATE 7 June 1948
FILED BY L. W. G. Brown

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

4. TAXES (Amount and where payable) (1) Taxes $13 per annum paid to January 1942. (2) Taxes $13.84 paid to Feb. 25 1942
(1) Taxes payable at Tofino, B. C. (2) Taxes payable at Alberni, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
(1) part interest held by Etsuzo Nakagawa, Umerato Morishita, Yoshigiro Sakaguchi

6. OCCUPANCY AND LEASES (If vacant so state) House now vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, Victoria, B. C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: See Clause 5.

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house at Tofino, B. C.

2. LANDLORD'S NAME AND ADDRESS: Declarant is part owner

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

4. STATE WHEREABOUTS OF LEASE: None

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

(1) Kitchen stove, heater stove, 4 tables in house at Tofino, B. C. Storm Bay
key with Mr. Sharp

(2) Stove, 100 knives and forks, dishes, cups, gas stove and plates remain in this building, key with Mr. Sharp

Large quantity of household goods, clothing ~~and furniture~~ &c. at C.P.R. wharf (28 pieces) actual details not available

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS ~~[illegible]~~ None

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

FORM "UP" FILE No.

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)
$50 Victory Bond (1951 Maturity) $200 Victory Bond (1954 Maturity)
$10 War Savings Certificate in owner's possession

8. BANK ACCOUNTS: Royal Bank of Canada East End Branch Vancouver, B. C. approximately $800

9. LIFE INSURANCE: $1500 policy with Sun Life Assce. Vancouver, B. C. policy is lodged with Sun Life Co. pending repayment of loan.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Loan of $100 from Sun Life Co. Vancouver, B. C.

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 20th day of March 1942.

(Signature) M. Nakagawa

D. W. Owen
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 10, 1943.

No. 1440.

Name NAKAGAWA, Mitsuzo.
(Surname in Block Letters)

tration No. 12036. ✓ Male - Female (Check) Age April 10, 1893.

er Address P. O. Box 28, Tofino, B. C.

e Evacuated 1/9/1942. ✓ Naturalized - Canadian-Born - National (Check)

17/11/47 (Claim Form) = Magenta Blvd., Farnham, Que.

sent Address Lemon Creek, Slocan, B. C.

Oct. 17/46 = c/o Farnham Hostel

✓ ried - Single (Check)

-Relatives-

Name of Wife SHIMADA, Kusue (nee) #12035.

Name of Husband —

me of Mother SHIMADA, Toyono Name of Father Santaro (in Japan)

mes of Children under 16 Ichiro (M) 28/7/25 - Reg. #12151; Fumio (M) 24/12/27; Toyoko (M) 6/11/29; Chiyeko (F) 27/1/32; Hideo (M) 12/9/33; Mieko (F) 8/1/37.

ested by E. C. T. Registered with Custodian Yes. (Yes or No

ional Information Fisherman. Owner of Boat "FUJI". One quarter share of one lot and one house.

REAL PROPERTY SUMMARY

Catalogue No. 883. (Part).

File 1440	Mitsuzo NAKAGAWA	Reg. No. 12036
Int. 933	Etsuzo NAKAGAWA	(Japan)
Int. 933	Yoshijiro SAKAGUCHI	(Japan)

Address: Storm Bay, Tofino, B. C. (A Japanese settlement of 8 houses on the Ucluelet-Tofino Highway).

Legal Description: An undivided three-fourths interest in Lot "C" of Lot 115, Clayoquot District, Plan 3590.

Classification: 5-room Bungalow.

Registered in the names of: ETSUZO NAKAGAWA, MITSUZO NAKAGAWA and YOSHIJIRO SAKAGUCHI.

State of Title: Clear. (Title No. 79983-I).

Sold to: JOHN ELLIOTT for $300.00 (Cash), including remaining ¼ interest.
(Assessed Value (1944) $1300.00
(Appraised " (1944) $ 100.00 - Winter
(Appraised " (1944) $ 275.00 - Bond.

As at: August 9th, 1945.

Title (No. 155411-I) delivered to new Registered Owner on: November 16th, 1945.

Net proceeds ($298.56) released to credit of Mitsuzo NAKAGAWA, Noeru MORISHITA, Yoshijiro SAKAGUCHI and Etsuzo NAKAGAWA (Joint Account 1440, 1600 & Int. 933) on October 26th, 1945.

Completed statement to Evacuees sent on: April 11th, 1946.

Chattels: Not involved.

Insurance: Transferred to Purchaser (Oct. 4/45).

Administration: This parcel (1.03 acres) of land is registered in the names of four people (2 Internees and 2 Evacuees). The two houses on the land were built, and occupied, by the Evacuees. These houses are two of the eight dwellings constituting the small Japanese fishing village at Storm Bay, less than a mile distant from Tofino. One of the two houses is the only one built above the beach and is the only one for which the local agent could find a tenant. Rental payments have been irregular, the tenant claiming it cost him more than the amount of his rent to keep the building in habitable condition.

This sale formed part of the inclusive sale of all the properties at Storm Bay.

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

24th April, 1946.

RGB/P.

12036	NAME BALADAPA, Hitsuwo	FILE NO. 1440 ✓

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	DAY	YEAR	PROPERTY
Queen Insurance Co. of America.	Renewed to 243610 (Queen) 270686	$300.00	June	24th	1943	District of Clayoquot, V.I., British Columbia.
Queen Insurance Co. of America.	1 Renewed to #243610 - Queen 267088	$750.00	April	17th	1943	District of Clayoquot, Village of Tofino, V.I., B. C.
Queen Insurance Company	Renewed to 267627. Queen 267610	$800.00	April	17	1944	Lot 1, Lot 115, Plan 948, Village of Tofino, Clayoquot Dist. B.C.
Queen Insurance Company	267614	$300.00	June	24	1944	Lot "C", D.L.115, Plan 2990, Dist. of Clayoquot, B.C.
Queen Insurance Company	Transferred to 267627 (Queen) Assignation Issued to New Purchaser 270086 (Queen)	$300.00	April 17, 1945	Nov. 28/44		Lot 1, Lt.115, Plan 948, Tofino, Clayo quot Dist.
Queen Insurance Company	270686 Received Policy No. 270086.	$300.00		24	1945	Lt."C", D.L.1.5, Plan 2990, Dist. of Clayoquot, V.I.,
Queen Insurance Co. of America	270086 Transferred to Purchaser	$300.00	Oct.	4th	1945	Lot "C", D.L. 115, Plan 2990, Dist. of Clayoquot, V.I., B. C

POLICY NO. 267627 (BLK. 1) TRANSFERRED TO PURCHASER (Nov. 28/44).

POLICY NO. 270086 (LOT "C") TRANSFERRED TO PURCHASER (Oct. 4/45).

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

20th November, 1947.

Hall

[redacted]

MEMORANDUM September 24, 1943.

TO: File No. 1440

FROM: Specified Articles Department.

Re: NAKAGAWA M., Reg. No. 12036

ARTICLE	DESCRIPTION	APPRAISED VALUE
RADIO	Console, Westinghouse Battery 7 tubes Serial #005901	

Sold by Auction 5/4/44 — Van. 16.

CANADIAN
WESTINGHOUSE
COMPANY • LIMITED

P-510

1418 MARINE BUILDING
VANCOUVER, B. C.

August 13th, 1948.

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

Attention: Mr. H. A. Carmichael

Dear Sir:

Your File No. 1440, Case No. 1350
Mitsuzo NAKAGAWA

Your letter of August 10th has been referred to the writer for attention.

The Westinghouse 7 tube console battery set purchased in 1936 for $119.50 seems reasonable although price information at our office here does not include radio sets distributed during 1936.

However, we feel that, considering the scarcity of radios during 1944 and taking into consideration the Wartime Prices and Trade Board rulings of that date, the evaluation of $65.00 to $70.00 would be a fair and reasonable price during 1944.

Yours very truly,

CANADIAN WESTINGHOUSE CO. LTD.,

P. J. Pearson,
Appliance Division.

mp

GENERAL SUMMARY

File 1440. Mitsuzo NAKAGAWA Reg. No. 12036.

This 48-year old Naturalized-Canadian Fisherman from Tofino, B. C., signed a Custodian "JP" declaration form on the 20th March, 1942. He was evacuated on the 1st September, 1942.

His wife, Kuzue, File 2628, signed a Custodian "No Property" card on the 31st March, 1942, and her file carries no evidence of any personal property interest. She was evacuated on the 1st September, 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, dated April 24th, 1946, for particulars of one-quarter interest in Tofino property (Cat. 883) sold (Aug. 9/45) for $300.00. Net proceeds ($298.56) were released to the credit of Joint Account 1440/1600/I.933 on October 26th, 1945, the balance of this Joint Account being distributed to the respective Personal Accounts concerned on June 27/46, as per statement of that date, this account's share being $125.17.

See Real Property Summary of today's date for particulars of Tofino property (Cat. 887) sold (Oct. 5/44) for $450.00. Net proceeds ($442.83) released to credit of Mitsuzo NAKAGAWA Trust Account on Feb. 2/45. This property was registered in the name of Mitsuzo NAKAGAWA but was held by him in trust for the Tofino Japanese Association (see May 4/45). Mitsuzo NAKAGAWA Trust Account, in which it was carried, was liquidated (July 18/45) by distribution of balance in hand ($461.36, as per letter of May 11/45) to the individual Personal Accounts of members, Mitsuzo NAKAGAWA'S share being $19.64.

Personal Property: See Chattels Schedule for particulars of chattels, which appear to be reasonably well accounted for.

Specified Articles: See Fishing Vessel Summary, dated Aug. 24/44, for particulars of F.V. "Fuji" sold by this office on Dec. 8/42, for $500.00, net proceeds ($432.10) being credited to this evacuee's account with this office on Mar. 23/44.

See Specified Articles Memorandum, dated Sept. 24/43, for particulars of Westinghouse Console Radio, which was turned in to this office by Police, and was sold (Apr. 5/44) by auction for $10.00. Net proceeds ($7.70) credited to this account May 11/44. Owner claimed (May 13/46) that no R.C.M.P. receipt was received by him; substitute for this was mailed to him June 7/46, but has not yet been received back from him.

Bills Receivable: Refund of transportation expenses in connection with delivery of F.V. "Fuji", was received from the Government and credited (Apr. 11/45) to this account in the sum of $21.75.

This evacuee's share ($19.64) of the liquidated assets of the Tofino Japanese Association was transferred from "Mitsuzo NAKAGAWA Trust Account" to the credit of his Account on July 18th, 1945.

(Over)

File 1440.

Bonds, Shares, etc.: Victory Bonds (1 @ $50.00 and 1 @ $200.00) and War Savings Certificates ($10.00) declared to be in owner's possession did not come under the administration of this office.

In his letter, dated July 20/43, this evacuee reported that he had eleven shares (@ $25.00) in M. Furuya Company but P. S. Ross & Sons (liquidators of the Company) advised (Aug. 19/43) that Mitsuzo NAKAGAWA'S name did not appear as a Shareholder. Evacuee subsequently (Sept. 29/43) reported that the 11 shares were in the New Pacific Holding Company, Seattle. Certificate No. 559 (for 11 shares in New Pacific Holding Company) was enclosed with his letter and is held in Envelope No. 443 in Safety Deposit Box (see Memo Aug. 9/45).

Bank Accounts: A balance of "approximately $800.00" declared to be in the Royal Bank of Canada, East End Branch, Vancouver, did not come under the administration of this office.

Life Insurance: A cheque for $676.94, representing Cash Surrender Value of this evacuee's Sun Life Insurance policy for $1500.00, was received from the Company Oct. 1/43, and later (Dec. 9/43), at evacuee's request, applied against a debt of $900.00.

Liabilities: See Liabilities Summary for particulars of claims (3) recorded in this file, one of which is still outstanding.

Funds: There is a credit balance of $561.16 in this account at the present time.

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

20th November, 1947.

RGB/P.

CHATTELS SCHEDULE

File 1440. Mitsuso NAKAGAWA. Reg. No. 12036.

"IP" Form (Mar. 20/42):	Shipped	Sold	Stored	Remarks
(1) Kitchen stove			(11)	Owner's house, Storm Bay, Tofino, B. C.
(2) Heater stove			(12)	
(3) Tables (4)			(14)	
(4) Stove			(20)	School building, Main Road, Tofino, B. C.
(5) Knives & forks (100)				
(6) Dishes, cups			(17)	
(7) Gas stove			(19)	
(8) Plates			"	
(9) Household goods	28 pkgs.	C.P.R. Wharf, Vancouver.		
(10) Clothing				

Agent's (C. W. Sharp) Inventory (June 11/42):

(11) Kitchen range			Owner's house, Storm Bay, Tofino, B. C.
(12) Heater stove			
(13) Alladin Lamp	Stolen (see Oct. 6/42)		
(14) Tables (5)			
(15) Canoes (2)			
(16) Iron bedsteads (2, old)			
(17) Dishes & Cups (few)		(28)	
(18) Gas stove (old)			
(19) Coleman gas stove		(27)	School building, Main Road, Tofino, B. C.
(20) Coal heater		See "A"	
(21) Dishes		(28)	

Agent's (W. Armitage) letter (Nov. 15/43):

(22) Electric generator		(23)

Auction Sheet (July 25/44):

(23) Lighting plant	25/7/44
(24) Picture frame	25/7/44
(25) Red ink	25/7/44
(26) Picture frame	25/7/44
(27) Coleman burner	25/7/44
(28) Cup and saucer	25/7/44
(29) Kettle	25/7/44
(30) Tray	25/7/44

MMB/P.

20th [illegible] 1947.

R. A. O. E.

NOTE: "A" - In a Memo, dated Oct. 6/44, Mr. H. F. Green, has made a notation to the effect that the coal heater was "abandoned as valueless" and in Mr. C. W. Sharp's (Custodian Agent) letter, dated Sept. 4/42, he stated that "neither of the two stoves are much good."

aug sent 22-5-1945

NAME NAKAGAWA, Mitsuno

REGISTRATION NO. 12036 FILE NO. 1440

The following chattels were sold by public auction at Velucelet, B.C. on July 25, 1944

Lighting plant	$ 60.00 ✓
Picture Frame	0.50 mine
Ink Rod	0.25 mine
Picture frame	0.25 mine
Coleman Burner	20.00 ✓
Cup & saucer	3.00 ✓
Kettle	0.50 mine
Tray	0.25 mine

Total		$ 84.75
Less Expenses:	(Auctioneer's Fee: $8.48	
	(Advertising: - - -	
	(Moving: 11.73	$ 20.21
Net Proceeds Credited:		$ 64.54

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Velucelet 1.

Remarks.

Org sent 27-3-1942.

NAME NAKAGAWA, Hitsuno

REGISTRATION NO. 12036 FILE NO. 1440

The following chattels were sold by public auction at 992 Powell St., Van., B. C. on April 9, 1942.

Victor Battery Consol	$ 10.00

Total:			$ 10.00
Less Expenses:	(Auctioneer's Fee:	$ 1.00	
	(Advertising:	0.21	
	(Moving:	0.09	
	(Storage:	1.00	$ 2.30
Net Proceeds Credited:			$ 7.70

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 16

Remarks.

Redpath 886 in shown on auction sheet

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
45A CENTRAL CHAMBERS
OTTAWA, CANADA

C
O D
P K
Y

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)
FORM "D"

Ref. No. . . . . .
From the . .Sun Life . Assurd Company of Can.
Date of Discovery. . .April 1, 194

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy or annuity contract for each "enemy."

Policy No. 2,029,546

Life Insured - Name: Mitsuzo Nakagawa
Born: April 10, 1897
Address: Box 28, Tofino, B.C.

Owner - if third party insurance - Name: -
Address:

Beneficiaries - Names: Kusue Nakagawa
Addresses: -
Relationship to Life Insured: Wife

Record of Current Assignments (other than to company for policy loan) -
- give names and addresses -

Date of Policy (i.e. due date of first regular premium): Aug. 1, 1929

Plan of Policy: 25 Yr. endowment

Sum Assured or Amount of Annuity: Can. $1,500

Premium - Amount: Can. $64.05
How Payable: Annually
Due Dates: Aug. 1st.

Policy Loans (automatic or otherwise): -

Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness: Can. $604.44

Nature of Automatic Non-forfeiture Provision: Automatic premium loan

Approximate Cancellation Date under Automatic Non-forfeiture: Will carry to maturity

---

Special Notes:

1440

Form 346

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

No. .....

HEADQUARTERS File No.

DIVISION & File No. 42E.269/2/1-225

Vancouver Island Section
SUB/DIVN. & File No.
Victoria, B.C.
DETACHMENT & File No.

DATE June 11th, 1942

Re: M. NAKAGAWA O.Reg.#12036, Tofino, B.C. (Name of File) Radios & Cameras seized under D.O.C.R.

On 28-5-42 (Date) I Const. H.D.A. Brabant (Member's Name)

Came into possession of the following described goods by Receiving same from R.C.M.Police of Ucluelet, B.C. who had same surrendered to them.
(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Case or Box	DESCRIPTION OF EXHIBITS
1	one		Radio, Console, Westinghouse Battery, 7 Tubes, Serial #005901

Release 24-9-43 on file
Sold auction
14-8-44
14-8-44
P

CERTIFIED CORRECT

(SGD)

H.D.A. Brabant, Const.
R.C.M.P. No. 12204

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

RELEASE AND DISCHARGE

FISHING VESSEL: "FUJI"

REG. or LIC. No.: Tofino 114

NAVAL No.: None

CLAIM PAYABLE TO: W. J. Griffith

CLAIM No.: 511-C

Owner at Time of Impounding: Mitsuzo NAKAGAWA, #12036 File 1440

Present Owner: W. J. Griffith

This vessel was sold to W. J. Griffith by the Secretary of State of Canada acting in his capacity as Custodian as vested owner of the interest of Mitsuzo NAKAGAWA on December 8, 1942, and as a condition of sale all interest in claim for the loss and/or damage, referred to herein, was assigned to the Purchaser.

While in the custody of the Royal Canadian Navy, this vessel suffered loss to the value of $35.20, as assessed by the surveyor for Naval Service, which sum is approved by the undersigned and accepted as adequate compensation.

In consideration of the payment of the sum of THIRTY-FIVE DOLLARS AND TWENTY CENTS ---------- ($ 35.20)

(of lawful money of Canada) (the receipt of which is hereby acknowledged), we, the undersigned, being the owners and/or mortgagees, shipyard repairers and all others having any interest, claim or demand against the said motor vessel registered at the Port of Tofino Official or License No. 114 DO HEREBY RELEASE and forever discharge His Majesty the King, as represented by Royal Canadian Naval Service or any patrol or auxiliary service, acting through or under the authority of Royal Canadian Naval Service, and all boards, commissions or departments of His Majesty's Canadian Government of and from claims which we may now have or which hereafter may arise and which now could or at any time hereafter be made in consequence of damage sustained or any alleged damage sustained, to the above-named motor vessel while in custody of His Majesty's Royal Canadian Naval Service or any auxiliary patrols, commissions, boards or departments hereinbefore named.

AND FURTHER, we covenant that we are the owners and/or mortgagees, shipyard repairers and all others having any interest, claim or demand against the said vessel and are the only parties or persons having any interest, claim, lien, demand or charge over the above-named motor vessel, and should any claim hereafter be made by or through any parties whatsoever, we hereby agree to indemnify and save harmless His Majesty the King as represented by any of the naval services, boards, patrols, departments, or commissions hereinbefore referred to.

AND FURTHER, that this discharge and release enures to the benefit of and is binding upon all the parties hereto, their respective heirs, executors, administrators, assigns, successors and representatives.

DATED at Vancouver, British Columbia, this 11th day of April 1943.

WITNESS: John W. West.

W J Griffith

Egmont

B.C.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: August 24, 1944

Name: NAKAGAWA, Mitsuzo

Reg. No. 12036 File: 1440

Boat File No.: CUSTODIAN ~~1452~~ 1440

Name of Vessel: "Fuji" 35'x 7½'x3' (1927) Easthope 15 HP (1937)

Lic. or Reg. No.:	Tofino 114
Naval No.:	None
Owner's Valuation:	$1,200.00
JFVDC Valuation:	518.00 Survey #395 NW
Custodian Valuation:	500.00
Date of Sale:	December 8, 1942
Purchaser:	W. J. Griffith
Signature on Sales Papers:	Custodian
Selling Price:	$500.00
Paid to ~~JFVDC~~ Custodian:	500.00
Supervision Costs:	67.90
Balance due Owner:	432.10
Paid to:	Cr. Account of Mitsuzo NAKAGAWA
Location of Boat at Sale:	Coal Harbour (ex New Westminster)

Claims Against Canadian Govt.:

Claim #511- W. J. Griffith - $35.20 (~~Unpaid~~) Pd. Reg 6619 apr 13/45 Gm

Additional Information:

Gmatheson
Nov. 20, 1947

F.6 1440

COPY of Survey report of Mr. O. W. Phillipson, Appraiser for Japanese Fishing Vessels Disposal Committee. Original is in bound book in Vessel Record Cabinet. Survey No. 395 (New Westminster).

Troller 1927 - M.N. 2386

Condition: Good

Damage: Nil 114 Tofino

Engine: E.15 (1937).

Value: 1942 - $450.00.

Boat - Needs extensive repairs on deck - no sales value.

Engine - Value in Engine.

Custodian 1452.

. . . . . .

The valuation of $518.00 referred to in Vessel Summary is the Suggested Negotiating Price placed on the vessel by the Japanese Fishing Vessels Disposal Committee. This valuation represents the appraised value placed on the boat by Mr. Phillipson, plus a 15 per cent mark-up.

EXHIBIT NO 1350-9
DATE 3 June 1948
FILED BY J W G. Munro.

JOHN GOULD
Marine Surveyor and Appraiser
Vancouver, B.C.

CABLES.
"GOULD," VANCOUVER, B.C.
TELEPHONE.
SEYMOUR 2871

No. 46A.

" M. N. 2386 ".

Survey Report

To whom it may concern:

Name	"M. N. 2386".		
Official No.	114 Tufino	Type	Troller.
Owner	Minoru Nasu.		
Dimensions	L. 32 ft. B. 7 ft. D. 3.5 ft.		
Engines	Gasoline. Vivian.		
Horsepower	15 B.H.P.		
Fuel	Gasoline.		
Tank Capacity	90 Gallons.		
Pumps	On deck.		
Lighting	Electric.	Drive	Off main engine.
Anchors	Three - 15 lb., 35 lb., 35 lb.		
Chains	None.	Rope	None.
Compass	None.		
Stoves	1 Stove.		
Fire Extinguishers	None.		
Valuation	Four Hundred twenty-five ($425.00) dollars.		
Estimated Market Value	Five Hundred ($500.00) dollars.		

August 1942.
Vancouver, B. C.

John Gould.
Marine Surveyor

EXHIBIT No. 1350-10
DATE 3 June 1948
FILED BY J. W. G. Hunter

1440

SPECIMEN REPORT

G.W.McPherson Esq.,
Authorized Deputy of the Secretary of State
and/or Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re:- Mitsuzo Nakagawa, Registration No. 12036,
Form "JP" File No. 22

In accordance with your request dated 26th. March 1942 I have investigated and taken control of the following property on the above man's registration form dated 20th. March 1942.

1. Real Property:
   (a) One Five Room Dwelling House
   (b) One Building 22 x 40 (Japanese School House)

2. Personal Property:
   Household Furniture, as per Inventory
   on page 2 herewith.

In connection therewith I have to report as follows:-

1. Location:

(a) The house is a five room frame structure, situated on Lot "C" of Lot 115, Plan 3590, Clayoquot District, in the Village of Tofino, on the Tofino-Ucluelet High-way in Storm Bay.

(b) The building is a two-room frame structure 22 x 40, situated on Part of Block 1, Lot 115, Plan 948, Clayoquot District, in the Village of Tofino, alongside the Tofino-Ucluelet High-way.

2. Ownership:

(a) The land (1.03 acres) on which this house is built is owned jointly by four people, viz., Etsuzo Nakagawa, M/R Mitsuzo Nakagawa, Yoshijiro Sakaguchi M/R and Noeru (Noel) Morishita, each having a one-quarter interest in the Lot.

Land registry Search finds have undivided ¼ interest in property. Remainder of complete title

(b) The land (a small lot recently subdivided from Block 1) upon which this Japanese School House is built is registered in the name of Mitsuzo Nakagawa. Actually this property belongs to the Tofino Fishermen's Association, but this not being an incorporated association it had to be registered in the name of its President - Mitsuzo Nakagawa. An Agreement covering this was made between the Association and Mitsuzo Nakagawa.

3. Building:

(a) The house was built in 1923, and has three rooms used as bedrooms, a kitchen and a sitting room. Unpainted both inside and outside. Stove pipes through the roof. Access to its low attic by means of ladder-way. Toilet facilities are in a privy outside the building.

4. (b) The School house is well built with painted shingled roof. Un-lined inside, but with good solid floor. One large room and one small room used as a kitchen, comprise the rooms of this building. There is an engine house (electric lighting

plant, Chevrolet engine, producing electric light for the School House as long as the engine runs) in a separate shed on the property and about 20 feet from the main building.

The approximate values:

(a) $250.00

(b) $750.00

4. Inventory of Household Furniture:

(a) Kitchen Range (Imperial)
Heater Stove (Herald)
(Alladin Lamp) ——— stolen as per Sharp's letter 6/10.
5 Tables
2 Canoes (under the house)
2 iron bedsteads (old)
a few dishes and cups
1 old gas stove

(b) 1 2-burner Coleman Gasoline cooking stove(to be sold)
1 coal heater.
a supply of dishes (to be sold)

5. Recommendations:-

(a) That this dwelling house be rent at $5.00 per month, and some fire insurance be taken out with the first rental monies.

6. Special Action taken:

Although keys are in possession of me, the agent, and access to the house is thereby easily gained, I found one window had been raised by someone in an inquisitive manner. I re-set the window.

7. Perishable property:

None.

5. Recommendations continued:

(b) Before Mitsuzo Nakagawa left Tofino he gave me the sum of $30.75 in cash to meet next year's taxes on this property. I banked this sum in the Canadian Bank of Commerce, Vancouver, setting up a trust fund. On 22nd. April I rented this school house out as a Billiard Parlor, securing $30.00 cash in advance for 2 months, and which I banked. On 17th. April I insured the building through Rithet Consolidated Ltd. Victoria, for $750.00, and paid the premium of $17.63 from fund

C.W. Sharp
11th June 1942
Tofino, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 9 1942

Peers

File No. 1440.

July 8, 1942.

R. P. Alexander, Esq.,
Office of Custodian,
Vancouver, B. C.

Your letter July 7th, 1942.

Address to Mr. Mitsuzo Nakagawa.

Dear Sir:

In reply to the above, I beg to inform you that the property in Lot "C" of Lot 115 Clayoquot District is owned as follows:-

¼ share by Mitsuzo Nakagawa now in Hastings Park.

¼ share by Etsuzo Nakagawa, who left for Japan 12 or 13 years ago and who is still in Japan.

¼ share by Yoshijiro Sakaguchi who left for Japan 2 years ago and who is still in Japan.

¼ share by Morishita Umitaro, now in Hastings Park. This share, however, has been transferred to his son Noel Morishita now at Fair Grounds, Glencoe, Ontario.

Yours truly,

WITNESS ..... M. Nakagawa

P.S. Yoshijiro Sakaguchi is an adopted brother of the Nakagawas.

Shinno

1440

Hastings Park,
September, 1, 1942.

ADDITIONAL REGISTRATION

NAKAGAWA, Mitsuzo #12036

P. O. Box 28, Tofino, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 2 1942

The above desires to inform the Custodian that his boat "Fuji" is now in custody at New Westminster, B. C.

Details of gasoline launch "FUJI":--

Length	35 ft.	approx. tonnage	5
Breadth	7 ft. 2 ins.	15 H. P. Easthope Engine	
Depth	3 ft. 6 ins.		

M Nakagawa
SIGNATURE.....

D. Williams
WITNESS.....

3

Green
Wright

THE CUSTODIAN
RECEIVED
OCT 3 1942

Tofino, B.C.
29th. September 1942

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

Dear Sirs:-

Re:- Attention of Mr. H.F.Green
in the matter of
File No. 1440
NAKAGAWA, Mitsuzo

In reply to your letter of the 19th. instant I have to advise that Mr. Harry Kent, the present tenant, has been away from Tofino for several weeks past. Before he left he crated his Billiard Table etc. and left it in the building, stating that he would advise me as to its place of shipment. At the same time he instructed me to place a $1000.00 fire insurance, covering for it for 3 months. This I of course, had done, and the policy remains in force until the 23rd. of October next. A vacancy permit is attached to the policy. I therefore imagine that I should be hearing from Mr. Kent on or before the expiry date of his policy, otherwise his policy covering will lapse.

You will see therefore, until I hear from Mr. Kent, and I am not quite sure what his present address is, I am unable to have him sign the inventory for the stove, dishes and heater.

The building is locked, and the key is in my care.

Yours very truly,

OK for time being

C.W.Sharp

C.W.Sharp

UNORGANIZED TERRITORY

NOV 13 1942

Extract from report of Const. D. H. Howell, in charge Ucluelet Detachment, B. C. Police, dated 23rd March, 1942, respecting Japanese at Ucluelet, Frasers Bay, Maitland Island, Spring Cove, Port Albion, Leeche's Bay and Tofino.

REPORT

re: JAPANESE PROPERTY - Disposal of, Ucluelet and Tofino.

TOFINO

Lot 115, Storm Bay

Morishita, Umetaro	½ acre and house	value $500.
Nakagawa, Mitsuzo	1 acre and house	" 1,100.
Kondo, Eichi	one lot and house	" 400.
Mori, Misazo	1 acre and house	" 450.
Yamada, Tsunekichi	1 acre and house	" 500.
Madokoro, Yoshio	1 lot and house	" 450.
Izumi, Naojiro	1 acre and house	" 500.

The above properties at present under the care of C. W. Sharp. Very little property left; either sold or shipped to Vancouver for storeage. No inventories taken of property left behind due to hasty evacuation.

One school house, to the value of $1000. owned jointly by the Clayoquot Tofino Trollers Association (Japanese) and in the name of Mitsuzo Nakagawa, legal description unknown by undersigned.

One house purchased by Haru Kimoto, with lot to the value of $1200. but as payments on the property to former owner have not been completed, the Title Deed is not in Kimoto's name.

The other Japanese residents rented houses from John Eik, Tofino. A certain amount of furnishings, fishing gear left in these houses being cared for in the meanwhile by Mr. Eik. No inventories taken.

The balance of Japanese property at Tofino was shipped to Vancouver when evacuated and the small amount that has been left behind is well packed and stored in their homes; all windows being boarded. I understand that the Japanese Custodian of properties has been in touch with Mr. C. W. Sharp and has received a more detailed description than above.

All Clayoquot Japanese residences, which have been rented from P. Malon, Owner of the island under the care of William White. Special Police Reserve in Tofino making routine patrols of all above mentioned houses.

February 16, 1943.

[redacted]

TO THE VICAR,

From: Mr. R. S. Bell.

Mitsuru HARADA.

(1) Lot 202 of Lot 116, Clayoquot District, Plan 3990. (1.01 acre).

Certificate of Title #[redacted]-I (held by Registrar) in name of Kisaku MORIMOTO (Ink. File 933) in Japan 12 years, Yoshijiro SAKAMOTO (Ink. File 933) in Japan 2 years, Mitsuru HARADA (File 1440, Reg. 12036) "as undivided 1/2 interest".

Certificate of Title #[redacted]-I (held by M. Morishita) in name of Kaoru MORISHITA (File 1606, Reg. #11862) "an undivided ½ interest". (Son of Tsutaro MORISHITA — File 1206; Reg. #11863 — who transferred his interest to his son, Kaoru MORISHITA).

Buildings: a 5-Room Bungalow. Rented through Wilfred Armitage, Tofino, at $8.00 per month.

---

(2) That part of Block 1 of Section 116, Clayoquot District, Plan 948, containing 0.25 acre, more or less, as shown outlined in Red on Plan #73-R.

Certificate of Title #[redacted]-I (held by Registrar) in name of Mitsuru HARADA (File 1440, Reg. 12036).

Buildings: a 40' x 22' Building in Tofino used as Language School. This property is held by Mitsuru HARADA as President of Tofino Fishermen's Association. Rented through C. H. Sharp $[redacted].00 per month.

TOFINO,
Vancouver Island, B. C.,

8th June, 1943.

EVACUATION SECTION
Rec'd JUN 10 1943
File No.
Ans. 7/1
Referred

Mr. H. F. Green,
Protection Department,
Office of the Custodian,
DEPARTMENT OF THE SECRETARY OF STATE,
VANCOUVER, B. C.

Dear Sir,

In reference to your letter of the 28th May instant File No. 1440.

Mr. Kent may be correct in his statement that no charge was to be made for storage but Mr. Sharp left with me a type-written statement shewing four months rental due by Mr. Kent at the time Mr. Sharp left here at the end of November and that the rental would be $15.00. monthly during the time the effects remained in the School.

The counter which Mr. Kent left is new and seems to be well made yet there is no demand for such furniture at this moment. The stores and hotel the most likely opening for counters have all they need.

The table, cash registers, etc., are crated with the exception of the eight legs of the table which are separate and I think would be better crated. These various crates would have to be labelled and would require two men and a truck to transport them to the wharf and the cost for this service would probably be about twenty dollars and I presume the C. P. R. would freight them charges collect from the addressee. Probably it would be well that Mr. Kent supervise the shipment personally.

I leave the matter of storage charges to your good judgment. Mr. Kent's claims of an agreement with Mr. Sharp unfortunately cannot now be verified, but he did not mention anything about it to me.

And with regard to your Mr. Gibsons inquiry about the renewal fire policy on this building. Mr. Fowler is I understand in communication with you about this. He asked me about the premium cost on this and I informed him that I had no funds with which to pay such premium charges.

And with reference to your letter File No. 2036, respecting the inquiry of the purchase price of the set of gurdies. On mentioning the matter to Chief Edward Joseph he tells that meantime he had obtained a set from another source.

Yours very truly,

W. Armitage.

Lagoon Creek

NATION SECTION
JUN 16 1943
Rec'd
File No. 42, 1 Part 2
Ans. Yes
Referred Bracken

J. Matheson Esq.
Dear Sir,

Re: Bell

I am informing you that I am the owner of a fishing boat. The gas-boat licence number is 114 and the port of registry is Topkins B.C. The measurement of the boat is 35 feet in length, 7 feet 2 inches in breadth and 2 feet 6 inches in depth. The boat has a 15 horsepower Eastlyke Engine.

Yours truly

File No. 1440.
Reg. No. 12086.

Mitsuyo Nakagawa

REGISTRATION SECTION
JUN 14 1943
No. 14140
Registered Bue

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

Dear Sir:

I refer to File No 4490.
I wrote you regarding the Japanese School House leaning on my property
The School or Building now standing on my property is on Block 1 of Lot 115 (Fifty-five) and is Block 2 of Lot 115.
The above building was built by the Japanese Association, and is now in the name of T. Mackagowa
I will now make my offer of four hundred dollars ($400.00) as it is. If they are not willing to sell, this building must be moved by September 1943. as I wish to put said land

TOFINO,
Vancouver Island, B. C.,

23rd June, 1943.

Mr. R. G. Bell,
Administration Department,
Office of the Custodian,
DEPARTMENT OF THE SECRETARY OF STATE,
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd JUN 28 1943
File No.
Ans.
Referred Bell

Dear Sir,

In reference to your letter dated the 18th instant File No. 1440 & A/190, respecting the property in the name of M. Nakagawa.

The gross assessed value of this property is some one thousand and fifty dollars which is I believe a fair valuation of such. Probably a present time sale value would be about eight hundred dollars.

Yours very truly,

W. Dennistoun

Agent.

Thomas E. Wilson
Barrister, Solicitor
Notary Public.

TELEGRAPHIC ADDRESS
"WILMAS"
CODES { WESTERN UNION
BENTLEY'S
TELEPHONE MA nine 1267

622 STANDARD BANK BUILDING
510 HASTINGS STREET W
Vancouver, Canada

30th June 1943.

EVACUATION SECTION
Rec'd JUL 1 1943
File No.
Ans. 6/7 k
Referred Green

sent to Gibson

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville Streets,
C I T Y.

ATTENTION MR. H.F. GREEN :

RE: MITSUZO NAKAGAWA
YOUR FILE 1440

Dear Sir:-

Mr. Harry W. Kent, of Westview, has sent me your letter of the 14th instant. Mr.Kent says that he will see about the shipping himself, and agrees that the $10.00 storage is reasonable, but stipulates that the board cloth for the billiard table should be located and returned to him. I gather that it was left in storage with the other things and is not now with them.

I shall be glad if you will see if there is ny trace of the whereabouts of this cloth in your records and let me know.

Yours truly,

T. E. Wilson

TEW/D.

EVACUATION SECTION
Rec'd JUL 14 1943
File No. 440
Ans.
Referred Bell - ont Kidoo

Lemon Creek,
Slocan B.C.
July 10, 1943.

Mr. R. L. Bell,
The Custodian's Office,
Administration Dept.,
Vancouver, B.C.

Dear Sir:

I have sent the reply to your letter of the 8th ultimo on the 3rd & the letter I sent concerning the school building was as follows or as close as possible because I have no copy of the letter that I sent before.

Before the evacuation, the members of the Doyukai Japanese Association decided that the school building should not be sold. On the receipt of your letter, I consulted the members of the Doyukai Japanese Association that are here in Slocan Extension and decided that the school building should not be sold.

Could that part of the property that the building projects into be rented? If so, what would be the rent? If not, please ask Mr. H. Wingen or some other contractors

No

the fee for moving the building from the adjoining property and also to remove that part of the building from the adjoining property.

I understood that the school building was rented to the barber for (¥15) fifteen dollars per month. Before the evacuation, I asked Mr. Sharpe to look after the details of the building. I wrote to him to inquire about the revenue and expenses of the school building but have received no answer. Will you please find out how much revenue from the rent and expense for the building.

Yours truly,

Mitsuzo Nakagawa

Reg No 12086
File No 1440

Tofino B.C.
July. 16th
43.

Department of the Secretary
of State
Office of the Custodian

EXPLOITATION SECTION
JUL 1[illegible]
1440
Bill

Dear Sir:

In reply to your letter File 1440. I am sorry that I do not wish to lease my property effected by the Japanese School It is on some of the best land I own here, and I am finding a great need for vegetable land fruit with my family of five. Due to the ebb, at times they are impossible to get here. If the School could be moved by September it would let this lease in for garden next year. I might add this building is now empty with a great need for housing here. I think it should be put to some use. Thanking you for your help in this matter.

Yours Truly. Daphne Gibson

138

1440 & A/172.

August 2, 1943.

Mr. Wilfred Armitage,
Tofino,
Vancouver Island, B. C.

Dear Sir:

Re: Mitsuzo NAKAGAWA - Reg. No. 12036.

With reference to correspondence exchanged with Mrs. Tom Gibson regarding a school building which, it is claimed, crosses property boundary lines and interferes with her plans to plant vegetables next year, we now enclose copy of a further letter dated the 16th July, which is self-explanatory.

Mrs. Gibson's letter does not contribute to a solution of the problem and we would be obliged if you would (1) ascertain and advise us if, and to what extent, the school building crosses boundary lines, and (2) cost of moving the building as suggested in Mr. Nakagawa's letter of 10/7/1943, copy of which is also attached.

Personal contact is usually more effective than correspondence and if you can call on Mrs. Gibson, a mutually satisfactory solution may prove to be much simpler than now appears to be possible.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 3.

P.S. We have to acknowledge receipt of your rental statements and cheque for $31.10, for which we enclose formal receipt herewith.

EVACUATION SECTION
Rec'd JUL 26 1943
File No.
Ans.
Referred McAlister
out Davidson

Lemon Creek,
Slocan B.C.
July 20th 1943

held safely until our
new friends creditors

Mr. A. McAlister,
Custodians Office,
Claims Department
Vancouver B.C.

Dear Sir

"I have no debts to M. Tsuruya Company for I have cleared it as soon as I went to Vancouver last year.

I have 11 shares of M. Tsuruya Company which was guaranteed that it would be refunded anytime at twenty-five dollars ($25.00) each. Would it be possible to have them refunded. ($275.00)"

On May 1, 1942, I borrowed six-hundred dollars ($600.00) and on Sept. 2, 1942 three hundred dollars ($300.00) from Mr. T. Yamada, P.O. Box 268, Grand Forks, B.C. I am having my insurance policy refunded but it is not enough to repay so I would like to have the shares refunded.

C
O
P
Y

Powell River, B.C.,
21st July, 1943.

Mr. I. MacKay, Tofino, B.C.,

Dear Sir:-

Re my billiard table at Tofino I will take $300.00 for it, if you will see about shipping the balance of my stuff to Powell River.

Yours truly,

(Signed) Harry Kent.

CERTIFIED TUE COPY

.....
(I. MacKay) P/O
for CO RCAF Stn.,
TOFINO, B.C.

EVACUATION SECTION
Rec'd AUG 2 1943
File No. 1440
Ans. 5/8/43
Referred

OUR FILE 13-1 (Chap)

REF. YOUR

DATED

ROYAL CANADIAN AIR FORCE

"R.C.A.F. Station, Tofino, B.C."

27th July, 1943

AUG 2 1943
1440
Referred

Mr. Spain,
Custodian Japanese Property,
Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:-

We have been in touch with Mr. Harry Kent of Powell River, who owns the billiard table now stored in the Japanese Hall at Tofino. A copy of his letter is attached.

May we be informed as to the necessary action in this matter, and your wishes concerning the removal of any property of Mr. Kent's now stored there.

(I. MacKay) Flight Lieutenant,
for Commanding Officer,
R.C.A.F. Station, Tofino, B.C.

Encl.

TOFINO,
Vancouver Island, B. C.,

17th August, 1943.

Mr. R. G. Bell,
Administration Department,
Office of the Custodian,
DEPARTMENT OF THE SECRETARY OF STATE,
V A N C O U V E R, B. C.

EVACUATION SECTION
Rec'd AUG 23 1943
File No. 1440
Ans. RGB
Referred Bell
1440 ext. to Hostels

Dear Sir,

In reference to your letter dated the 2nd instant File No. 1440 and A/172 respecting the Japanese School House here.

As desired I have had conversation with Mrs. Gibson on this matter and have mentioned the re-alignment of the building to a Mr. Bond who is a contractor for such work here and requested him to tender on this work. To-day he informs that the right end of the building crosses Mrs. Gibsonb property line some six feet diagonally ; that the building is very poorly braced and some of the posts underneath are small and would need to be replaced by stouter ones for this work and that it would require the provision of sills every twenty feet under the building to do the re-alignment satisfactorily, and he would be willing to undertake the job for the sum of two hundred dollars - $200.00.

Will you please inform your Mr. R. B. Mackedie of the Protection Department in acknowledgement of his letter File No. 1440 dated the 5th instant with regard to the Billiard Table of Mr. Kent's that to the present I have had no communication from F/Lt/ Ian MacKay of the R. C. A. F. Station here respecting this matter and have therefore nothing to report. I conclude that he is in communication with Mr. Kent about his offer.

Yours truly,

W. Armitage.
Agent.

A/172.

1440.

September 18th, 1943.

Mr. W. Armitage,
Tofino,
Vancouver Is., B. C.

Dear Sir:

Re: Mitsuzo NAKAGAWA - Rec. 12036.

We are in receipt of your letter of the 17th ultimo, from which we note that the end of the Japanese School Building crosses Mrs. Gibson's property line some six feet diagonally, and that the cost of moving it would be $200.00.

If this disproportionately high cost is to be avoided, three alternatives are open to us and we give them in the order of their desirability. (1) For Mr. Gibson to agree to accept a reasonable rental (say $5.00 per annum or even as much as $10.00 if necessary) for the very small piece of ground affected, plus a margin of say 2' to 3' from the building; (2) Have the property line definitely established by survey and board up the building inside along this line, thus abandoning the projecting portion of the building to Mrs. Gibson; (3) Advertise for sealed tenders for the purpose of selling the building against the wishes of the owners, if any of the bids so received prove acceptable to us.

Please approach Mrs. Gibson again with suggestion (1). We hope you find her co-operative and that you succeed in settling the matter in this reasonable manner. Only after exhausting the possibilities of (1) proceed with (2), advising us in the course of cost of survey and amount of contractor's estimate for work and materials necessary to proceed with (2). We will then choose between (2) and (3).

Yours truly,

R. G. Bell,
Administration Department.

RGB/F.

TOFINO,
Vancouver Island, B. C.

1st September, 1943.

Mr. R. B. Mackadie,
Protection Department,
Office of the Custodian,
DEPARTMENT OF THE SECRETARY OF STATE,
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd SEP 7 1943
File No.
Ans.
Referred Green

Dear Sir,

In reference to your letter dated the 5th ultimo File No. 1440 respecting the effects of Mr. H. Kent stored in the Japanese School.

These properties of Mr. H. Kent were removed by F/L Ian MacKay of the R. C. A. F. Station, TOFINO, B. C., on the 26th ultimo and herewith please find Mr. MacKay's written receipt in acknowledgement together with cheque value ten dollars for storage of these effects as required.

Yours very truly,

Wilfred Arnitage
Agent.

1440/2036
NAKAGAWA Matsuzo
(Tofino Fisherman's assn.)

N.B. Land negative

Received from Mr. Wilfred Armitage, Custodian of Japanese Hall at Sicamous, B. C. 26th. August 1943 — One Billiard Table and Equipment. One 2 Cash Registers — property of Mr. Harry Stent of Revelstoke.

Courtesy of
R. C. A. F. Station,
Sicamous B.C.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Mitsuzo Nakagawa
Lemon Creek
Slocan B.C.

File No. 1440

Reg. No. 12036

Company Sun Life

Agency Vancouver Agency

Policy No. 2029546

Premium - $ 64.05

Payable: Annually, Semi-annually or monthly X

Month August Day 1

REMARKS:

Bill

Letter sent 16/9/43

Lemon Creek,
Slocan B.C.,
Sept 29/43

EVACUATION SECTION
Rec'd OCT 4 1943
File No. 10470
Ans.
Referred

Mr. A. McAlister,
Claims Department
Custodians Office,
Vancouver B.C.

Dear Sir:

I have received your letter of Sept 24th. Mr. T. Yamada's claim is correct.

I have written to the Sun Life Assurance Co. to pay to Mrs T. Yamada some time ago so I presume that the cheque is already sent. The ~~debt~~ debt is nine hundred (dollars (900.00) but the insurance policy is six hundred sixty-one dollars ($661.00). Since it does not repay the debt in full, I am sending the New Pacific Holding Company's share certificate to repay the remainder.

I bought 11 shares of the New Pacific Holding Company about 12 or 14 years ago at twenty seven dollars and fifty cents ($27.50) each. I was to get interest on the shares but received it only a few times. Also they guaranteed that you could get twenty-five dollars ($25.00)

a share any time. Then in 1939 the shares were renewed. I am sending the renewed share certificate to pay for the remainder of the debt.

Yours truly,

File No 1440 J
Reg No 12026

Mitsuzo Nakagawa

1440
800.18 Cr
5-1043

EVACUATION SECTIO
Rec'd NOV 12 1943
File
Ans.

TOFINO,
Vancouver Island, B. C.,
5th November, 1943.

NOV 19 1943

Mr. F. G. Shears,
Office of the Custodian,
DEPARTMENT OF THE SECRETARY OF STATE,
VANCOUVER, B. C.

Dear Sir,

DILL
Dr. to C. $20. D/#8545404

Enclosed please find remittance value twenty dollars in payment of the November rentals as particulars furnished by the Rental Statements and Agent's Summary in duplicate also herewith.

The stove pipes in the Haruo Hirota house have had to be renewed at a cost of two dollars and seventy cents. Mr Andrews the tenant has paid for them and asks to be reimbursed for the outlay. I informed him that a request would be made to you for authority to deduct the amount from the December rental. Please advise me as to this.

And with further reference to your File No. 1440 Reg. 12036 and Mrs. T. Gibson's complaints regarding the end corner of the Japanese School abutting onto her property.

Mrs. Gibson now informs me that she favours your suggestion No. 1 and asks the sum of twenty-five dollars as a rental charge to date for this piece of ground. A B. C. Govt. Licensed Surveyor re-surveyed this land in the Summer of 1941.

Yours very truly,

W. Armitage

Agent.

1440.

November 24th, 1943.

Mr. W. Armitage,
Tofino, V.I.,
B. C.

Dear Sir:

Re: Mitsuno NAKAGAWA - Reg. No. 12036.

We note from your letter of the 5th instant (your File A/172) that Mrs. Gibson is now prepared to accept suggestion (1) in our letter of the 18th September, i.e., that Mitsuno NAKAGAWA pay a reasonable rental for the very small piece of land affected by the corner of the building which crosses the boundary line of his property on to her own.

We further note that she asks for the sum of $25.00 "as a rental charge to date" for this piece of ground, which you state was surveyed in the summer of 1941. From this we assume that the sum asked for represents rent from the summer of 1941 to the end of 1943 at the rate of $10.00 per annum.

We enclose our cheque for $25.00 in favour of Daphne (Mrs. Tom) Gibson, which please hand her in exchange for enclosed receipt duly signed by her.

Yours truly,

R. G. Bell,
Administration Department.

RGB/F.
Encl.

December 1st, 1943.

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

Dear Sir:-

You are hereby authorized to use the proceeds of the Sun Life Assurance Co. cheque for $676.94 in our favour, now held by you, to apply on the payment of the $900.00 claim of Tsunekichi YAMADA against Mitsuzo NAKAGAWA, now lodged with you in your office.

sign here Mitsuzo Nakagawa

Mitsuzo NAKAGAWA, Reg. No. 12036.

sign here 中川クスエ

Kusue NAKAGAWA, Reg. No. 12035.

a-17-43

Received from the Office of the Custodian the sum of $25.00 (Twenty-five Dollars only) in full payment of Ground Rent to 31st December, 1943, on that part of land covered by building projecting across the boundary line of "Part of Block 1 of Section 115, Clayoquot District, Plan 948, containing 0.25 of an acre, more or less, as shown outlined in red on Plan 473-R" with a margin of not less than two feet away from such building, this rent being at the rate of Ten Dollars per annum, the next payment, for the calendar year 1944, being due for payment on or before the 31st December, 1944.

1440.

March 22nd, 1944

Mr. Mitsuno NAKAGAWA,
Registration No. 12036,
Lemon Creek,
Slocan, B. C.

Dear Sir;

The British Columbia Security Commission has passed on to us your request for information regarding your Fishing Vessel.

This vessel, the "Fuji", was sold to W. J. Griffith for: $ 500.00

Less expenses incurred for Survey (independent expert valuation), towing, storage, insurance, etc. $ 67.90

Net proceeds placed to Credit of your account $ 432.10

The above sum, $432.10, represents the balance standing at the credit of your personal account today.

The two Tofino properties in which you are interested are carried in a separate account, the funds of which are frozen at the present time as in one case title is shared with Enemy interests and in the other title is in your name as President of the Tofino Fishermen's Association.

Yours truly,

R. G. Dall,
Administration Department.

RGD/P.

c.c. to B. C. Security Commission,
Vancouver, B. C.

Form 246A

ROYAL CANADIAN MOUNTED POLICE

No. 886

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No. (Jap Reg. 12036)

DETACHMENT and File No. C.I.B.

DATE March 20th, 1944.

Re: K. NAKAGAWA, Toffino, B.C.
(Name of File)

On July 30th, 1943 (Date) I Pte. Jefferson, Cpl. (Member's Name)

Came into possession of the following described goods by

Handed over by the R.C.M.Police, Victoria, B.C.
(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Westinghouse Console Battery Radio, 7 tubes, Serial No. 005901.

1/4/6

Ans 5-4-44

REMARKS: Handed over to the Custodian of Alien Property.
(State briefly disposition)

DATE MAR 23 1946

CERTIFIED CORRECT

Leo B. Spain for Custodian Pte. Jefferson, Reg. No. 10559, Cpl.
(Signature of Recipient or Witness) (Signature of Member)

Exh. 1.

Tofino. B.C.
Apr. 20. 1944.

Appraisal of property at Storm Bay
Tofino Pt.

No 887 School Bldg. or Hall $300.00
no heating and plumbing equipment

W. E. Bond,
Tofino. B.C.

Corporation of the Village of Dofuna

Catalogue No 887

P.D. (P473-R)(0.25 Ac. m/l) D2 115

Old Japanese School House

Approx 20'x50'

Cedar posts

Shingled outside

No lining inside

Electric light

Value 400 ¥

Fair condition

EXHIBIT NO. 1351-5

DATE 3 June 19

FILED BY

J. W. S. Hunter

File # 1440

Lemon Creek, B.C.
apr. 9th 1944.

Mr. R. G. Bell,
Custodian Office
Vancouver, B.C.

EVACUATION SECTION
Rec'd APR 10 1944
File No. 1440
Ans.
Referred Bell

Dear sir:

Your letter of 22nd ult. have received

I am not agree with the Price that you sold my own boat "Fuji" to W. J. Griffith.

The matter will be remain until the war finished

I firmly trust the Japanese Government would adjust the same in perfect.

truly yours

M. Nakagawa

Tofino B.C. 24
April 20th
1944

Department of the Secretary
of State
Office of the Custodian
306 Royal Bank Bldg
Hasting and Granville St.
Vancouver.

EVACUATION SECTION
Rec'd APR 24 1944
File No.
Ans.
Referred

Cat 887

Dear Sir!

I wish to place my bid for Japanese School Building, known as Part of Block 1. Section 11. Clayoquot District. Plan 948. 0.25 acre. shown red on plans 437-R.

I will give three hundred and seventy five ($375.00) for above land and building Three hundred dollars ($300.00) in payment and the seventy five ($75.00) that is now owing me in rent.

I refer to a letter from you dated

July 7th 1943. File No 1440 in which you asked for a rate of rent for the same School building being six feet over on my property.

I set the rent through me as Carnitas of this District at twenty five dollars ($25.00) per year. This has never been paid, neither has the building been moved as I asked However if my bid is accepted at $375.00 this will be final settlement

I enclose the ten per cent asked for, with my bid.

yours Truly.

935

Daphne M. Gibson

(Mrs) Tom Gibson

FOUNDED IN 1809

NORTH BRITISH & MERCANTILE INSURANCE COMPANY LIMITED

F. W. TOWLER
AGENT
TOFINO, B. C.

EVACUATION SECTION
Rec'd APR 24 1944
File No.
Ans. S M G (J S)
Referred

S.M.Gibson Esq
Insurance Department
Office of the Custodian
Royal Bank Building
Vancouver.B.C.

Queen.

Re Policy #267610

Dear Sir,-

I beg to advise you that I have at last had an opportunity to see MR Armitage and he advises me that that Building on Lot I/5 Block I, is in good condition, and should be worth the amount insured, that is for $750.00.

Should you wish to have this Policy renewed will you kindly send the amount of the Premium to Rithets Ltd, Victoria.

Yours truly

F. W. Towler

Agent.

1402
1428
1398
1600
1400

Tofino B.C. April 26. 1944

Department of the Secretary of State of Canada
The Custodian
506 Royal Bank Building
675 West Hastings street
Vancouver. B.C.

887

Sirs I hereby Tender the Sum of three hundred and fifty dollars $350.00
for the property situated in the Village of Tofino. described in Catalogue of Japanese Evacuation section as
No 887. Tofino Lt 1 (P473R) (0.25) acres, M1) DL 115
Clayoquot District, 9 R & Dwelling furniture
This tender is for the lot. Building and furniture as described above
I am enclosing dominion express money order for $35 00/100 being 10% of above as required

Yours truly

Fred. W. Knott.

P.S. Should this Tender be accepted I would like to know as a family of the fighting forces would like to have dwelling as soon as it can be put in saleable shape

F. W. K.

Phone 909

WILLIAM BURNIP, K.H.

Auctioneer & Valuator

AUCTION SALES CONDUCTED -:- CASH ADVANCED ON SALES

JUL 28 1944
File No. 1440
Ans.

19

Lot	Owner	Article	Purchaser		
	Mr Green		Sale 887		
	I would like to tender on the Japanese school in Sayward for $460.00 (Four hundred & fifty dollars) & will leave a deposit of satisfactory with you.				
		Rowlen Grant			
		Sayward. B.C.			

1110

August 23rd, 1944

Mr. Fred T. Knott,
Tofino, B.C.

Re: Catalogue No. 887
Storm Bay, Tofino

Dear Sir:

Your letter of April 26th, enclosing money order for $35.00, and submitting an offer to purchase the above property for the sum of $350.00, has been received and considered.

This is to advise you that we are not able to accept this offer and are therefore returning your money order herein.

Yours truly,

F. G. Shoury,
Director.

FGS/EWG
encl.
Reg'd Mail

1530
13129
1600/1410/T.933
1408/T225/13948
1974

3rd August, 1944.

F. E. Baker, Esq.,
Tofino, B. C.

Dear Sir:

Re: Catalogue Nos. 881 to 885
Storm Bay, Tofino

We regret that a considerable time has elapsed in dealing with the tenders which we received on the Storm Bay properties.

We notice that you originally made an offer of $700.00 on the five parcels, A, B, C, D, and E but that on consideration you decided on withdraw your offer.

An independent valuation of these properties in their present condition would still indicate that $700.00 would be the minimum amount which could be recommended for acceptance.

We would be prepared to deal with this matter without further delay and are therefore writing to know if you would wish to renew your offer of $700.00, subject to prior sale and other offers, in which case it would be given favourable consideration.

Yours truly,

F. G. Gibbons,
Director.

FGG/PMH

EVACUATION SECTION
Rec'd SEP 1 1944
File No. 1440
Ans.
Referred Shears

Vernon B.C.
August 30th 1944.

T. G. Shears
Director
Office of the Custodian
Vancouver

(File No 1440)

Dear Sir:

In reply to your letter to me of Aug. 23rd I agree to pay you the $450.00 asked for the Japanese School and land as it now stands.

$375.00 to be in cash payment. and $75.00 which is owing me in rent to be added to make the $450.00

Thanking you for your interest in writing me.

Yours Truly.
Daphne Gibson

(Mrs D. Gibson)

1440.

September 7th, 1944.

Mrs. T. Gibson,
Tofino, V. I.,
B. C.

Dear Madam:

Re: Mitsuno NAKAGAWA - Reg. 12036.
Cat. No. 887.

We are in receipt of your letter of the 30th ultimo, replying to ours of the 23rd in which we advised you that we were prepared to recommend acceptance of an offer of $450.00 for the property listed under Catalogue No. 887.

On the 18/9/1943 we made a generous offer to pay $5.00, or, if necessary, $10.00 per annum for the small piece of your land said to be occupied by a corner of the building included in Catalogue 887, but this offer was rejected by you and consequently lapsed. This situation was taken into consideration when giving you the opportunity to acquire the property (land and building) for $450.00 and if you are not prepared to pay this price in full as required, we must give others who have filed bids the opportunity they are entitled to. However, before taking this step we desire to give you another chance to take up our offer and we will, therefore, wait until Monday, the 18th September, before advising other bidders of the situation.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

1600, 1440
& Ext. 933.

September 7th, 1944.

Mr. R. B. Spurr,
c/o Post Office,
Kelly, V. I., B. C.

Dear Sir:

Re Lot "G" of Lot 115, Cluquot District,
Plan 3590. Catalogue No. 883.

Circumstances have interfered with our dealing sooner with the bid of $127.00 filed by you on the 20th April.

This property consists of 1.03 acres, more or less, on which there are two dwellings, one on the foreshore, vacant, and one on the higher ground behind, the latter rented for $8.00 per month. The bid made by you is considered to be much too low and it has been decided to return herewith your deposit of $13.00.

We are not in a position to give you a limit that would be acceptable at the present time but we would mention that we have no acceptable bid in hand and should you desire to make another substantially larger bid, it will receive careful consideration.

Yours truly,

H. G. Hall,
Administration Department.

HGH/F.
Encl.

Date..September 14th, 1944.

REAL PROPERTY MEMORANDUM

File No. 1440.

Name..Mitsuzo NAKAGAWA..Registration No..12036

Re: Catalogue No. 887.

Address: Main Street, Tofino, B. C.

Legal Description: Pt. 1 (P.473-R) 0.25 ac. m/l) D.L. 115, Clayoquot District, Plan 948. Dwelling, Furniture.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 126748-I Whereabouts: L.R.O., Victoria.

Registered owner: Mitsuzo NAKAGAWA Reg. No. 12036

Property: Part of Block 1 of Section 115, Clayoquot District, Plan 948, containing 0.25 of an acre, more or less, as shown outlined in red on Plan 473-R.

B. Charges.
Registered: None.

Vesting: 50061. 20th August 1942

Unregistered: A letter dated 28/6/1943 from the registered owner of this property shows his as holding it in trust for the Tofino Japanese Association. This body is not registered but Mitsuzo NAKAGAWA has been asked (23/9/1944) to supply a list of members. The funds in this account are frozen (my Memo of 22/3/1944) to Accounting Department.

Taxes: $5.50 (1944) Village; $7.65 (1944) Province.

Water: —

Insurance: $750.00 expiring 17/4/1945.

Assessed Value: Land: $50.00. Improvements: $500.00.

Valuation by Appraiser: $400.00.

Amount of Bid: $450.00.

Approved by Advisory Committee: 14/9/1944.

} Chattels not included in this transaction

Paid as shown in attached letter: $450.00 paid in full.

Name of transferee as attached letter: Thomas Gibson,
c/o Tofino Machine Shop,
Tofino, B.C.

ADMINISTRATION.

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

—

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

—

Chattels: Particulars of those stored on the premises.

— None

Named Agent: W. Armitage, Tofino, B. C.

H. G. Ball.

MEMORANDUM

File No. 1440.

Cat. No. 897.

TO: Mr. George Peters.

FROM: Mr. E. G. Ball. September 14th, 1944.

Re: [illegible] NAKAGAWA - Reg. No. [illegible].

The attached Real Property Memorandum shows the above Evacuee to be the registered owner of this property, which, however, from the evidence on file he holds as President of the Ucluelet Fishermen's Association (an unregistered body).

The land consists of a small parcel, 0.25 acre in extent, situated on Main Street, overlooking the water, between the Village of Ucluelet and Storm Bay (the latter a small Japanese fishing village). The Improvements consist of one building (22' x 40'), comparatively new, used as a Japanese school.

This property is carried in a separate "1440, [illegible] NAKAGAWA (Property) Account" in which funds are frozen by my memo of 22/3/1944.

There are no Registered Charges and an unregistered charge in the shape of a claim by Mrs. Ted Gibson, for encroachment on her property, will be liquidated by her purchase of this property.

The property is vacant at the present time.

EGB/P.
Attach.

35 61

Offers B.C.
Sept 11th /44.

R. S. Bell

Administration Dept.
Office of the Custodian

Rec'd SEP 13 1944
File No. 4480
Ans.
Referred Peter

4881

Dear Sir:

Sept. 7th Refer to file 1440 your letter
Owing to the situation on
which this building stands I
must agree to pay your $ (4.50.00)
each payment, as asked.

Please note. Also over looking $75.00
that at the end of 1944 should be
$100.00 rightfully owing me in rent
On condition only if this
building is deeded to me shortly

Deposit 35 00

Yours Truly.

Daphne Gibson

(Mrs. Tom Gibson)

Copy for Mr. Peters

[redacted]

September 22, 1944.

Mrs. Ina Gibson,
Dallas, B. C.

Dear Madam:

Re: Cataloque No. 667
Ph.1(P.473-B) (0.25 ac.m/L)
Dist. 115/Fleetwood Plan 548

Your letter of September 11th, enclosing cheque for $35.00 and offer to purchase the above property for the sum of $450.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, $415.00.

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

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

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

Yours truly,

F. G. Sheere,
Director.

[redacted]

Lemon Creek. B.C.
Sept. 26th. 1944.

Mr. R. G. Bell.
Custodian Office
Vancouver. B.C.

EVACUATION SECTION
Rec'd SEP 28 1944
File No. 1440
Ans.
Referred Bell
out to you

Dear Sir:

Replying to your letter of 22nd inst. concerning the land and building at Tofino. owned by Tofino Japanese Assn. registered owner Mitsuzo Nakagawa. as in trust as President of the Tofino Japanese Assn.

On your request, I beg to inform you the name of the members in separate paper enclosed.

I would be much obliged if you send me the financial statement of the same up to date.

Yours truly
Mitsuzo Nakagawa

Reg # 12036
File # 1440
Cat. 887.

Name list, Topino Japanese Assn.
(24 members)

Ezaki Yasuhiro 991/#11951

Izumi Naojiro 1574/#11860

Kawaguchi Yoshio 652/#11866 11866

Kimoto Haruo 1614/#11962.

Kimoto Masanobu 976/11965

Kimoto Tsutomu 2059/12061.

Kondo Eiichi 805/11956.

Kondo Tohachiro 1495/11966

Madokoro Hiroshi 890/11962

Madokoro Yoshio 876/11958.

Mori Masazo 1530/#11971

Morishita Noel 1600/#11964

Nakagawa Mitsuzo 1440/12036

Nakagawa Shigeharu 1442/11867

Nakatsu Juichi 1152/11865

Nishimura Chonosuke 1098/12032.

Oye Masaji 1664/12042

Sakaue Kazuo 1226/12034

Sakaue Mitsuo 1332/12050

Sakaue Takeo 1003/12049

Tosa Takeo 2036/11957

Watanabe Tadamasa 2168/12054

Yamada Tsunekichi 1428/12031.

Yoshida Torimatsu 3166/11973.

Toffino B.C.
Sept 28 44

Office of the Custodian
Vancouver B.C.

Cat 887

EVACUATION SECT
OCT 2 1944
1440
Referred Peters

Dear Sir:

Refer file 1440. not certified
I am enclosing cheque for $415.00
Kindly register property to mr.
THOMAS. GIBSON - Boat Carpenter
Tofino machine Shop. - British Subject

Thanking you.

Yours Truly
(mrs) Daphne Gibson

Tom Gibson

Deposit of $75 received

Ottawa Ont.
Sept 26th
/74.

F. S. Shears

Office of the Custodian.
Vancouver

Dear Sir:

I will hereby give up all claims of rent from Japanese School building when it is duely registered to Thomas Gibson.

Would you kindly let me know how soon we can take possession of this building, as it is being run down and broken into?

Yours Truly.

Kapleno Gibson.

1440.
Cat. 887.

September 29th, 1944.

Mr. Mitsuno NAKAGAWA,
Registration No. 12036,
Lemon Creek, B. C.

Dear Sir:

Re: Tofino Japanese Association.

We are in receipt of your letter of the 26th instant and thank you for your prompt response to our request for a list of the members of the above Association.

As you are possibly aware, Ottawa's policy is one of orderly liquidation of coastal properties and the Association's property (0.25 acre of land and school building thereon) is included in a catalogue of properties advertised for sale, on the basis of sealed bids. These sealed bids go before a special advisory committee and are checked with appraisals by qualified independent appraisers and we have to advise that an acceptable bid having been received for this property it is now in course of being sold. A complete statement of the transaction will be sent you as soon as completed.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

Copy for Mrs. McArthur

AAD

October 5, 1944.

Mr. Tom Gibson,
Tofino, B. C.

Dear Sir:

Re: Catalogue No. 557
Storm Bay, Tofino - Pt.1(P.473-E)
(0.25 ac.m/l)D.L.115/Clayoquot Dist.
Plan 966.

This will acknowledge receipt of your letter of September 28th in which you enclosed your cheque for $215.00. We have now received a total of $440.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Thomas Gibson, Boat Carpenter, c/o Tofino Machine Shop, Tofino, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

T. G. Shenstone,
Director.

MEMORANDUM

File No.: 1440 Oct. 6th, 1944.

To: Mr. Bell

From: Mr. Green

Re: Chattels at Catalogue No. 687 being
Tofino School House at Storm Bay

The furniture on this property was included in our Catalogue, it being thought that this would be the best way of disposing of it. When, however, you and the writer examined it at Tofino, it was found that the articles involved (such as they were) were attracting curious persons and it was thought, therefore, better to remove them by auction at Ucluelet. Mrs. Gibson whom we knew to have a claim against this property and therefore to be the probable purchaser, advised that she would be glad to see them gone as their presence attracted people who damaged the building. We, therefore, felt that our action was justified.

RFG:IF

REAL PROPERTY MEMORANDUM

FILE NO: 1440, 1600, Int. 933

NAME: Mitsuso NAKAGAWA, Noeru NONESHITA, Etsuso NAKAGAWA and Yoshijiro SAKAGUCHI

CATALOGUE NO: 883

RE: Stora Bay, Tofino, B.C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Clayoquot District, Lot "C" of Lot 115, Plan 3590.
Encumbrances:	None
Taxes:	$31.20 (1945) Provincial) Being Paid. $13.00 (1945) Village)
Vested:	No. 50061
VALUATION BY APPRAISER:	$100.00 (Bond) $275.00 (Winter)
AMOUNT OF BID:	$300.00
APPROVED BY ADVISORY COMMITTEE:	June 26th, 1945.
AMOUNT RECEIVED BY CUSTODIAN:	$300.00
NAME OF PURCHASER:	Sgt. John Elliott.

D.A. CRAMER

October 27th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 1440

NAME: Mitsuso NAKAGAWA

CATALOGUE NO: 887

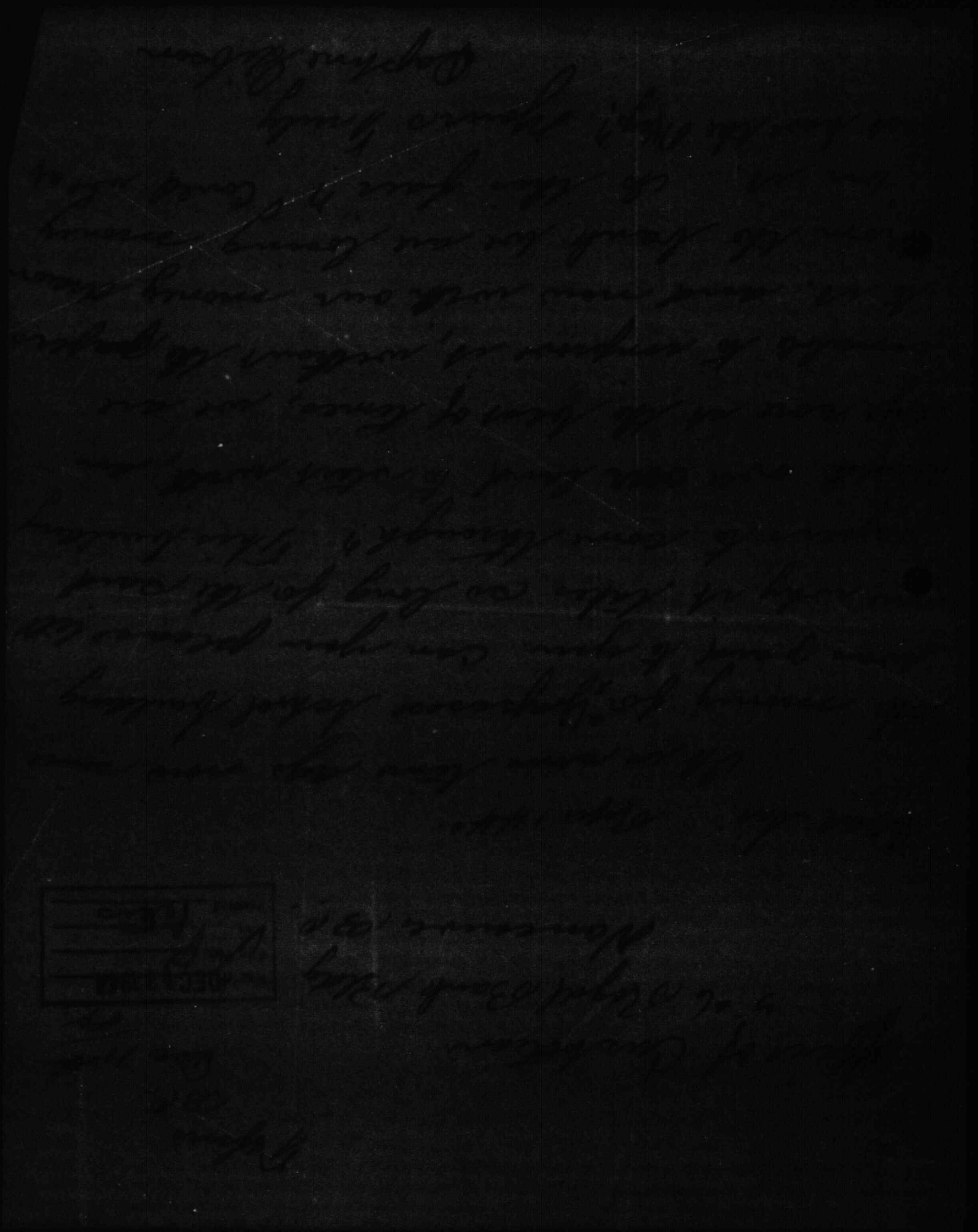
RE: Stora Bay, Tofino, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Part of Block 1 of Section 115, Clayoquot District, Plan 948, containing 0.25 of an acre, more or less, as shown outlined in red on Plan 473-R
Encumbrances:	Nil
Taxes:	1943 taxes of $13.15 paid.
Vested:	No. 50061
VALUATION BY APPRAISER:	$400.00
AMOUNT OF BID:	$450.00
APPROVED BY ADVISORY COMMITTEE:	September 14th, 1944
AMOUNT RECEIVED BY CUSTODIAN:	$450.00
NAME OF PURCHASER:	Thomas Gibson

KWW/JF
Attach.

K. W. WRIGHT



Catalogue No. 887
File No. 1440
Storm Bay, Tofino
Pt.1(p.473-R)(0.25 ac.m/l)D.L. 115,
Clayoquot Dist., Plan 948

February 1, 1945.

THOMAS GIBSON
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 5, 1944)

	DEBIT	CREDIT
Purchase price	$450.00	
Cheques received		$450.00
Registration fees on deed - $450.00	4.90	
Insurance premium - 52.9% x $16.45	8.70	
1944 taxes - Village - 87/365 x $5.50	1.31	
Provincial - 87/365 x $7.65	1.82	
Balance owing by purchaser		16.73
	$466.73	$466.73

BALANCE OWING BY PURCHASER $16.73

February 8, 1945

C L A I M

FILE: 1440

CREDITOR: Mitsuzo NAKAGAWA, #12036

DEBTOR: Canadian Government

AMOUNT: $21.75

Expenses incurred in connection with the seizure and removal from Tofino to the Fraser River of the M/V "M.N." or "Fuji"

Claim filed at Ottawa, Jan. 17, 1944.

F. Mc Lellan

Catalogue No. 887
File No. 1440

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

Dear Sirs:-

Re: Storm Bay, Tofino, BC

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

Yours faithfully,

.....Signed

Return to the Custodian

Catalogue No. 887
Storm Bay, Tofino
pt.1/D.L. 115/Clayoquot Dist. Plan 948
Certificate of Title No. 147575-I
File No. 1440

Control of property covered by Certificate of Title No. 147575-I and described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with sale to me of property covered by the said certificate have been settled.

Dated at Tofino this 20 day of Feb 1945.

Tom Gibson

Return to the Custodian

("Trust A/c")

STATEMENT RE SALE OF: Name: NAKAGAWA, Mitsuno

Catalogue No: 887 File No: 1440

Street Address: Tofino, B.C. Reg.#12036

Legal Description: Pt. 1.(P.473R)0.25 ac. M/L)D.L. 115,Plan 948

Date of Sale and Adjustments October 5th, 1944 .....

Sale Price		$ 450.00
[redacted] Real Estate Agent's Commission	$	
Charge for Valuation	12.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances: [redacted]		
Unpaid Vendor [redacted]		
Mortgage [redacted]		
Arrears of Taxes [redacted]		
Other Charges [redacted]		
Adjustments:		
Fire Insurance		8.70
Taxes [redacted]		(1.31 (1.82
Water		
	19.00	461.83
		$ 442.83

Net Proceeds credited to your account

March 22nd, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

1440.
Cat. No. 887.

March 22nd, 1945.

Mr. Mitsuso NAKAGAWA, #12036,
President, Tofino Japanese Assn.,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Part of Block 1 of Section 115, Clayoquot District, Plan 948, containing 0.25 of an acre, more or less, as shown outlined in red on Plan 473-B.

The sale referred to in our letter of the 29th September, 1944, has been completed and for your information we enclose a complete statement of the transaction, showing the net proceeds ($442.83) transferred to the credit of "Mitsuso NAKAGAWA, Trust Account".

We also enclose a statement of this account, including the above item, and showing a balance of $444.46 held in trust.

We further enclose a statement of "Mitsuso NAKAGAWA, Personal Account" showing a balance of $531.62 standing at your credit at the present time.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

c.c. to B. C. Security Commission,
Vancouver, B. C.

File No. 1440
Cat. No. 867.

Mitsuzo Nakagawa "1236
Lemon Creek, Slocan, B.C.
April 10th 1945.

EVACUATION SECTION
Rec'd APR 13
File No. 1440
Ans.
Referred Geo.

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

Dear Sir:-

Re: Mitsuzo Nakagawa Trust Account.

I am in receipt of your letter of March 22nd 1945.

In referring to the statement of Mitsuzo Nakagawa "PERSONAL" account I wish to transfer $19.70 of the proceeds from auction sale of chattels at Kaslo, B.C. on July 25th 1944 to my "Trust" account and the remaining $44.84 to Mr. Shigekazu Nakagawa's account.

This $44.84 belongs to the Tofino Young Mens Association and Mr. Shigekazu Nakagawa is the President of this Assn so please make another account for him (Trust account).

This makes the Balance of $464.16 to the Credit of my "TRUST" Account.

From this balance transfer $2.00 (which is my personal expenses for handling the Trust Acct mails) to my "PERSONAL" Account.

This makes my "PERSONAL" Account Balance of $469.88
and "TRUST" Acct $461.36

I wish to divide the balance of $ 261.36 of my "TRUST" account to the members of Fuji Japanese Assn. and charge them to their accounts as your office in the following manner.

1.	Ezaki,	Yasuhiro	$ 19.64	
2.	Izumi,	Naojiro	19.64	
3.	Kawaguchi,	Yoshio	19.64	
5.	Kimoto,	Kazuo	19.64	
6	Kimoto,	Masanobu	9.64	* NB $ 10.00 less charges
7	Kondo,	Tsutomu	19.64	
8	Kondo,	Eiichi	19.64	
9	Kondo,	Tokuchi	19.64	
10	Madokoro,	Hiroshi	19.64	
11	Madokoro,	Yoshio	19.64	
12	Mori	Masazo	19.64	
13	Morishita,	Noel	19.64	
14	Nakagawa,	Mitsuzo	19.64	
15	Nakagawa,	Shigeharu	19.64	- to Personal account
16	Nakatani,	Juichi	19.64	
17	Nishimura	Chonsuke	19.64	
18	Oye	Masaji	19.64	
19	Sakauye,	Kazuo	19.64	
20	Sakauye,	Mitsuo	19.64	
21	Sasa	Takeo	19.64	
22	Watanabe,	Takeo	19.64	
23	Yamada,	Tadamasa	19.64	
24.	Yoshida,	Tsunekichi	19.64	
		Torimatsu	19.64	

If in any case where the members wish to collect their share please pay them for it is theirs.

The final balance on my personal account will be $489.62

Yours truly

Mitsuyo Nakagawa

1440.

April 27th, 1945.

Mr. Mitsuzo NAKAGAWA,
Registration No. 12036,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Accounts.

We are in receipt of your letter of the 10th instant requesting us to make certain transfers between your "Personal" and "Trust" accounts, as well as numerous disbursements from the latter.

Your "Personal" account (Mitsuzo Nakagawa Personal Account) is exclusively yours and your signature is adequate authority for us to act. Your "Trust" account (Mitsuzo Nakagawa Trust Account) is in a different category; it is the property of the members of the Tofino Japanese Association (an unregistered body) of which you were President. We should have on file (1) documentary evidence of the appointment, by the body of members, of officials authorized to act for them, such as a copy of the minutes of the meeting at which the present Committee was elected, and (2) a request signed by the officers of the Committee authorizing us to make the disbursements desired.

We would be obliged if you would arrange to have this formality complied with. We propose taking no action on your letter in the meantime.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

Tele No. 1440

Lemon Creek,
Slocan, B.C.
May 4th

CUSTODIAN SECTION
MAY 9 1945
File No. 1440
Ans.
Referred Bell

Office of the Custodian.
Vancouver, B.C.
Dear Sirs:

I am in receipt of your letter of April 27th 1945.

On receiving your letter of March 22nd 1945 in reference to the sales of property. the following members.

Yoshio Kawaguchi
Tomatsu Yoshida
Masazo Mori
Otsuno Kimoto
Mitsuzo Nakagawa
Kazuo Sakauye
Naojiro Izumi
Okonobe Nishimura
Shigetaru Nakagawa.

M. Morishita (on place of his son Noel)

met and decided to make the disbursements from the "Trust" account the other members did not attend this meeting for they are re-located at Eastern Provinces

This body of members elected myself Tomatsu Yoshida, Masazo Mori and Yoshio Kawaguchi to act for the Association to make these changes.

The undersigned will, therefore, request you to make the changes, as requested in my letter of April 10th 1940.

1 - T. Yoshida
2 - M. Mori
3 - Y. Kawaguchi
4 - M. Nakagawa

Yours truly

M. Nakagawa

COPY

Corporation of the Village of Tofino.

Catalogue No. 883.

Lot 6, D.L. 115.

Frame house 24' x 30' on cedar posts.

Doors and Windows gone.

1 Sink.

Not habitable.

Value: $100.00.

"R. G. Hinter"

COPY

Tofino, B. C.,
Apr. 20, 1944.

Appraisal of property at Storm Bay, Tofino, B. C.

No. 883 C 1 dwelling unoccupied $ 75.00
C 1 dwelling occupied $200.00

No heating or plumbing equipment.

W. L. Bond
Tofino, B. C.

2440; 2600
8 Blk. 935.
Cat. No. 883.

May 25th, 1915.

Mrs. A. E. Aird,
P. O. Box 3,
Tofino, B. C.

Dear Madam:

Re: Lot 7½ of Lot 335, Clayoquot District, Plan 3220.

We are in receipt of your letter of the 14th instant enquiring whether an offer of $275.00 for above property (land and buildings) would be acceptable.

The value placed on the property by a qualified appraiser was $275.00 and we would not be interested in an offer of less at the present time. However, we would add that other parties are interested in this lot as part of a larger proposition and any offer you may wish to make must be understood as being subject to the property being available.

Yours truly,

R. G. Bell,
Administration Department.

RGB/F.

Copy for Evacuee File No. 1440

A/172
See Below

June 22nd, 1945.

K-31594, Sgt. Elliott, J.,
M.P.O. 1122, Tofino, B. C.,
Royal Canadian Engineers.

Dear Sir:

Re: Tofino Properties

We are in receipt of your letter of the 18th instant making a bid of $700.00 for the following properties situated at Storm Bay, Tofino:

Catalogue No. 881 (our File #1530): Lot "A" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of a small bungalow.

Catalogue No. 882 (our File #13229): Lot "B" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of a small bungalow.

Catalogue No. 883 (our Files #1600 and #1440 and Int. 933): Lot "C" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of a bungalow on the beach and another behind on the hill.

Catalogue 884 (our Files #1428, #1442 and 13948): Lot "D" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of two bungalows and a small two-storey house.

Catalogue No. 885 (our File #1574): Lot "E" of Lot 115, Clayoquot District, Plan 3590, on which the improvements consist of a small bungalow.

As explained to you verbally by the undersigned, these properties are offered for sale "as is", without any guarantee of description or condition on the part of the Custodian, and on this basis your offer is being placed before our Advisory Comittee, and if given favourable consideration the necessary documents will be prepared and forwarded to Ottawa with our recommendation that your offer be accepted.

You will be advised when documents are despatched, and again when they are returned in about three weeks, at which time, if your offer is accepted, you may enter into possession at your own risk. The transaction will not be completed until registration is effected and new Certificates of Title are ready for delivery, at which time a final statement of adjustments (of taxes, fire insurance etc.) will be effected.

Yours truly,

R. G. Bell,
Administration Department

RGB/O'B

Date..June 27th, 1945.

REAL PROPERTY MEMORANDUM

File No. 1440; Int. 933 & 1600.

Name.....Mitsuso NAKAGAWA 12036
Etsuso NAKAGAWA & Yoshijiro SAKAGUCHI (both in Japan) Registration No... 11864
Noeru MORISHITA

Re: Catalogue No. 883.

Address: Storm Bay, Tofino, B. C.

Legal Description: Lot C, Sec. 115, Clayoquot Dist., Plan 3590.
Dwelling, furniture & fishing equip.

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 79983-I (A) 130057-I (B) Whereabouts: (A) L.R.O., Victoria ("JP") (B) Owner.

Registered owner: (A) Mitsuso NAKAGAWA Reg. No. 12063 in Japan
(B) Etsuso NAKAGAWA & Yoshijiro SAKAGUCHI 11864
Noeru MORISHITA

Property:

(A) An undivided three-fourths interest in Lot "C" of Lot 115, Clayoquot District, Plan 3590.

(B) An undivided one-quarter interest in Lot "C" of Lot 115, Clayoquot District, Plan 3590.

B. Charges.
Registered:
None.

Vesting: D. F. 50061 (20/8/1942).

Unregistered: No evidence of any.

Taxes: $31.20 (1945) Provincial
$13.00 (1945) Village
Being paid and Certificate requested.

Water: ——

Insurance: ——

Assessed Value: Land: $100.00. Improvements: $1200.00.

Valuation by Appraiser: $100.00 (Bond)
$275.00 (Winter)

Amount of Bid: $300.00

Approved by Advisory Committee: 26/6/1945.

Paid as shown in attached letter: $300.00 - Aug. 9/45

Name of transferee as attached letter: Sgt. John Elliott.

ADMINISTRATION.

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

Morishita bungalow occupied by J. M. Thomson, who pays rent ($8.00 per mo.) irregularly.

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

——

Chattels: Particulars of those stored on the premises.

——

Named Agent: W. Armitage, Tofino, B. C.

R. G. Bell.

MEMORANDUM

Files 1440; Int. 933 & 1600.

Sub. No. 813.

To: Mr. George Peters.

FROM: Mr. E. G. Bell. June 27th, 1945.

Re: Lot 502 of Lot 115, Claremont District, Plan 1830.

Attached Real Property Memorandum shows registered owners to be:

Mitsuzo	NAKAGAWA,	Reg. 12036,	File 1440	"An undivided
[illegible]	NAKAGAWA	In Japan,	Int. 933	three-fourths interest"
[illegible]	NAKAGAWA,	In Japan,	Int. 933	under Title 79903-I.
[illegible]	MORISHITA,	Reg. 11864,	File 1600	"An undivided one-quarter interest" under Title 130077-I.

There are no Registered Charges and there is no evidence of any unregistered charge.

Mitsuzo NAKAGAWA'S house has been badly damaged by vandals and is uninhabitable in present condition. There is no furniture in this house at the present time. [illegible] MORISHITA'S house is occupied by J. R. Thomson, who pays rent ($8.00 per month) irregularly.

EGB/P.
Attach.

1600, 1440, Int. 933

August 1, 1945.

REGISTERED.

Miss Dorothy E. Wallace,
Tofino, V. I.,
B.C.

Dear Madam:

Re: Catalogue No. 883,
Storm Bay, Tofino, B.C.
Lot C, Sec. 115, Clayoquot Dist.
Map 1550.

Your letter of July 29th enclosing cash in the amount of $21.00 and offer to purchase the above property for the sum of $210.00 has been received and considered.

This is to advise you that we are not able to accept this offer and are therefore returning a cheque for $21.00, being the amount of your deposit.

Yours truly,

F. G. Shoare,
Director.

FGS:AS
encl.

Copy for Mrs. McArthur

1600, 1460 & Int. 933

August 9, 1945.

M-31594 Sgt. Elliott, J.,
RPO 1122,
Royal Canadian Engineers,
Tofino, B. C.

Dear Sir:

Re: Catalogue No. 883
Storm Bay, Tofino, B. C.
C/115/Clayoquot Dist./3592

This will acknowledge receipt of the amount of $300.00 and offer to purchase the above property for this sum. This is to advise you that we are prepared to recommend the acceptance of this offer.

We note that you request this property to be registered in the name of John Elliott, of Tofino, B. C. a Member of His Majesty's Forces, British Subject.

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

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

Yours truly,

F. C. Sheers,
Director.

DPsKB

1600, 1140 & Int. 933

August 11, 1945.

Mr. Hitomo NAKAGAWA,
Registration No. 13036,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Catalogue No. 603
Storm Bay, Tofino, B. C.
6/215/Shoreshore Lots/3592

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following instructions issued from Ottawa. The price obtained is $300.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to a joint account for you, Noaru SOHIHITA, Yoshijiro SAKAGUCHI and Hitomo NAKAGAWA. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to Noaru SOHIHITA.

Catalogue No. 883
Files Nos. 1600, 1440 & Int. 933.
Storm Bay, Tofino, B. C.
0/115/Clayoquot Dist./3590

October 13, 1945.

SGT. JOHN ELLIOTT
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 9, 1945)

	DEBIT	CREDIT
Purchase price	$300.00	
Cheques received		$300.00
Registration fees on deed - $300.00	4.60	
Purchaser's proportion of 1945 taxes paid - 145/365 x $44.20	17.56	
Balance owing by purchaser		22.16
	$322.16	$322.16

BALANCE OWING BY PURCHASER $22.16

Catalogue No. 883
Files Nos. 1600, 1440 & int. 933
Storm Bay, Tofino, B. C.
C/115/Clayoquot Dist./3590
Certificate of Title No. 155411-I

1440/11864
1600/12036
Int 933 Jap.

NAKAGAWA Matsuzo
MORISHITA Haruo
NAKAGAWA Etsuzo

Control of the above described property is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at ~~###~~ TOFINO B. C., this 7th day of NOVEMBER 1945.

Signed John C Wiart.

Return to the Custodian

File No.....

Lemon Creek,
Slocan, B.C.,
Feb. 4th, 1946.

Rec'd FEB 7 1946
File No. 1440
Ans.
Referred Bill

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

Dear Sirs:

I wish to claim for the expenses paid by me when I, under the order of the Royal Canadian Navy, took my fishing boat to New Westminster, B.C., on December 20th, 1941.

I left Tofino, B.C., on the morning of December 20th, and returned on the evening of December 25th. The average expenses were about $4.00 per day for the 6 days, and the fare from Vancouver to Tofino amounted to approximately $12.00, making the total of $36.00. This amount does not include my services for the government.

Hoping that you will give the above your fullest consideration.

Yours truly,

M. Nakagawa

File No. 1440

April 16, 1946,
Lemon Creek,
Slocan, B.C.

EVACUATION SECTION
Rec'd APR 20 1946
File No. 1440
Ans.
Referred Bell

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

Dear Sir:

I beg to acknowledge the receipt of the statement Re Sale of Property and clearly understand the statement.

I have received promptly the statement of my personal account sent to me on March 22nd 1946.

The letter re March 14, 1946 states that the sum of $21.75 for expenses in delivering the vessel from Rupert to New Westminster has been added to my credit on April 11, 1945. Please send me the statement of the personal account up to date as I have in my possession the statement of the personal account only up till March 22, 1946.

Yours truly,

M. Nakagawa

Y/K: B 458.99 - Lot 810 - R.2.

Middle name of Pers. Yukio - last ch. to date

Lemon Creek, B.C.,
May 13, 1946.

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION
Rec'd MAY 1 4 1946
File No. 1440
Ans.
Referred Bell

Dear Sirs:

Re auction sale of radio held at Hebulet by Provincial Police. I have heard that my radio has been sold through the Custodians Office, but have received no original R.C.M.P. receipt.

Yours truly

M. Nakagawa

Lemon Creek, B.C.
May 13, 1946.

EVACUATION SECTION
Rec'd MAY 17 1946
File No. 1440
Ans.
Referred Bell.

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

I have received statement re property sale. The point I would like to be made clear is that though the property is held jointly by you, the houses are different. The upper house belongs to Mr. Neil Morioka and the lower, by the remaining three. Therefore, please send me complete statements as to which house was rented, one or both; the rent money collected by each house and the repairs made on the houses. This statement will be greatly appreciated.

Please send it at your earliest convenience.

Yours truly,

M. Nakagawa

(1440)

PARTICULARS OF THE 4 PARCELS OF LAND LOCATED AT SUGAR BAY (TOPTON) KNOWN RESPECTIVELY AS LOTS "AA", "BB", "CC", "DD" AND "EE" OF LOT 115, CLAYDON DISTRICT, FIJI 1946.

Lot	Plan	Title	Registered Owner		Paid for	Net Revenue from Property
"AA"	885	1574	Kenya HARA	Reg. (1)1971	$100.00	$ 42.33
"BB"	882	13829	Kenya HAYASHI	(Deceased)	$100.00	$ 33.83
"CC"	883	1440 1.933 1.933 1438	Mikawa HARADA Kuruo HARADA Yoshijiro HARADORI Kenro HORIUCHI	Reg. (1)2056 (In Japan) (In Japan) Reg. (1)1861	$300.00	$145.34
"DD"	884	1438 1442 13948	Tsunekichi YAMADA Shigeharu HARADARA Yoshiaki IKEZAKI	Reg. (1)2033 Reg. (1)1867 (Deceased)	$100.00	$ 2494 Dr.
					$700.00	

NOTE: ("BB") Morishita owned rented house.
("DD") Yamada owned 2 houses, Nakagami 1, Ingraki mine.

15th MAY, 1946.

nm/r.

Encl. See separate summary (attached) of each property for all receipts and disbursements connected therewith.

1440.

June 7th, 1946.

Mr. Mitsuzo NAKAGAWA,
Registration No. 12036,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Accounts.

We are in receipt of your letters of the 13th (2) and 14th ultimo on the subject of your account.

The Tofino property to which you refer (Cat. 883) is owned jointly by 4 parties and in the absence of any documentary evidence of special agreements regarding the buildings the whole property (land and buildings) is treated as a single unit, all receipts and disbursements connected therewith going through the Joint Account in the names of the 4 registered owners. In this case two of the owners are in Japan and consequently cannot be consulted but if it is your wish that revenue from the only house rented be credited to the owner (Moeru MORISHITA) and will write us to that effect, your request will be taken into consideration when allocating the net proceeds of sale, which has been completed.

We note that you have no official receipt for your radio set and we enclose a form which we would ask you to complete as indicated in order to free this item in your account.

For explanation of the item of $16.90 ($19.70 less $2.80) which you do not understand, we would refer you to your letter of the 10th April, 1945, and our reply of the 11th May, 1945.

Before releasing all funds in an account it is our practice to make a complete review of the file concerned, and pressure of work interferes with this being done promptly at present but where the need is urgent we are prepared to remit the bulk of a free balance, the remainder being remitted when the necessary review and brief resume have been completed.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

1440.
Cat. No. 883.

July 4th, 1946.

Mr. Mitsuso NAKAGAWA,
Registration No. 12036,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Lot "C" of Lot 115, Clayoquot Dist., Plan 3590.

For your information we give below particulars of the distribution of the net proceeds from sale of the Tofino property listed under our Catalogue No. 883, of which you are one of the joint owners.

Balance of Joint Account as per our statement dated 25th March, 1946		$345.94
File 1600, Moeru MORISHITA, Reg. No. 11864:		
Undivided one-fourth interest in Land ($75.23)	$18.80	
Proportionate share of proceeds of sale applicable to Morishita House ($75.24)	$75.24	
Net income derived from Morishita House	$89.11	$183.15
File 1440, Mitsuso NAKAGAWA, Reg. No. 12036:		
Undivided one-fourth interest in Land ($75.23)	$18.81	
Proportionate share of proceeds of sale applicable to Nakagawa House ($75.23)	$75.23	
Net income derived from Nakagawa House	$31.13	$125.17
Int. File 933, Etsuso NAKAGAWA (In Japan):		
Undivided one-fourth interest in Land	$18.81	$ 18.81
Int. File 933, Yoshiiiro SAKAGUCHI (In Japan):		
Undivided one-fourth interest in Land	$18.81	$ 18.81
		$345.94

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

(P.T.O.)

June 18, 1947

EVACUATION SECTION
Rec'd APR 12 1948
File No. 367-8/1515
Ans
Referred

TO: MRS. KUSUYE NAKAGAWA

1. SUNDRY

Earthquake of December 21, 1947. 8:30 A.M.
Tidal wave and effects.

2. Difficulties of existance - prices of rice, sauce, salt, etc.

Page 3 of letter - Between brackets

"(Regarding money loan when I was in Canada

November 1947

"I have already written you a letter regarding the money I loaned your brother. The brothers consulted and decided to deduct 10%. They were asked to change the loan into Japanese currency. The 10% deducted was ¥800 leaving a balance of ¥7300.
Your letter to me states that a brother of yours in Japan will pay me the ¥7300 for your brother in Canada provided I give him your I.O.U. and letter)" End of Bracket

June 12

"Some occupational officers have offered to delivery our letter if we write them so I am writing.
"A relative of yours dropped in and told me that your family in Canada were doing fine, etc.etc."

"I suppose you had a hard time for a while but you are much better off than if you had come back to Japan."

"I hope you can visit us again when shipping is resumed."

"Some time ago I told you about the money I loaned to Mr. Shigeharu (this character can also be read Mr. Juji). He said that he would pay when he could send money to Japan. But, this cannot be done because the money is frozen so would you collect from him and send me the value in goods."

Food is scarce so I am trying to make "manju" to sell (using powdered saccharin instead of sugar. If he pays, send saccharin and wool and clothing material, flash light batteries and flints.

I hope this letter reaches you.

I saw your mother, etc. etc.
I told her that I met you at Tofino, B.C.
I hope you will write to her"

Mrs. Shika Yamada
Wakayama Ken
Honshu, Japan

1440

January 2, 1948.

Mr. Mitsuzo NAKAGAWA,
Registrati n No. 12036,
Magenta Blvd.,
Farnham, Quebec.

Dear Sir:

Your file is up for review and we take advantage of the opportunity thus offered 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 at the time the Tofino property (Cat. No. 883) in which you had a one-quarter interest was sold (August 9,1945) for $900.00. The net proceeds from this sale($298.56) were released to the credit of the Joint Account 1440/1600/and Int.933, in which it was carried, on October 26th, 1945, the balance of the Joint Account being distributed to the Personal Accounts concerned on June 27th, 1946, your share being $125.17, as per statement included in our letter of July 4th, 1946.

AnotherTofino property (Cat. No. 887) registered in yourname was held by you in trust for the Tofino Japanese Association, an unregistered body. This property was sold (October 5, 1944) for $450.00, net proceeds ($442.83) being released to the credit of Mitsuso NAKAGAWA Trust Account. The balance in this Trust account $461.36 was liquidated by distribution to the Personal Accounts of the 24 members, your share being $19.64, as per your letter of April 10th, 1945, and ours of July 18, 1945.

Personal Property: Our records show the bulk of your household and personal effects to have been shipped out by you at or immediately prior to your own departure. A few articles left at your house at Storm Bay were either discarded as of no sale value, or of too little value to justify the expense of handling and shipping to Ucluelet for sale by auction. An exception to this was an Aladin Lamp, which was not declared by you but was found on the premises when our agent first inspected and reported on all the Storm Bay properties. The tenant of the bungalow at the time reported that it was stolen while he was away at work.

Chattels left in the Association building on the main road were sold by public auction, at Ucluelet, on July 25, 1944, as per auction sheet enclosed with our letter of March 22, 1945.

Your Fishing Vessel, the "Fuji" was sold (December 8th, 1942) for $500.00, net proceeds ($432.10) being credited to your account on March 22nd, 1944, as per our letter of that date.

A battery type Westinghouse Radio set surrendered by you was turned in to this office by the R.C.M.P. and sold (April 5th, 1944) by auction for $10.00, net proceeds ($7.70) being credited to your account on May 11th, 1944. On the 7th June, 1946, we mailed you a form of declaration to be completed in lieu of original police receipt but this has not been returned to us and we are transferring the above $7.70 into Suspense Account pending receipt of completed declaration or original receipt.

Bills Receivable: Refund of transportation expenses in connection with delivery of your fishing vessel was obtained from the Government and credited (April 11th, 1945) to your account in the sum of $21.75.

Your proportionate share of the liquidated assets of the Tofino Japanese Association was credited (July 18th, 1945) to your account in the sum of $19.64.

Bonds and Shares: Victory Bonds (1 @ $50.00 and 1 @ $200.00) and War Saving Certificates ($10.00), declared by you to be in your possession, did not come under our administration.

On July 20th, 1943, you reported ownership of 11 shares in M. Furuya Co., but the liquidators of that Company advised us that your name was not on the share register, and you subsequently (Sept. 29th, 1943) sent us Certificate No.559 in your name, covering 11 shares in the New Pacific Holding Co., Seattle. We wrote to this Company on October 15th, 1943, with a view to meeting your desire to realise on these shares, but our letter was returned by the Post Office marked "Not in P.O. Directory." Your certificate is consequently still held for your account and is being returned to you herewith.

Bank Accounts: A Bank Account with the Royal Bank of Canada, Vancouver, remained under your control and did not come under our administration.

Life Insurance: The sum of $676.96, representing the cash surrender value of your Sun Life policy for $1500.00 was used at your request, to reduce your debt to Tsunekichi YAMADA (File 1428) from $900.00 to $223.06. A claim of $0.40 filed against you by M. Furuya Co. was written off. Another of $25.00 filed by Dr. H. UCHIDA was withdrawn. A third, and last, claim was reduced as mentioned above, our record showing $223.06 to be still outstanding.

Funds: There is a balance of $561.16 standing at the credit of your account at the present time, made up as follows:

1946 May 7	Balance as per last statement	$ 435.99
July 5	Transfer of funds from Jt. Acct.1440/1600/T.933	125.17
	Today, Balance on hand - - - - - - - - - - - - - -	$ 561.16

We desire to close your ledger account, which is now inactive and if you will (1) return the form enclosed with our letter of 7th June 1946, duly completed as requested and (2) advise us of the present position of your debt to Tsunekichi YAMADA (File 1426), we shall be glad to deal with these items. In the meantime we enclose our cheque in your favour for $330.40, representing the free balance.

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

Yours truly,

A.G. Bell,
Office of the Custodian.

RGB/BM

Registered

EVACUATION SECTION
Rec'd FEB 27 1948
File No. 1440
Ans
Referred Bell

DECLARATION AS TO LOSS OF RADIO RECEIPT

CANADA)
PROVINCE OF BRITISH COLUMBIA) IN THE MATTER OF a receipt for Radio owned by
TO WIT:) Mitsuzo NAKAGAWA of the City of Slocan in the
) Province of British Columbia.

I, Mitsuzo NAKAGAWA, of Slocan, B. C., do solemnly declare:

1. That I owned a Radio (Westinghouse console, 7 tubes, Serial No. 005901).

2. That I had in my possession and control at Tofino, B. C., a Radio (Westinghouse console, 7 tubes, Serial No. 005901).

3. The said Radio was handed over to the B. C. Provincial Police who gave me their receipt for same.

4. That I have made a most diligent search for the said receipt in all repositories where such receipt might be. I have not found the same and I verily believe that the said receipt has been lost beyond recovery or destroyed.

5. That I have not in any way dealt with the said receipt or papers relating to the said radio and have not pledged or hypothecated the same or lodged the receipt with any person, firm or corporation as security.

6. That the sole reason for the non-production of the receipt is that it has been lost or accidentally destroyed.

7. That I have been informed that my radio has been sold for the sum of $7.70 net.

AND I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DATE: Feb. 21st 1948

Mitsuzo Nakagawa

1440
1428

April 15, 1948.

Mr. Mitsuso NAKAGAWA,
Reg. No. 12036,
Magenta Blvd.,
Farnham, Quebec.

Dear Sir:

We return herewith letter in Japanese from Mrs. Shika YAMADA, in Japan, together with a copy of the translation of the paragraph mentioned by you.

While the letter is from Mrs. Shika YAMADA, and not from the creditor, Tsunekichi YAMADA, and states that your brother will pay the claim provided she gives him your I.O.U., there is nothing in the letter to say the claim has been paid. However, it may be that the translation of the letter was not correct.

Please write and tell us if this is in accordance with your reading of the letter in Japanese.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (2)

Magenta Blvd.,
Farnham Lane.
April 24, 1948

Mr. C. H. Reed,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sirs

I wish to acknowledge receipt of the letter of April 15th 1948.

In reply to your inquiry, your translation of the most important issue is incorrect, and I will proceed herewith to prove this point.

Firstly, some parts in the beginning and the end was correct, but the main point was incorrect. I will enclose the letter, page 3, of the letter from Mrs. Shika Yamada. In it, you will find the first half enclosed in brackets. The place where she states that she received the money is underlined in circle. The translation in Japanese reads as follows and I quote:

"I have received with thanks the sum

of 7300 yen in Japanese currency through your brother Mr. Etsuzo in November 1946, which I had loaned you while living in Canada.

"He told me that he consulted with his brothers about this matter, and asked me to reduce 10 per cent.

"I agreed with my heart with his proposal, because I did not lend you for profit nor earnings.

"And I gave him your letter and your I.O.U. to Mr. Etsuzo at the time of payment."

The reason why this correspondence is between Mrs. Shika Yamada and my wife is that Mr. Tsunekichi Yamada, my creditor, is unable to read or write.

Also, to substantiate my proof, I will enclose a letter from my brother, Mr. Etsuzo Nakagawa. He is acting as my agent concerning my property holdings in Japan. My brother was a former resident in Tofino, B.C. about 20 years ago. At present, he is the president of the "Miwa Fishing Co."

I hope that this will clarify all matters concerned, but will be perfectly willing to translate the second letter. Here again, on page 2, the portions in brackets will be the items of main interest to you.

Yours truly,

M. Nakagawa

Files no. 1440.
1428.

Matsuyo
12026

#2230

STATEMENT RE SALE OF:

Name: NAKAGAWA, Mitsuno #12036
NAKAGAWA, Etsuno } in
SAKAGUCHI, Yoshijiro } Japan.
MORISHITA, Noeru #11864.

Catalogue No: 883

File No: 1440; Int. 933 & 1600.

Street Address: Storm Bay, Tofino, B. C.

Legal Description: "C"/115/3590

Date of Sale and Adjustments ..... August 9th, 1945.

Sale Price		$ 300.00
[redacted]	$	
Charge for Valuation	12.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
[redacted]		
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
[redacted]		
Taxes		17.56
[redacted]		
	19.00	$ 317.56
Net Proceeds credited to your account		$ 298.56

Date:..... March 25th, 1946.

Compiled by:..... Mr. Geo. Peters.

1440.

May 7th, 1946.

Mr. Mitsuso NAKAGAWA,
Registration No. 12036,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Accounts.

We have to acknowledge receipt of your letter of the 16th ultimo, asking for a statement of your Personal Account.

Certain adjustments having been made to your Personal Account, by means of transfers to your Trust Account, etc., we give below an extract of your Personal Account as it stands today, and would ask you to cancel the statement enclosed with our letter of the 22nd March, 1945.

March	23, 1944	Net proceeds from sale of Boat, as per our letter of March 22nd, 1944		$432.10
May	11, 1944	Net proceeds from Auction sale of Radio set, as per statement		$ 7.70
January	30, 1945	Net proceeds from Auction Sale of Chattels, as per statement		$ 64.54
March	7, 1945	Transfer from Trust Account		$ 2.00
April	16, 1945	Recovery from Government of transportation expenses connected with delivery of F.V. "Fuji"		$ 21.75
July	21, 1945	Proportionate share of liquidated assets of Tofino Japanese Association		$ 19.64
July	30, 1945	Transfer to account of Shigeharu NAKAGAWA (File 1442) as requested by you	$ 44.84	
Feb.	4, 1946	Cheque in your favour	$ 50.00	
March	14, 1946	Transferred to your Trust Account ($19.70 less $2.80) as requested by you	$ 16.90	
Today		Balance standing at the credit of your Personal Account	$435.99	
			$547.73	$547.73

(Over)

Our Accounting Department requires to have original R. C. M. P. receipt on file before releasing proceeds from sale of Radio sets and we would be obliged if you would send in the receipt issued to you by the Provincial Police at Uclulet for your set (see $7.70 above).

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

GENERAL SUMMARY

File 1440. Mitsuzo NAKAGAWA Reg. No. 12036.

This 48-year old Naturalised-Canadian Fisherman from Tofino, B. C., signed a Custodian "JP" declaration form on the 20th March, 1942. He was evacuated on the 1st September, 1942.

His wife, Kazue, File 2628, signed a Custodian "No Property" carpi on the 31st March, 1942, and her file carries no evidence of any personal property interest. She was evacuated on the 1st September, 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, dated April 24th, 1946, for particulars of one-quarter interest in Tofino property (Cat. 883) sold (Aug. 9/45) for $300.00. Net proceeds ($298.36) were released to the credit of Joint Account 1440/1600/I.933 on October 26th, 1945, the balance of this Joint Account being distributed to the respective Personal Accounts concerned on June 27/46, as per statement of that date, this account's share being $125.17.

See Real Property Summary of today's date for particulars of Tofino property (Cat. 887) sold (Oct. 5/44) for $450.00. Net proceeds ($442.83) released to credit of Mitsuzo NAKAGAWA Trust Account on Feb. 2/45. This property was registered in the name of Mitsuzo NAKAGAWA but was held by him in trust for the Tofino Japanese Association (see May 4/45). Mitsuzo NAKAGAWA Trust Account, in which it was carried, was liquidated (July 18/45) by distribution of balance in hand ($461.36, as per letter of May 11/45) to the individual Personal Accounts of members, Mitsuzo NAKAGAWA'S share being $19.64.

Personal Property: See Chattels Schedule for particulars of chattels, which appear to be reasonably well accounted for.

Specified Articles: See Fishing Vessel Summary, dated Aug. 24/44, for particulars of F.V. "FUJI" sold by this office on Dec. 8/42, for $500.00, net proceeds ($432.10) being credited to this evacuee's account with this office on Mar. 23/44.

See Specified Articles Memorandum, dated Sept. 24/43, for particulars of Westinghouse Console Radio, which was turned in to this office by Police, and was sold (Apr. 5/44) by auction for $10.00. Net proceeds ($7.70) credited to this account May 11/44. Owner claimed (May 13/46) that no R.C.M.P. receipt was received by him; substitute for this was mailed to him June 7/46, but has not yet been received back from him.

Bills Receivable: Refund of transportation expenses in connection with delivery of F.V. "FUJI", was received from the Government and credited (Apr. 11/45) to this account in the sum of $21.75.

This evacuee's share ($19.64) of the liquidated assets of the Tofino Japanese Association was transferred from "Mitsuzo NAKAGAWA Trust Account" to the credit of his Account on July 18th, 1945.

(Over)

File 1440.

Bonds, Shares, etc.: Victory Bonds (1 @ $50.00 and 1 @ $200.00) and War Savings Certificates ($10.00) declared to be in owner's possession did not come under the administration of this office.

In his letter, dated July 20/43, this evacuee reported that he had eleven shares (@ $25.00) in H. Furuya Company but P. S. Ross & Sons (liquidators of the Company) advised (Aug. 19/43) that Mitsuno NAKAGAWA'S name did not appear as a Shareholder. Evacuee subsequently (Sept. 29/43) reported that the 11 shares were in the New Pacific Holding Company, Seattle. Certificate No. 559 (for 11 shares in New Pacific Holding Company) was enclosed with his letter and is held in Envelope No. 443 in Safety Deposit Box (see Memo Aug. 9/45).

Bank Accounts: A balance of "approximately $800.00" declared to be in the Royal Bank of Canada, East End Branch, Vancouver, did not come under the administration of this office.

Life Insurance: A cheque for $676.94, representing Cash Surrender Value of this evacuee's Sun Life Insurance policy for $1500.00, was received from the Company Oct. 1/43, and later (Dec. 9/43), at evacuee's request, applied against a debt of $900.00.

Liabilities: See Liabilities Summary for particulars of claims (3) recorded in this file, one of which is still outstanding.

Funds: There is a credit balance of $561.16 in this account at the present time.

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

20th November, 1947.

M.J.S.

MJS/P.

MEMORANDUM

File No. 1440.

TO: Mr. J. W. G. Hunter.

FROM: Mr. R. G. Bell. May 3rd, 1948.

Re: Mitsuso NAKAGAWA - Reg. No. 12036.

Mitsuso NAKAGAWA'S reply to our request for break-down of his claim, does not call for additional comment and is therefore attached for your information instead of being placed in claim file.

In connection with this claim it should be mentioned that all the houses at Storm Bay (with the exception of the occupied bungalow, on the hill, referred to in Claim "A") suffered heavy damage at the hands of vandals; doors and windows, in some cases complete with frames, being removed, and in others being smashed and damaged beyond repair. When visited by representatives from this office in July, 1944, the little village looked a wreck. Enquiries at nearby Tofino elicited the information that all, or nearly all, the damage was done by members of the armed forces and/or employees of contractors working on large national defense undertakings in the vicinity, the lonely, isolated position of Storm Bay lending itself to the frequent visitations it suffered from, and the acute shortage of building materials for private building providing the incentive for these 'raids', to which can be attributed the total loss of what would in any case have been the modest sale value of all the houses, except the occupied one mentioned.

RGB/P.

EXHIBIT No. 1350 - 6
DATE 3 June 1948
FILED BY R. Ouimet

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

Japanese Evacuation Section

File No. 14440
Cat. No. 883

July 4th, 1946

Mr. Mitsuzo Nakagawa,
Registration No. 12036,
Lemon Creek,
Slocan, B. C.

Dear Sir: Re: Lot "C" of Lot 115, Clayoquot Dist., Plan 3590

For your information we give below particulars of the distribution of the net proceeds from sale of the Tofino property listed under our Catalogue No. 883, of which you are one o f the joint owners.

Balance of Joint Account as per our statement dated 25th March, 1946		$345.94
File 1600, Moeru MORISHITA, Reg. No. 11864:		
Undivided one-fourth interest in Land ($75.23)	$18.80	
Proportionate share of proceeds of sale applicable to Morishita House ($75.24)	75.24	
Net income derived from Morishita House	89.11	183.15
File 1440, Mitsuzo NAKAGAWA, Reg. No. 12036:		
Undivided one-fourth interest in Land ($75.23)	18.81	
Proportionate share of proceeds of sale applicable to Nakagawa House ($75.23)	75.23	
Net income derived from Nakagawa House	31.13	$125.17
Int. File 933, Etsuzo NAKAGAWA (In Japan):		
Undivided one-fourth interest in Land	$18.81	$ 18.81
Int. File 933, Yoshijiro SAKAGUCHI (In Japan):		
Undivided one-fourth interest in Land	$18.81	$ 18.81
		$345.94

Yours truly,

"R. G. Bell"
Administration Department.

RGB/P.

(P. T. O.)

Case No. 1350 - NAKAGAWA, Mitsuso, Reg. No. 12036, File 1440

Claim: "Fuji"/"M.M.2836"-Fishing Boat
Purchased new, 1927 - hull-$910.00
engine 925.00
$1835.00
Easthope 15-18 HP. engine installed, 1936, $650.00.
Gross Claim: $1,200.00 + Equipment - 425.00

Sale:

Date:	December 8, 1942
Location:	Coal Harbour
Purchaser:	W.J.Griffith
Sale Price:	$500.00
Expenses:	67.90 (proportionate share)
Net Credit:	432.10

Valuation:

Phillipson:	$450.00	(JFVDC price: $518.00 - 15% above appraisal)
Gould:	$425.00	(Est.Market Value: $500.00)

Damage: No record of any repairs. Survey Aug.1/42- Engine complete - hull good.
No record of any damage - Phillipson's survey report states, "Damage - Nil" (This would refer to recent damage, which might have been suffered during or following the impounding.)

Equipment: No record of what equipment was on boat when surrendered to Navy.
Essential equipment missing August 1,1942, was listed, and formed basis of claim paid to purchaser. Sale price was above actual Valuation of the two appraisers.
Claim paid to purchaser - $35.20.

Age of Boat: According to claim, hull would be 15 years old at time of sale.
" " " engine " " 6 " " " " " "

Phillipson's survey indicates hull of no sales value - value was in engine. (See ~~mk~~ price paid,1936, for engine as shown in claim)
Phillipson's survey indicates extensive repairs needed on deck; this would seem to apply to old damage.

Value: Claimed value is $1,200.00. This is the same as the value shown in the JFVDC "catalogue sheet".
Sept.25/42 an offer of $400.00 was referred to Mr. Nakagawa.
Reply, Oct.1/42-"Refuse to sell less than $800.00"

/FM

Vol. 887.

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

"B"

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

1440

NOV 24 1947

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

(1) NAME NAKAGAWA (Print) Surname MITSUO Given Name **(RCMP) Reg. No.** 12036

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

(3) Present Address MAGENTA BLVD, FARNHAM, QUE.

(4) REAL ESTATE

(a) Street Address (if any) TOFINO, B.C
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
PART OF BLOCK 1 OF SECTION 115, CLAYOQUOT DISTRICT, PLAN 948

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

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Legal owner — I am president of the Tofino Japanese Lutherans Association. I am trustee of the above property.

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

(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 1250.00
(v) Amount at which Custodian sold property and credited your account - - $ 450.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 800.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
TOFINO, B.C.

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

(c) How stored or packed at time of evacuation
LEFT WITH MR. C. SHARP, N.P., TOFINO, B.C., AS IS & WHERE IS

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

(e) Itemized description of personal property which is the subject of the claim:

1.	LIGHTING PLANT	Estimated Value $
2.	SCHOOL DESKS, CHAIRS, ETC	Estimated Value $
3.	COLEMAN BURNER, CUPS & SAUCERS, ETC.	Estimated Value $ 500.00
4.	SOLD BY CUSTODIAN	Estimated Value $ 84.25
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 415.25

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1215.25

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) MONTREAL

(b) Do you require the services of an interpreter at the hearing? Yes or no No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,
Province of Quebec
TO WIT:

I, Nakagawa Mitsuno of the town of Farnham in the county of Missisquoi

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the town of Farnham in the Province of Quebec this 17th day of November A.D. 1947.

Mitsuno Nakagawa
Nakagawa Mitsuno

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

CASE NO. 1351.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

Montreal, P.Q.,
June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
KITSUZO NAKAGAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. MENTER, Esq., appearing for the Dominion Government.

ROGER OUIMET, Esq., K.C., appearing for the Claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
A.G. VEITCH, Esq., C.S.R., Official Reporter.

M. Nakagawa,
In Chief.

MR. OUIMET: My lord, a claim for $1,250.00 for real estate, less $450.00 for which it was sold, leaving a net of $800.00; chattels, $500.00, less $84.75 sold by Custodian, leaving a net of $415.25; a grand total for real estate and chattels, $1,215.25.

MITSUZO NAKAGAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. OUIMET:

Q Mr. Nakagawa, will you take communication of a personal chattels claim form for $415.25 being the balance of an original claim of $500.00, bearing your signature, identify same and file it as Exhibit 1? A: Yes.

(PARTICULARS OF PERSONAL CHATTELS MARKED EXHIBIT NO. 1).

Q Will you take communication of a real estate claim form for $1,250.00 less $450.00, leaving a net claim of $800.00, bearing your signature, and file it as Exhibit 2. A: Yes.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM MARKED EXHIBIT No. 2).

Q I understand that you are president of the Tofino Japanese Fishermen's Association?

A Yes.

Q I understand that you are claiming, making the above claim in your capacity as trustee of the above property? A: Yes.

Q Since when has the above property been vested in you? A: I think it is since 1936.

Q What is that?

A: I think since 1936.

MR. OUIMET: Would my friend tender the analysis of real and personal property prepared on January 7, and file it as Exhibit 3?

MR. MERTZ: I tender the analysis of claim of real and personal property as Exhibit 3.

(ANALYSIS, REAL & PERSONAL PROPERTY, MARKED EXHIBIT NO. 3).

MR. OUIMET: That is all.

THE COMMISSIONER: There is one further difficulty. Assuming a recommendation in this connection, can this claimant produce any authority from his cestui-que trust to authorize him to receive the money?

MR. OUIMET: I think the question ought to be put to him. Of course the cesqui-que trust is a very honoured institution about which we know nothing in this Province, unfortunately, but I did not know whether it was legally a cesqui-que trust; I oppose it may have been under the laws of British Columbia.

THE COMMISSIONER: Q Who are the members of the Tofino Japanese Fishermen's Association?

A I have the member's names written on a form.

Q Please get them. A: Yes.

Q How many names are there?

A Twenty-four.

THE COMMISSIONER: Would you be good enough, Mr. Interpreter, to translate the names into English and hand it to the Reporter?

MR. OUIMET: We will make a list which will be filed

as Exhibit 4, my lord.

THE COMMISSIONER: Very well.

(LIST OF MEMBERS, TOPING JAPANESE FISHERMEN'S ASSOCIATION, MARKED EXHIBIT NO. 4).

One further matter.

Q Have each of these members of the Association an equal interest in the school house, meeting hall, and the chattels for which you are now claiming?

A Yes, my lord.

Q Can you get authority signed by each of them authorizing the claimant to be yourself on their behalf of such sum as may be awarded in connection with this claim?

A It would be very difficult, my lord. About half of them have returned to Japan and the other one-quarter are distributed in the various parts of the country. I might be able to contact them by advertising.

MR. OUIMET: It might cost more than the claim, itself.

MR. HUNTER: Thank you.

THE COMMISSIONER: I think we had better wait until such time I return whether or not there is to be an award made before we worry about itfrom the point of view of distribution.

MR. OUIMET: We have filed the evidence for what it is worth. The witness gave a very honest answer.

THE COMMISSIONER: Yes. We will leave it in that position for the moment. You may be called upon later to find these gentlemen.

MR. OUIMET: Yes, my lord.

H. Mahaffy,
Discussion.

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

It is submitted that the personal property sold was sold for its fair market value.

I would tender the appraisal of H.G. Winter, undated, appraising this property at $4,00.00.

THE COMMISSIONER: Is that the real property or the chattels?

MR. HUNTER: Yes. That is the real property, my lord.

(APPRAISAL, H.G. WINTER, UNDATED, MARKED EXHIBIT NO. 5).

MR. HUNTER: And an appraisal dated April 20, 1944, by W.E. Bond, for $300.00.

(APPRAISAL, W.E. BOND, APRIL 20, 1944, MARKED EXHIBIT NO. 6).

MR. HUNTER: This was advertised, as will be seen, by catalogue 887. It was sold to Thomas Gibson as of October 5, 1944, for $450.00. The assessed value for 1944 was $550.00.

I tender the analysis of personal property claim "B" as Exhibit 7.

(ANALYSIS OF PERSONAL PROPERTY CLAIM "B", MARKED EXHIBIT NO. 7).

Your Lordship will notice that in the analysis a lighting plant was sold, the Coleman burner was sold, some cups and saucers were sold, but the school desks and chairs -- and I presume school furniture was undeclared and was not found. Possibly in view of the fact that I am alleging they were undeclared, I had better file the J.P. form.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that your signature, Mr. Nakagawa?

A Yes.

Q And the information given here was according do your instructions? A: Yes.

MR. HUNTER: I tender the J.P. form exhibit 5.

(J.P. FORM MARKED EXHIBIT NO. 5).

The real estate appears to be a question of value. I think the analysis is fairly self-explanatory. There are no questions.

THE COMMISSIONER: Very well.

Any re-examination, Mr. Quinn?

RE-DIRECT EXAMINATION BY MR. QUINN:

Q Is there anything you wish to add, Mr. Nakagawa?

A No.

Q The only question I would like to ask you is why you did not put the cups and saucers, knives, forks, school desks, chairs, blackboards, etc., on your J.P. form? A: Due to the crowded conditions at the time of registration and the fact that my children were sick, I forgot to give the details of some of the goods ad chattels.

Q Thank you, sir.

THE COMMISSIONER: That is all, thank you, Mr. Nakagawa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINEDIE)

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

A.J. Veitch

"A.J. VEITCH, C.S.R."

OFFICIAL REPORTER.

CASE NOS. 355A.

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONOURABLE MR. JUSTICE E.I. RIDD, COMMISSIONER).

Montreal, P.Q.,
June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
KIYOSHI NAKAGAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq. appearing for the Dominion Government.

ROGER OUIMET, Esq., K.C., appearing for the claimant.

A. WATSON, Esq. Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
A.G. VEITCH, Esq., C.S.R., Official Reporter.

THE SECRETARY: There are two claims filed by this claimant, my Lord.

THE COMMISSIONER: They will be dealt with as one.

MITSUKO NAKAGAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. OUIMET: The first claim consists of one house, and for an estimated value of $1300.00 less $300.00 for which it was sold by the Custodian, the net claim being $1000.00 for real estate.

There is a claim for personal property being one fishing boat estimated at $1200.00, some fishing gear estimated at $200.00, some engine tools estimated at $30.00, anchors, manilla rope and chain $75.00, and fishing equipment $120.00, making a grand total of $1625.00x for fishing boat, fishing gear, etc., less $500.00 for which it was sold by the Custodian, leaving a net balance of $1125.00 for that part of the claim.

With respect to the third claim, personal chattels, a Westinghouse console radio estimated at $59.75, sold for $10.00, leaving a net of $49.75.

THE COMMISSIONER: I notice the second claim filed by Nakagawa is a claim as trustee of the Japanese Fishermen's Association of Tofino.

MR. OUIMET: Yes.

THE COMMISSIONER: Consequently I think we had better deal with these two claims independently.

MR. OUIMET: That is what I would suggest to your Lordship

E. Nakagawa,
In Chief.

because they are two claims by themselves.

THE COMMISSIONER: We will deal with the personal claim first, alone.

I direct your attention to the statement made in the claim form to the effect that this claimant has only a one-quarter interest ,there is a one-half interest apparently in two partners of Japanese birth associated with him who were in Japan at the date of the Order-in-Council, namely 1927 and 1938.

MR. OUIMET: My lord, I do not see it is mentioned anywhere in the first claim that there is a one-quarter interest. It says "real property"——

THE COMMISSIONER: Under paragraph "3".

MR. OUIMET: No. It says:

"This real property registered under Etsuno Nakagawa, Yoshijiro Sakaguchi, Naoru Moriahita and myself",

Yes; your Lordship is right; I had forgotten "myself".

"The former two are my brothers and when they left for Japan in 1927 and 1938 respectively they left their interests in the property with me verbally."

It seems he really claims three-quarters.

THE COMMISSIONER: He is not able to claim for persons resident in Japan before this Commission, in view of the terms of reference.

MR. OUIMET: That is probably why the first claim was made in that way; but I presume until your Lord-

H. Nakagawa.
In Chief.
Discussion.

ship decides that it does not fall within the terms of reference I may at least ask the claimant for what he is claiming and your Lordship will deal with the claim as in his mind.

THE COMMISSIONER: You had better get the evidence before me but on the face of your claim form it appears that he cannot recover except for his own interest.

DIRECT EXAMINATION BY MR. OUIMET:

Q Mr. Nakagawa, you are a claimant in this case?

A Yes.

Q Would you take communication of a personal chattels claim for $59.75 less $10.00 leaving a net balance of $49.75 for a Westinghouse console radio, bearing your signature, identify the same and file it as Exhibit 1?

A Yes.

(PARTICULARS OF PERSONAL CHATTELS MARKED EXHIBIT NO. 1).

Q Would you take communication of a personal property claim being for a fishing boat and fishing gear as well as fishing equipment, bearing your signature, together with additional comments at the bottom? I ask you to confirm that this is your signature and that the claim is your claim and file it as Exhibit 2.

A Yes.

MR. OUIMET: My lord, may I say that the summary which I gave to your Lordship in the beginning regarding that should be on the personal property claim.

M. Nakagawa,
In Chief.

If your Lordship wishes us to amend it, it might be of assistance.

THE COMMISSIONER: I have not the document before me as yet. How is it set up?

MR. QUINET: The details are given but there is no summary.

THE COMMISSIONER: It is sufficient I have it on the claim form.

(PARTICULARS OF PERSONAL PROPERTY, FISHING VESSELS, GEAR & EQUIPMENT, MARKED EXHIBIT 2).

MR. QUINET: Thank you.

Q Will you take communication of real estate claim form, bearing your signature for a total sum of $1300.00 estimated value, less $300.00 for which it was sold by the Custodian, leaving a net claim of $1000.00, identify same and file it as Exhibit 3? A: Yes.

(PARTICULARS OF REAL ESTATE, OTHER THAN FARM, MARKED EXHIBIT NO. 3).

Q Mr. Nakagawa, who was paying the taxes for that property? A: Until my relatives returned to Japan we were four of us paying it and after their return ——

Q To Japan? A: ——Morishita Nosru (sic) and I paid the taxes; it should be Morishita Umetaro and I paid the taxes.

Q Where is Morishita Umetaro?

MR. HUNTER: I thought these were going to be heard separately.

THE COMMISSIONER: We are now dealing with the dwelling house, jointly owned.

MR. MEWETT: Oh, I am sorry, my lord.

MR. OUIMET: Yes, my lord?

THE COMMISSIONER: Would you have him answer in response to the question? He was asked where was such and such a man. He has been making a speech now for some time.

MR. OUIMET: Mr. Okuda says that maybe he can try and explain the situation because he has briefed the claimant. I do not know what they were talking about.

THE COMMISSIONER: Is it not accurately stated in the claim form? Who is the gentleman who is going to explain it?

MR. OUIMET: Mr. Okuda.

MR. OKUDA: "Until my two brothers went back to Japan four of us were paying for the taxes on the property but when my two brothers left for Japan I and Mr. Umetaro Morishita were paying the taxes. When Mr. Morishita left for Japan I and Mr. Noboru Morishita, the son of Umetaro, were paying the taxes on the property".

Therefore it means two parties were paying for the taxes on the property as such.

MR. OUIMET: Q: I asked the claimant whether or not you have any undertaking in writing as to the paying of taxes and the possession of the property, of the real estate?

THE COMMISSIONER: Before that question is put, may I recall to you, Mr. Ouimet, that no claim can arise except in relation to real property under

M. Robinson,
In Chief.

the terms of reference, except by virtue of a sale made by the Custodian which is said to be at a price less than the fair market value.

In view of the fact that the title of this property is registered in four individuals, two of whom have been resident in Japan since 1927 and 1938 respectively, it is inconceivable to me that the Custodian could have dealt with anything but a partial interest because there was nothing vested in him except the partial interest.

MR. MEWETT: It was all vested in theCustodian by reason of him being the Custodian of Enemy Property, these being enemy aliens.

THE COMMISSIONER: Yes, but the vesting of the remaining interest would be in him as Custodian of Enemy Property.

MR. MEWETT: Yes, but not under the Orders in Council.

THE COMMISSIONER: Not under the Order in Council with which I am concerned; so that if he sold in this instance the only interest he will have sold, says the Orders in Council with which we are concerned here would be the interest of this claimant namely an undivided one-quarter.

MR. CHUNG: I wondered if there had been some undertaking in writing whereby the three former co-proprietors or owners of the real estate had abandoned their titles to this claimant, then he would be the sole owner.

THE COMMISSIONER: Only if the document was a registerable document effective to transfer the title.

MR. OUIMET: That is what I wished to ask him. If he says "no", then I believe I will not press the claim but the claimant will be satisfied that he told his whole story.

THE COMMISSIONER: Will you put the question in this way: Has he a document of title from the persons resident in Japan of their respective interests?

MR. OUIMET: Will you put that question, Mr. Interpreter?

THE WITNESS: No, I have no documents. All that happened was that when they returned to Japan they told me verbally that I could take their interests over.

MR. OUIMET: So factually he was the owner but legally, I take it, he was only the co-owner of an undivided one-quarter.

THE COMMISSIONER: Yes. It is unfortunate from his point of view that the transaction was not effective prior to the departure of these men.

MR. OUIMET: May I say that as the property was not sold as a whole, if it is not sold for the fair market value he can claim for one-quarter of the fair market value.

THE COMMISSIONER: I do not think your learned friend would say anything to the contrary.

MR. OUIMET: I think that unassumable, my Lord.

MR. OUIMET: So, the claim should be amended as such.

THE COMMISSIONER: Yes. I will consider it in the terms of an undivided one-quarter interest.

MR. OUIMET: I think the record would be more complete if my friend would tender the analysis of the real

and personal properties made on the 17th of January, 1945, at Vancouver, B.C., by the Custodian.

MR. MERTES: This is a summary drawn up in the Custodian's office.

MR. OUIMET: Yes. I will number it as Exhibit 4.

MR. MERTES: I file this analysis of the claim in respect of real and personal property as Exhibit 4.

(ANALYSIS OF CLAIM OF REAL AND PERSONAL PROPERTY, MARKED EXHIBIT NO. 4).

MR. OUIMET: Q: About your other property, apart from the real estate, I take it it belonged to you and to nobody else? A: Yes.

Q You were advised by a friend of yours that your fishing boat had been seized by a watch boat?

A Yes.

Q Didyou ever give instructions to the Custodian to sell your boat for $500.00?

A No.

Q Would you explain to his Lordship why you did not in your original claim to the Custodian include your fishingvessel nor your gurdy, nor the fishing equipment——

MR. MERTES: I submit that is immaterial. They were not wanted in the Custodian at that time.

MR. OUIMET: It so appears in the analysis of claim and I thought I could get an answer from the witness.

THE COMMISSIONER: Is there any need of it in view of the statement?

MR. OUIMET: Very well, sir.

K. Nakagawa
In Chief.

Q Is there anything else you wish to add concerning your claim for real and personal property?

A May there is nothing further.

MR. QUIRET: No other questions on this claim, my Lord.

THE COMMISSIONER: While you are on your feet, Mr.

Quiret, what is the situation regarding the other one-quarter undivided interest?

MR. QUIRET: The other one-quarter?

THE COMMISSIONER: There are two one-quarter interests held by the brothers who are now in Japan?

MR. QUIRET: Apparently everybody else is in Japan except this gentleman.

THE COMMISSIONER: That is of what I wish to be sure.

Is the other one-quarter interest in Japan?

MR. QUIRET: I would put the question to the witness.

Q Mr. Nakagawa, there were four owners of your real property. How many owners are now in Canada, at the present time? A Mr. Morishita's son and myself.

Q Is Mr. Morishita's son an owner of the piece, also?

A Yes. He could be called a owner. He and I paid the taxes together.

Q Is Mr. Morishita making a claim, to your knowledge?

A I do not know.

THE COMMISSIONER: Now, may I put a question and see if I can get this matter cleared up?

Q Was the original Morishita interest held by a person who is now in Japan?

A Yes, he is in Japan.

Q And he has a son who has paid taxes on his share?

Is that the situation?

A Yes, sir.

Q Well, I think that is now clear. There is only a one-quarter interest so I will consider this claim for the real property in relation to an undivided one-quarter interest on the assumption that the entire property was sold for less than the fair market value.

MR. GUERIN: Very my lord.

MR. HERTEL: I am not sure that that is correct. The certificate of encumbrance we have shows that there is an undivided three-quarters interest in the names of three people of which the claimant is one. So that is my all he would have is one-third of a three-quarters.

THE COMMISSIONER: It becomes a little more complicated. I think you had better put in your certificate of encumbrance.

MR. HERTEL: Yes.

MR. GUERIN: Yes.

MR. HERTEL: I tender a certificate of encumbrance covering the property in question as Exhibit 5.

(CERTIFICATE OF REMEMBRANCE, VICTORIA, B.C., MARCH 24, 1943, MARKED EXHIBIT NO. 5).

Apparently there was one-quarter in the name of somebody else and then these three-quarters were in the names of three people, but it is an undivided interest in three quarters.

MR. GUERIN: May I ask my friend if he has any information as to who owned that unregistered three quarters?

MR. [illegible]: I think I can give you that. My friend means the other one-quarter. The other one-quarter is owned by this other gentleman, Noeru Morishita.

MR. QUINN: So Mr. Noeru Morishita, according to what the witness has told us, is the son of the other Morishita and he is in Canada At the present time; therefore the former answer was not correct.

THE COMMISSIONER: Apparently the Morishita family were a little more careful of their transfer of title than the claimant's family.

MR. [illegible]: That is an inference because the net proceeds were credited to four people jointly of which this chap Noeru Morishita was one and I presume that they must have a certificate of title for him which has not been put in this file because he is not a claimant or they would not have made such a credit. In all cases the certificate of encumbrance —

MR. QUINN: On July 4, 1946, the present claimant was informed by the Custodian that there had been credits made to four people of whom one was Noeru Morishita for an undivided one-quarter interest in the land; so I really do not know but that we are complicating matters too much by saying that there would be another man not identified whose title is not registered on the property and who, yet, might be considered by my friend as being the owner of another one-quarter.

MR. HUNTER: The only thing which bothers me is, as I am sure you do, we wish to have this trial once, not twice.

THE COMMISSIONER: Yes. Let us just look at this certificate of encumbrance which is now marked Exhibit No. 5. I point out that it is a certificate of encumbrance of an undivided three-quarter interest in this property. That undivided three-quarters is held by three men, Etsuno Nakagawa, Mitsuno Nakagawa and Yoshijiro Sakaguchi; so it appears to me that each of these men would have an undivided one-third of three-quarters.

MR. HUNTER: Yes; which would be an undivided one-quarter.

THE COMMISSIONER: Or, would it be? They own three-quarters. Yes, that is right. He would have an undivided one-quarter. It was becoming so complicated I think all of us were becoming confused. It is clear that this man has one-quarter.

MR. HUNTER: Yes. Perhaps I have not made myself clear. I would not like it to be found that this man is claiming for a quarter and find before a sub-Commissioner that another claim for one-quarter is coming up in respect of this man, Mears.

THE COMMISSIONER: He has a right to; he has a clearly registered one-quarter interest.

MR. HUNTER: I grant you he has a right to. Is there not some way of having it dealt with now on behalf of this other chap?

THE COMMISSIONER: It would be very much better if we

could find some way.

MR. [illegible] Mr. Interpreter, would you ask the witness whether he is aware of the present residence of Noora Morishita?

THE WITNESS: He is in Toronto. I do not know the address.

THE COMMISSIONER: Get your Toronto list ankge if Morishita has filed a claim, Mr. Secretary. I will recess at this point and afford counsel an opportunity of resting after this debate.

(PROCEEDINGS RESUMED AFTER SHORT RECESS)

KIYOMI NAKAGAWA, resumed the stand:

THE COMMISSIONER: I find, gentlemen, that Noora Morishita has filed a claim, No. 155, on the Toronto list, to be heard before the sub-Commission. I take it that his real property claim relates to the one-quarter interest in the property whom we are discussing any claim now made.

MR. OUIMET: Yes, my lord.

THE COMMISSIONER: And I would suggest that Mr. Ouimet should communicate with Toronto counsel after he receives the transcript in respect of this claim and ask that they obtain the approval of Noorite the Court accepting the proof which has been adduced before us today and in that way we will avoid the necessity of the sub-Commission hearing the real property claim again.

MR. OUIMET: There might be something else involved. I see the amount of the claim for Noora seems to be

a little higher than one-quarter of the claim we have now, so he may have some personal chattels for which we cannot answer.

THE COMMISSIONER: Of course if he has personal chattels that proof would have to be adduced independently of anything done here today. That to which I refer is his one-quarter interest in this piece of property.

MR. OUIMET: Might I then add, in order to complete the record, the letter received by Mr. Nakagawa from the Department of the Secretary of State on July 4, 1946, mentioning the different one-quarter interests of the different parties signed by Mr. Bell, Mr. R.G. Bell, Administration Department.

THE COMMISSIONER: This is a letter from the Custodian?

MR. OUIMET: Yes, my lord.

(LETTER, CUSTODIAN TO CLAIMANT, JULY 4, 1946, MARKED EXHIBIT NO. 6).

There is another question I would like to ask the claimant.

Q You say you had two brothers? A: Yes.

Q Would you give their names to the Commissioner?

A Kisuke Nakagawa and Sakaguchi Yoshijiro.

THE COMMISSIONER: Those two men are shown as having—

MR. OUIMET: They are brothers.

THE COMMISSIONER: Yes —undivided interests along with the claimant under Exhibit 5 filed here.

MR. OUIMET: But I wanted him to clarify the fact to see that one of the brothers goes under the name of Nakagawa and the other one apparently used a different family name of Sakaguchi, but

still be in his brother.

THE COMMISSIONER: I see.

MR. ELLIOTT: It is submitted, my lord, that the real property was sold for its fair market value, that the fishing vessel was sold for its fair market value, that the fishing gear or boat equipment was sold for its fair market value.

It is submitted further that insofar as certain of that boat gear or fishing gear is concerned it was not declared and not found. I do not place too much reliance on the fact that it was not declared, my lord, in view of the fact that the boat was turned over to the Navy and was not vested in the Custodian until later, but, as your Lordship is aware, a committee was later set up under Order in Council to deal with losses to fishing boats and if this equipment were part of the boat it should have been compensated for under that Order in Council where a large sum of money was set up, the boats surveyed, appraised, and recommendations made.

THE COMMISSIONER: It might be desirable that the claimant should make a claim now for such gear.

MR. OUIMET: He is making it.

THE COMMISSIONER: Yes, but I have no such jurisdiction to entertain a claim against that special fund, and for that reason I suggest to you, Mr. Ouimet, that you might consider the claimant's right to present a claim against this special fund rather

think to present that claim here because it is possible that I might have no jurisdiction to entertain that piece of the claim. Is that clear to you?

MR. OUIMET: Yes. But I was under the impression once the claim had not been properly compensated for and once the vessel and the gear -- we have to take it for granted that it has been taken over by the Custodian, was vested in the Custodian, then it should be compensated for by the Custodian.

THE COMMISSIONER: I think you would be safer to consider the other feature of it because here is the situation. This vessel, as I understand it, while in the custody of the Navy and before the Custodian had anything to do with it, suffered damage. Now, in respect of such damage to that vessel, and many others, a special fund was set up by Order in Council to compensate the owners of the vessels and it may well be that you will have a claim against that fund for such loss of gear rather than a claim against the Custodian, with which I have not authority to deal.

I am not making any pronouncement but it does appear to me that you might be safer to take that feature into consideration.

MR. OUIMET: That would be only for fishing gear, not for the boat.

THE COMMISSIONER: It might also be for the damage done to the vessel.

MR. OUIMET: I take it that the claimant my reserve

all of his rights and without prejudice to them also make a further claim once it has been ascertained that he should make a claim against the other fund, but up to now we are in no position to find out whether or not we should go against the other fund.

THE COMMISSIONER: Well it is not for me to advise you, but on the face of it it appears to me it might be well if you had some investigation made through the Custodian's office. They will have it on record and they will be able to tell you whether or not any claim was presented against this fund.

MR. QUINN: It seems to me that the master file here ought to contain that information and if it does not, can we not assume that there was no such thing done?

THE COMMISSIONER: Mr. Hunter will be better able to tell you than I.

MR. HUNTER: There was a claim, No. 511, from W.J. Griffith, who was the purchaser, for $35.00. That was the only claim made and that was paid.

THE COMMISSIONER: Yes, but paid to Griffith; it did not benefit this man. Griffith probably got this vessel at a less price because the damage had been done.

MR. HUNTER: That may be so. The theory was that this money would have been paid to the vendor, but apparently in that case it was not.

THE COMMISSIONER: There you have enough information, such information as we are collectively able to

give you.

MR. QUINET: Thank you very much, my lord.

MR. HUNTER: Only that property which was vested in the Custodian as of the 1st August, 1942, is within the terms of reference. I wish to make that submission clear.

THE COMMISSIONER: Yes. That is clearly understood.

MR. QUINET: Am I labouring under a misapprehension if I feel that under the terms of reference we cannot assume the property was not vested in the Custodian? It is up to the Custodian to say that it never was vested in him and establish it, the rule being that they were ordinarily vested in him as at a certain date.

THE COMMISSIONER: And this damage occurred prior to that date?

MR. QUINET: What is the actual date, my lord?

THE COMMISSIONER: Do you have it, Mr. Hunter?

MR. HUNTER: No, my lord. All we can give and what we will try and give later is the actual condition in which this boat came into our hands.

THE COMMISSIONER: Yes.

MR. HUNTER: And we submit that the boat coming into our hands in whatever condition it is, we are then responsible for that boat and have to account for it and the equipment which is on it at that time; anything prior to that should have been done under the special Compensation Committee set up.

THE COMMISSIONER: I do not know that we are going to

accomplish very much by further debate. I have at least given you enough information, Mr. Quinet, that you may follow it up.

MR. QUINET: We will follow it up, my lord.

MR. HUNTER: Insofar as the real property is concerned, I have two appraisals; one of Mr G. Winter, which is undated, and appraised $100.00. I would tender that as Exhibit 7.

(APPRAISAL, M.G. WINTER, UNDATED, MARKED EXHIBIT NO. 7).

THE COMMISSIONER: That relates to the real property?

MR. HUNTER: Yes, my lord. And, the appraisal of W.E. Bond, dated April 20, 1944, in which he appraises the two buildings. The first one with which we are now dealing he appraises at $75.00, the other one he appraises at $200.00.

I would tender that as Exhibit 8.

(APPRAISAL, W.E. BOND, APRIL 20, 1944, MARKED EXHIBIT NO.8).

THE COMMISSIONER: There is only one building which which we are concerned here?

MR. HUNTER: There is the other building when we come to it, my lord.

MR. QUINET: There is another claim.

THE COMMISSIONER: That relates to the next claim; but the appraisal on this building with which we are dealing under this claim is $75.00?

MR. HUNTER: Yes, my lord. I tender a copy of survey report of O.W. Philipsen, appraiser for the Japanese Fishing Vessels Disposal Committee.

"The original is in bound book in Vessel

Record Cabinet. Survey No. 395 (New Westminster).

Trailer 1927 - Hull 1585.

Condition: Good

Damage: Nil 11½ Tarins.

Engine: H. 15 (1937).

Value: 1942 - $450.00.

Rmrk: Needs extensive repairs on deck - no sales value.

Engine - Value in Engine."

And it says:

"The valuation of $510.00 referred to in Vessel Summary is the Suggested Negotiating Price placed on the vessel by the Japanese Fishing Vessels Disposal Committee. This valuation represents the appraised value placed on the boat by Mr. Phillipson, plus a 15 per cent mark-up."

I would tender that as Exhibit 9.

(SURVEY REPORT, O.W. PHILLIPSON, UNDATED, MARKED EXHIBIT NO. 9).

I tender the appraisal of John Gould, dated August, 1942, in which he states that his valuation is $425.00, and the estimated market value, by which he means for immediate sale, $500.00. I might point out that at that time he shows there were three anchors on the boat.

(APPRAISAL, JOHN GOULD, AUGUST, 1942, MARKED EXHIBIT NO. 10).

This boat was sold on December 8th, 1942, to W.J. Griffith for $500.00.

THE COMMISSIONER: The date, again?

MR. HUNTER: December 8th, 1942.

I tender the analysis of personal property claim marked "A", just referring to this claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 11).

The radio which was sold on April 5, 1944, in Vancouver, by public auction for $10.00, is shown as a console, Westinghouse battery, 7-tube, serial No. 005901.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Nakagawa, is that not correct; this radio was a battery set? A: Yes.

Q Do you know what year it was made, manufactured?

A No, I do not.

Q Well, when you bought it in 1936, was it a used radio, secondhand? A: It was a new machine in 1936.

Q I presume that was the year it was made, or had it been in stock for some years?

A I think so.

THE COMMISSIONER: Have you any information as to what the ceiling was in May?

MR. HUNTER: It does not show the ceiling, my lord. It would be 8 years old at that time.

THE COMMISSIONER: Yes.

MR. GUINET: Is there anything else you wish to add, Mr. Nakagawa?

THE WITNESS: No, nothing else.

(Witness aside)

(PROCEEDINGS A DVOURNED SINE DIE)

Certified a true and accurate transcript.

A.G. Veitch

"A.G. VEITCH, C.S.R."
OFFICIAL REPORTER.

DEFENCE BRIEF

Mitsuzo NAKAGAWA

File No. 1440

Case No. 1351

Claim for Schoold Bldg & Land
Chattels
Montreal, P.Q.
3 June 1948

Ex. 1 - Personal Property Statement
Ex. 2 - Real Property Statement
Ex. 3 - Analysis of claim on Real & Personal Property
Ex. 4 - List of names of cestin que trustent.
Ex. 5 - H.G. Winter's Appraisal
Ex. 6 - W. E. Bond's Appraisal.
Ex. 7 - Analysis of Personal Property Claim.
Ex. 8 - J.P. Form.

REAL PROPERTY CLAIM

Part of Blk. 1 of Sec. 115, Clayoquot District, Plan 948, containing 0.25 Ac., as shown outlined in red on Plan 473-R.

Claimed	Assessed	Appraised	Sold
$1250.00	$550.00	$400. (Winter) $300. (Bond)	$450.

Claimant claims as "Trustee" of Tofino Japanese Fishermen's Association. At the hearing the Commissioner advised claimant's counsel to wait before attempting to get written authority from the other members for claimant to receive any reward in their behalf, since some have returned to Japan and other's whereabouts are unknown. → 6

Real Estate appraised by: H.G. Winter (Ex.5)
W.E.Bond (both of Tofino)(Ex. 6)

Advertised under Cat.No. 887
brought following tenders:

(1) 2/4/44	375.00	Mr. T. Gibson
26/4/44	350.00	Fred W. Knott
Undated	450.00	Borden Grant
30/8/44	375.00	& 75. "rent" Mr. Gibson
21/9/44	450.00	Mrs. T. Gibson ACCEPTED

Submitted: Real Estate sold for fair market value.

A question of value only.

PERSONAL PROPERTY CLAIM

Chattels Claim

500.00 Claiming $500.00 for chattels sold at auction for $84.75.

C. W. Sharp - Custodian agent at Tofino.

A question of value only.

Submissions: Sold for fair market value.
Certain chattels not declared & not found.
(See J.P.form Exhibit 8)

HAI/mw

295.00 Less at Auct. Bx. 75.
225.00 No record at any time

Form G
Form G

DEFENCE BRIEF

Mitsuzo NAKAGAWA

File No. 1440

Case No. 1350

Montreal, P.Q.
June 3, 1948.

REAL PROPERTY CLAIM

(All claims shown are Gross)

Ref. Trans. p. 8, line 13. The claimant here is only the legal owner of an undivided one-quarter in the real estate for which he claims.

1. Real Property Claim	Appraised at	Sold for
$1300.00	1. $100.00	$300.00
	2. $ 75.00	

Witnesses: 1. H.G. Winter - Appraiser, Exhibit No. 7. "On cedar posts. Doors and windows gone. Not habitable." (June/July, 1944).

2. W.E. Bond - Appraiser, Exhibit No. 8. "No heating or plumbing equipment." Dated April 20th, 1944.

3. F. G. Shears - to prove advertisement, Cat. # 883, and one (1) tender received.

PERSONAL PROPERTY CLAIMS

(All claims shown are Gross)

2. Boat Claim	Appraised at	Sold for
$1200.	1. $518.	$500.
	2. $500.	

Witnesses: 1. O.W. Phillipson - Appraiser, Exhibit No. 9 - Survey No.395. 1942. "Boat: Needs extensive repairs on deck - no sales value. Engine - Value in Engine."

Ref. Trans. p.19. To prove the actual condition of the boat when it came into the Custodian's hands.

2. John Gould - Appraiser - Exhibit No. 10, August 1942.

3. Fishing Gear, Equipment, Tools, etc. Claim		Sale Price
$425.00		
	(a) Goods valued by the claimant at $30.00 (tools)	Sold with Boat.
	(b) Goods valued by claimant at $395.00.	No record at any time.

Witness: 1. F.G. Shears - to prove not declared, no record at any time. J.P.Form dated March 20/42 - to be filed.

N.B. Original J.P. Form on Claim File, Case No.1351.

4. Radio Claim	Appraised at	Sold for
$59.75	none	$10.00

Witness: 1. Wm. Wills - to prove sale by auction.

Ref. Trans.p.22, line 12 and following.

Summary of Defence Witnesses	Where Required	Summary of Documents to be filed	Witness Proving Same
H.G. Winter	1		
W. E. Bond	1		
F. G. Shears	1, 3(b)	J.P. Form dated March 20, 1942	
O. W. Phillipson	2		
John Gould	2		
Wm. Wills	4		

HAC/mw

Name of Claimant HAKAGAWA, Mitsuma claiming as President & on behalf of Case 1358

Custodian File 1440 → Tofino Jap. Fishermen's Assn.

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		450.00	45.00	12.50 .00							57.50

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 & Not Found & 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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
132.42	34.75	25.42	64%	142.58	91.25			116.67

TOTAL RECOMMENDATION 174.17

1540

Name of Claimant HAKAGAWA, Mitsuno Case 1350

Custodian File 1440

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		75.00	7.50	4.12 .00							11.62

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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	
		300.	148.50		33.80			177.70

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			40%	30.00	13.80			13.80

TOTAL RECOMMENDATION 205.12

1540

1440

November 18th, 1950.

Mr. Mitsuno NAKADAWA,
Magenta Blvd.,
Farnham, Quebec.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1350

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 ... $203.12.

Cheque in your favour is enclosed for $203.12

and we have paid the Co-Operative Committee .. Nil

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

List of Members of the Tofino Japanese Fishermen's Association supplied by Mitsuzo NAKAGAWA at the Court Hearing of the Claim.

Repatriated to Japan in 1946

IZUMI	Naojiro	KAWAGUCHI	Yoshio
YOSHIDA	Torimatsu	TOSA	Takeo
YAMADA	Tsunekichi	SAKAUYE	Kazuo

Still Resident in Canada

NAKAGAWA	Shigeharu	KONDO	Tohachi
NAKAGAWA	Mitsuzo	MADOKURO	Yoshio
MADOKORO	Hiroshi	MORI	Masazo
MORISHITA	Noeru	KIMOTO	Masanobu
KONDO	Eiichi	OYE	Masaji
KOMOTO	Tsutomu	SAKAUYE	Mitsuo
WATANABE	Tadamasa	KIMOTO	Haruo
SAKAUYE	Takeo	EZAKI	Yasuhiro
NISHIMURA	Chonosuke		
NAKATSU	Jyuichi		

February 21, 1951.

Mr. Mitsuno NAKAGAWA,
Magenta Boulevard,
Farnham, Que.

Dear Sir:

Re: Japanese Property Claims Commission
Case 1351 - Tofino Japanese Fishermen's
Association (Mitsuno NAKAGAWA)

We have received from the Co-Operative Committee, Release completed by yourself covering award in the above claim.

We enclose herein cheque in your favour "In Trust", $113.94, being the proportion of the award payable to the 18 members of the Tofino Japanese Fishermen's Association still resident in Canada.

We are holding the sum of $36.01 for six of the members who returned to Japan. This is made up as follows - portion of award - $43.98 - less $5.97 legal fees - $36.01.

Cheque to the Co-Operative Committee in the amount of $16.65 has also been sent today, to cover legal fees as authorized.

Yours truly,

F. G. Shoyer,
Director

/GH
Encl.