

1442

**HASTINGS PARK.
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 INFORMATIONNAME: NAKAGAWA, ShigeharuHOME ADDRESS: Box 28, Tofino, B.C.REGISTRATION NUMBER 11867 SEX: Male AGE: 28OCCUPATION: 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 (Independent)MARRIED? Yes.NAME OF WIFE OR HUSBAND: Kuniko.ADDRESS OF WIFE OR HUSBAND: Tofino, B.C. (Now at Hastings Park)NAMES OF ANY LIVING CHILDREN: None.ADDRESS OF CHILDREN: None.AGE OF CHILDREN: None.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

R. 1. LOCATION AND DESCRIPTION: Certificate #73217-I.- # 17067-N
"D" of Lot One Hundred and Fifteen (115) Tofino, B.C. Clayoquot District
Plan 3590.

2. BUILDINGS AND OTHER IMPROVEMENTS: One Story House, Shingle roof,
Woodshed, also Bathhouse built this year and is alongside house,
this house belongs to Tsunekichi Yamada.
There is also a 2 story house with shingle roof belonging to
Shigeharu Nakagawa on the same property.
Same arrangement with Mr. Sharpe as the other one.

3. INSURANCE (Give particulars; state where policies are) None.4. TAXES (Amount and where payable) \$21.00 year, payable at Port Alberni, B.C.
and Tofino, B.C. \$10.50 at each place.

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

Owned jointly with Tsunekichi Yamada. Tofino, B.C.

6. OCCUPANCY AND LEASES (If vacant so state) Vacant at present, but open for
rental, and rental arrangements have been left in the hands of
Mr. W. G. Sharpe J.P. at Tofino, B.C.

- 1442
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of T. Yamada other partner.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes, See ~~XXX~~ page 1, #2 & 6
9. IF FARM LAND STATE CROPS SOWN: None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Same as page 1 See #1
2. LANDLORD'S NAME AND ADDRESS: Same as page 1, See #1
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE: Same as above.
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:

See 20/4/44
9m
1- 34 ft. Fishing boat, 4 Ton carrier, Value \$1500.00 Now in hands of Custodian at Westminster, B.C.

1 Singer Sew'g Mach. (foot model) \$100. 1 Bedroom suite comprising of 2 Dressers, 1 Bed complete with Spring & Mattress, 1 Mirror, \$160.00
1 Brl. Kitchen Utensils \$20. 1 Bx. Tools \$50. 1 Bx. Groceries \$5.
2 Bx. China ~~XXX~~ \$12. 1 Tub Soy Sauce \$8. 3 Sks. Rice \$24.
All at Hastings Park.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: See page 1 # 2 & 6.

NOTE

Property registered in name of
Shigeharu Nakagawa, Tsunekichi Yamada &
Iwakichi Isosaki. The last named is said
to have died in 1935.

Make no payment of funds to any of
owners without specific authority.

NOTE

1442

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

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

1- \$50.00 Victory Bond, Series K-4 # H388087 1951

8. BANK ACCOUNTS: Royal Bank of Canada Main & Hastings Sts.
about \$250.00 on deposit.9. LIFE INSURANCE: Sun Life Assurance Co of Canada, Vancouver, B. C.
Policy # 2,165,399
\$1000.00 says payable to, "quote," his wife, Kuniko Nakagawa.
Policy in owners possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None.

REMARKS:

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

Dated this 21st. day of March, 1942.

(Signature)

Shigeharu Nakagawa

Witness

FOR DEPARTMENTAL USE

1442 ✓
INFORMATION FROM R.C.M.P.

DATE Oct. 15/43

Our File No. 1442

Full Name NAKAGAWA, Shigeharu
 (Surname in Block Letters)

Registration No. 11867

✓
 Male - Female
 (Check)

Age July 5, 1913

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

Date Evacuated 26/3/42

✓
 Naturalized - Canadian-Born - National
 (Check)

Present Address Popoff Pines, Slocan, B. C.

*16/9/46 = Tionaga, Ont.
 5/9/46 = c/o Finland Lumber Co., Tionaga, Ont.*

✓
 Married - Single
 (Check)

Name of Wife ^{nee} (MADOKORO) Kumi Juniko #02915

Name of Husband -

^{nee}
 Name of Mother (TAMAKI) Suma (Japan) Name of Father Katsujiro (Japan)

Names of Children under 16 Sumayo Janet (F) 12/9/43

Requested by G. H.

Registered with Custodian
 (Yes or No)

Additional Information Fisherman, Owns boat 1½ lots and 1 house

✓

REAL PROPERTY SUMMARY

File 1428	Tsunekichi YAMADA	Reg. No. 12031
1442	Shigeharu NAKAGAWA	11867
13948	Iwakichi ISOZAKI	Des'd.

Catalogue No. 884.

Address: Storm Bay, Tofino, B. C.

Legal Description: Lot "B" of Lot 115, Clayoquot District, Plan 3590.

Classification: 3 Dwellings, Sheds, etc. Tsunekichi YAMADA (File 1428) owns two 3-room Bungalows situated on each side of the lot and Shigeharu NAKAGAWA (File 1442) owns a 2-storey house in the centre between YAMADA'S two houses.

Registered in the names of: SHIGEHARU NAKAGAWA, IWAKICHI ISOZAKI and TSUNEKICHI YAMADA.

State of Title: Clear.

Title (No. 17067-B) received:

Sold to: JOHN ELLIOTT for \$100.00 Cash.

As at: August 9th, 1945.

Title (No. 159874-I) delivered to new Registered Owner on: May 2nd, 1946.

Net proceeds (\$15.79) released to credit of Joint Account 1428, 1442 & 13948 on:
May 3rd, 1946.

Completed statement to Shigeharu NAKAGAWA sent on: August 13th, 1946.

Chattels: Not involved.

Insurance: Insurance on NAKAGAWA'S house Cancelled (Sept. 1/43).
Insurance on YAMADA'S house Transferred to Purchaser (Mar. 20/46).

Administration: This property is one of 5 (each of approximately 1 acre) constituting the Japanese Fishing Village of Storm Bay, about 1 mile from Tofino. It is an isolated and lonely spot and this fact prevented renting (except for one brief period of 3 months) in spite of an acute shortage of housing accommodation resulting from the building of a large Air Base in the district.

The fact that all evacuee property on the foreshore remained vacant undoubtedly constituted the main factor contributing to the extraordinary amount of breaking-in and vandalism that occurred at Storm Bay. Practically all the

(Over)

FILE NO.	NAME	FILE NO.
11867	NAKAGARA, Saigoharu	1442 ✓

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Queen Insurance Company	<i>Renewed</i> 267090	<i>Pol # 267616 Queen Ins Co.</i> \$300.00	July	28	1943	Lot "D", D.L. 115, Tofino E. Side Government Wagon Rd. B.C.
Queen Insurance Company	<i>Cancelled</i> 267616	<i>Request of Insurance</i> \$300.00	July	28	1944	Lot "D", D.L. 115, Tofino E. Side Government Wagon Rd. B.C.

INSURANCE CANCELLED (Sept. 1/43).

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

15th August, 1946.

McNeil

RGB/P.

LIABILITY SUMMARY

File 1442.

Shigeharu HAKAGAKI.

Reg. No. 11207.

§ 35 E. Punga Company. Statement (Apr. 30/43). Written
off (with all such items of \$1.00 or under).

There are no other claims recorded in this file.

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

26th September, 1946.

M. J. J. J.

10/7.

✓

PERSONAL PROPERTY SUMMARY

File 1442.

Shigeharu NAKAGAWA.

Reg. No. 11867.

This 28-year old Canadian-born Fisherman from Tofino, signed a Custodian "JP" declaration form on the 21st March, 1942. He was evacuated on the 26th March, 1942.

His wife, Kuniko (File 929), signed a Custodian "JP" declaration form on the 31st March, 1942. She was evacuated on the 2nd September, 1942.

Real Property: See Real Property Summary for particulars of Tofino property (Cat. 884) sold (Aug. 9/45) for \$100.00, of which this account's one-third share of net proceeds amounted to \$5.26 (as advised in letter dated Aug. 13/46).

Liabilities: See Liabilities Summary, dated 26th September, 1946, for particulars of claims recorded on file.

Personal Property: The only Chattels disclosed in the file were a few items declared (Mar. 21/42) to be in Hastings Park, which would have gone with owner when evacuated.

Specified Articles: See Fishing Vessels Summary, dated 20th April, 1944, for particulars of F.V. "S. N." sold (May 12/42) through Japanese Fishing Vessels Disposal Committee for \$1,300.00, net proceeds (\$1,282.00) being paid direct to wife, Kuni, File 929.

Bills Receivable: Transportation expenses connected with the delivery of the F.V. "S. N." were recovered from the Government, and credited (Apr. 11/45) to this account in the sum of \$21.75.

Proportionate share of the liquidated assets of the Tofino Japanese Association were credited (July 27/45) to this account in the sum of \$19.64.

Bonds, Shares, etc.: A Victory Bond (\$50.00), declared to be in owner's possession, did not come under the administration of this office.

Bank Accounts: A balance of "about \$250.00" declared to be on deposit with the Royal Bank of Canada, Main and Hastings Sts., Vancouver, was not disturbed by this office.

Life Insurance: Sun Life policy No. 2,165,399 for \$1000.00 remained in owner's possession and did not come under our administration.

Funds: There is a balance of \$46.65 standing at the credit of this account at the present time.

There is no other personal property interest in this file.

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

26th September, 1946. 

RMB/P.

CHATTLE'S SUMMARY

File 1442.

Shigeharu NAKAGAWA.

Reg. No. 11567.

The Chattels declared (Mar. 21/42) by this evacuee, from Tefino, were at Hastings Park at the time he declared them and presumably went with, or followed, him when he was evacuated, to Slocan.

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

26th September, 1946.

M. Bell

MB/P.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: April 20, 1944

Name: NAKAGAWA, Shigeharu

Reg. No. 11867

File: 1442

Boat File No.: JFVDC 572

Name of Vessel: "S.N." 34'x8'x3½' (1938) Vivian 15 BHP

Lic. or Reg. No.: Vancouver 3271

Naval No.: None

Owner's Valuation: \$1,800.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: May 12, 1942

Purchaser: British Columbia Packers Ltd.

Signature on Sales Papers: H. Fukuyama, Att'y for Shigeharu NAKAGAWA

Selling Price: \$1,300.00

Paid to JFVDC ~~or Custodian~~: 1,300.00

Supervision Costs: 18.00

Balance due Owner: 1,282.00

Paid to: Kuni NAKAGAWA, May 14, 1942, as authorized
by H. Fukuyama, Attorney.

Location of Boat at Sale: New Westminster ("S.N. 2424")

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job. 135 - \$233.91 (Paid)
" : B. C. Packers Claim 447- 31.85 (Paid)

Additional Information:

fm

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

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

Ref. No.
From the . Sun Life . . Insurance
Company of Canada
Date of Discovery. . April 1942.

C
O P D
Y K

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. 2,165,399

Life Insured - Name Shigeharu Nakagawa
Born July 5, 1913
Address Box 28, Tofino, B.C.

Owner - if third Name
party insurance - Address -

Beneficiaries - Names Suma Nakagawa
Addresses -
Relationship to
Life Insured Mother

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, 1933

Plan of Policy 20 Yr. endowment

Sum Assured or
Amount of Annuity Can. \$1,000

Premium - Amount Can. \$50.00
How Payable Annually
Due Dates Aug. 1st

Policy Loans (automatic or otherwise) -

Approximate Cash Value, if any, including
dividends, after deducting all policy Can. \$389.98
indebtedness

Nature of Automatic Non-forfeiture Provision Automatic premium loan

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

Special Notes:

1530
13229
1600/1440/T.933
1426/1442/13948
1574

23rd August, 1944

P.E. Malon, 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 to 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. Shears,
Director.

FGS/PMH

Files Nos. 1342, 1442 and 1422 (Rev)

February 1st, 1945

MEMORANDUM TO: MR. L. W. HATHORN
FROM: MR. E. V. WRIGHT
RE: Lot "D" of Lot 115, Claymont
District, File 1422

We have your memo of the 30th ultimo and note that title to the above property stands in the names of Iwahichi IROHARA, Shigeharu IROHARA and Tetsuichi IROHARA; also that Iwahichi IROHARA died about eight years prior to the evacuation of the Japanese.

In the ordinary course we should ask the Official Administrator to take out letters of administration to this party's Estate, but it does not appear that the Custodian should make such a request in this case at the moment.

Revere, Hall and Green visited this area and under date of July 19, 1944, made a report of their inspection. The land is assessed at \$100.00, and the improvements at \$900.00. Mr. Hall tells us that the land may bring the assessed value, but we will be fortunate if we realize \$50.00 or \$100.00 salvage value for the material in the building. Although the parcel contains upwards of an acre of land, there is only about 30 feet frontage and the savings is comprised principally of uncleared wild bush.

There is no demand for this type of property at present and until we find someone who might be interested in purchasing a large block of the waterfront owned by several Japanese, no expense should be incurred.

I return herewith the above numbered files together with a copy of the Excavation Duty Act.

E. V. WRIGHT

EWV/ST
Attach.

RECEIVED
JUN 2 1945
File No. 14-2
Ans. *File*
Referred *File*

The Office of the Custodian
506 Royal Bank Bldg.,
Hastings & Granville St.,
Vancouver, B. C.

Dear Sirs:

Re: File No.....

I note that all assets of the Tofino Japanese Association held by you have been sold and that the net residue now held by you for account of the Association amounts to \$461.36.

Being a member of this Association, in good standing, I hereby approve of the decision of a meeting of members to make a pro rata distribution of the above assets and would ask you to credit my account with \$19.64 in full payment of my share.

Yours truly,

Reg. No. *11867*

*Shigeharu
Nakagawa,
Papuff Farm,
Slocan, B. C.*

A/172
See Below

June 22nd, 1945.

E-31994, Sgt. Elliott, J.,
R.F.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 No. 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 Committee, 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

RGH/O'B

Date... June 27th, 1945.

REAL PROPERTY MEMORANDUM

File No. 1422, 1442 & 17942.

Name... Tsumekichi YAMADA

Shigeharu NAKAGAWA

Iwakichi ISUZAKI (died 27/6/1934)

Re: Catalogue No. 884.

Address: Stone Bay, Tefino, B. C.

Legal Description: Lot D, Sec. 115, Clayoquot Dist., Plan 3590.
(2 dwellings, furniture).

Registration No. 11887...
Dated.

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 17067-B

Whereabouts: Tsumekichi YAMADA.

Registered owner:

Shigeharu NAKAGAWA
Iwakichi ISUZAKI and
Tsumekichi YAMADA

Reg. No. 11887
Dated.
12031

Property:

Lot "D" of Lot 115, CLAYOQUOT DISTRICT, Plan 3590.

B. Charges.

Registered: None.

Vesting: B.F. 50932 (11/5/1943).

Unregistered: No evidence of any.

Taxes: \$24.00 (1945) Provincial } Being paid and Certificate applied for.
\$10.00 (1945) Village }

Water: —

Insurance: \$300.00 expiring 24/6/1946.

Assessed Value: Land: \$100.00

Improvements: \$900.00

Valuation by Appraiser: \$100.00 (Winter)
\$ 90.00 (Summer)

Amount of Bid: \$100.00

Approved by Advisory Committee: June 26th, 1945.

Paid as shown in attached letter: \$100.00 - Aug. 9/45.

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

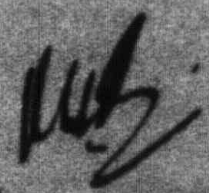
ADMINISTRATION.

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

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

Chattels: Particulars of those stored on the premises.

Named Agent: E. Arncliffe, Tefino, B. C.


E. C. Hall.

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY Shigeharu NAKAGAWAREG. NO. 11867

(1) Nature of Interest:

(a) ~~Deed~~ Certificate of Title ~~registered~~ held by Tsunekichi YAMADA (JP form).(b) ~~Part owner~~ (Share in common)Co-owners Tsunekichi YAMADA (File 1428; Reg. 12031) and Iwakichi ISOZAKI (File 13948; Reg. --- Deceased).(c) Holder of the right to purchase --- Equity \$ ---Vendor ---(d) Holder as Mortgagee --- Equity \$ ---Mortgagor ---(2) Cert. of Title No. 17067-M In the name of Shigeharu NAKAGAWA, Iwakichi ISOZAKI and Tsunekichi YAMADA.(3) Property address Storn Bay, Tofino. Mun. Corp. Village of Tofino.(4) Legal description Lot "D" of Lot 115, CLAYQUOT DISTRICT, Plan 3590.L.R.O. Victoria.(5) Vested in the Custodian 50932. Certificate of Encumbrance 9/12/1943.(6) If Agricultural Lands: Type of Farm ---Acreage ---Crops ---S.S.B. No. ---(7) ASSESSED VALUE: LAND \$ 100.00. IMPROVEMENTS \$ 900.00.(8) Appraised value if any: Land \$ --- Improvements \$ ---\$10.00 (1944) Village.(9) Taxes: Current \$ 13.91 (1944) Province. Arrears \$ ---(10) Water or other rates: Current \$ --- Arrears \$ ---(11) Encumbrance: --- Dated --- Amount \$ --- Matures ---Payments: Prin. \$ --- Due --- Bal. owing \$ ---Int. rate --- Due --- Total owing \$ --- (R.2.)(12) Judgments or other charges ---(13) Leased or rented to --- Amount \$ ---All or part --- Chattels included ---Terms ---Total owing \$ ---(14) Insurance: Agent British Consolidated Ltd. Company Queen Insurance Company.Pol. No. 267629 Amount \$ 300.00. Premium \$ 6.75. Exp. date 24/6/1945.(15) If liquidated: Amt. realized \$ --- Cash \$ --- Outstanding \$ ---(16) Agent Wilfred Armitage, Tofino, B. C.Dated this 31st day of December, A.D. 1943.Rec'd. by Accounting Dept. ---Compiled by: ---

A.D. 1943

January 14th, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 13229, 13948, 1442 & 1428.

NAMES: Ine MADOKORO, Yoshio MADOKORO, Michiharu MADOKORO, Hirochi MADOKORO, Yasuko MADOKORO (now Mrs. Kinjiro SEKO), Shigeharu NAKAGAWA, Tsunekichi YAMADA, and, Widow and Two children (In Japan, whose names are unknown) of Iwakichi ISOZAKI, deceased.

CATALOGUE NOS: 882 and 884

RE: Storm Bay, Tofino, B. C.
3 Dwellings, furniture.

CERTIFICATES OF ENCUMBRANCE:

Description of Properties: Lot "B" of Lot 115, Clayoquot District, Plan 3590. (1)
AND
Lot "D" of Lot 115, Clayoquot District, Plan 3590. (2)

Encumbrances: None

Taxes: (1) Taxes for 1945 - \$20.40 paid in full. No arrears.
(2) Taxes for 1945 - \$34.00 paid in full. No arrears.

Vested: (1) No. 54182.
(2) Nos. 50932 and 54263.

VALUATIONS BY APPRAISERS:

(1) \$100.00
(2) \$100.00 (Winter)
\$ 90.00 (Bond)

AMOUNT OF BID:

(1) \$100.00
(2) \$100.00

APPROVED BY ADVISORY COMMITTEE:

June 26th, 1945.

AMOUNT RECEIVED BY CUSTODIAN:

(1) \$100.00.
(2) \$100.00.

NAME OF PURCHASER:

John Elliott.

Prepared by:.....*[Signature]*.....

Approved by:.....*[Signature]*.....

IM:JS

2014/11/10 ✓
File Nos. 13229, 13230, 1412
and 1413.
Catalogue Nos. 222 & 221.

March 23rd, 1946.

MEMORANDUM

To: Mr. George Peters

From: Mr. E. A. Cross

Konosu KAKIMOTO
Toshio ISHIZAKI
Shigeharu KAKIMOTO
Toshio KAKIMOTO
Lots "P" and "Q", S.L. 115, Glasgow?
District, Plan 122.

With reference to the above properties which were recorded in the
Victoria Land Registry Office, March 4th, 1946, we attach herewith
the following documents in connection therewith.

1. Copy of application number 159672-1, dated February 9th, 1946,
registering Lot "P" in the name of the Custodian (Transmission).
2. Copy of application number 159673-1, dated February 9th, 1946,
registering Lot "Q" in the name of the Custodian (Transmission).
3. Copy of application number 159674-1, dated February 9th, 1946,
registering Lots "P" and "Q" in the name of John Elliott (Deed).
4. Duplicate of Transmission dated January 21st, 1946 - Lot "P".
5. Duplicate of Transmission dated January 21st, 1946 - Lot "Q".
6. Duplicate of Deed dated January 21st, 1946 - Secretary of State
to John Elliott, covering Lots "P" and "Q".
7. Certificate of Indefeasible Title number 159674-1, dated March
6th, 1946, covering the above lots in the name of John Elliott.

Edh:JS
2/12/46

Edh:JS

Catalogue No. 584
Files Nos. 1428, 1442, 13948
Storn Bay, Tofino, B. C.
D/115/Clayoquot Dist./3590

March 22, 1946.

JOHN ELLIOTT
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 9, 1945)

	DEBIT	CREDIT
Purchase price	\$100.00	
Cheques received		\$100.00
Registration fees on deed - \$100.00	4.20	
Insurance premium \$5.25 (Rt. 24/6/46) - unearned portion	4.59	
Purchaser's proportion of taxes for 1945 paid - 145/365 x \$34.00	13.51	
Balance owing by purchaser		22.30
	<u>\$122.30</u>	<u>\$122.30</u>

BALANCE OWING BY PURCHASER \$22.30

1442

PARTICULARS OF THE 5 PARCELS OF LAND LOCATED AT STONE BAY (TOPIA) SOLD
COLLECTIVELY AS LOTS "A", "B", "C", "D" AND "E" OF LOT 115, CLYDEBANK
DISTRICT, PLAN 3070.

Lot	Sub.	File	Registered Owner		Sold for	Net Proceeds From Purchase
"A"	001	1330	Kazuo HIRAI	Reg. #11971	\$100.00	\$ 43.11
"B"	002	1329	Kazuo HIRAI	(Deceased)	\$100.00	\$ 53.51
"C"	003	1410	Hiroko HIRAI	Reg. #12034	\$300.00	\$345.94
		1,933	Hiroko HIRAI	(In Japan)		
		1,933	Yoshiko HIRAI	(In Japan)		
		1600	Koichi HIRAI	Reg. #11864		
"D"	004	1426	Tsunekichi YAMADA	Reg. #12031	\$100.00	\$ 2.96 IN.
		1442	Shigeharu HIRAI	Reg. #11867		
		13948	Isakichi ISUZAKI	(Deceased)		
"E"	005	1374	Kojiro IZUMI	Reg. #11860	\$100.00	\$ 53.09
					<u>\$700.00</u>	

"C" (003) Marikita owned rented house.

"D" (004) Yamada owned 2 houses, HIRAI 1, Isuzaki none.

15th MAY, 1946.

W.B.

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

STATEMENT OF ALL RECEIPTS FROM 1941 TO 1944 (SEE PAGE 10)

1941

Aug. 9	Certificate of Remembrance	\$ 1.00	
Oct. 27	Valuation fee (House)	\$ 5.00	
Nov. 17	Advertising fee	\$ 4.00	

1942

Jan. 27	Valuation fee (House)	\$ 7.50	
Feb. 12	Death Certificate	\$ 1.00	
June 27	Insurance	\$ 5.25	
Aug. 11	Taxes (Provincial)	\$ 25.51	
Aug. 11	Taxes (Village)	\$ 13.00	
Nov. 20	Certificate of Remembrance	\$ 1.00	
Dec. 5	Transferred from 1941 (see explanation below)	\$ 77.57	\$ 15.00

1943

Jan. 12	Certificate of Remembrance	\$ 1.00	
Feb. 8	Registration fee	\$ 4.95	
Feb. 26	Registration fee (additional)	\$.45	
March 30	Sale price		\$100.00
May 1	Closing adjustments		\$ 28.30
Disturbance and Receipts by:			\$ 37.30
			\$ 3.95
		\$140.26	\$140.26

E. & O. E.
15th MAY, 1944.

[Signature]

END

END

Oct. 14/43	Rest (June/July/Aug.) @ \$5.00		\$15.00
" " "	Agent's Commission @ \$1.00	\$ 1.00	
" " "	Fire Insurance premium	\$ 6.75	
Jan. 9/43	Taxes (1943)	\$14.30	
July 5/43	Fire Insurance premium	\$ 6.75	
July 18/44	Fire Insurance premium	\$ 6.75	
		\$77.57	\$15.00

STATEMENT RE SALE OF:

Catalogue No: 884

Street Address: Storm Bay,

Legal Description: Tofino, B. C.

B/115/3590

Name:

YAMADA, Tsunekichi
NAKAGAWA, Shigeharu
ISOZAKI, Isakichi-deo'd

File No:

1428, 1442, 13948

Reg. No:

12031, 11867

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

Sale Price

\$ 100.00

Real Estate Agents Commission

3

Charge for Valuation

12.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

1.20

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance

4.59

Taxes

13.51

Water

17.70

\$ 118.10

Net Proceeds credited to your ^{Joint} account

100.40

Date:..... August 5th, 1946.....

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

1442.

Mailed - Sept. 30/46

September 26th, 1946.

REGISTERED MAIL.

Mr. Shigeharu NAKAGAWA,
Registration No. 11867,
Tionaga, Ontario.

Dear Sir:

We are in receipt of your letter of the 16th instant asking for the remittance of the balance of your account.

This request has necessitated a review of your file and we give below 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 these policies in as careful and fair a manner as possible.

Real Property: The Real Property (Cat. 884) declared by you, as one of the three registered owners, formed part of the collective sale of all the properties situated in Stern Bay (Tofino). A complete statement of this transaction was sent you on the 13th August, at which time the net residue accruing to you (\$5.26) was transferred from the Joint Account in which the property was held, to your Personal Account.

Personal Property: Our records show the chattels declared by you to have been at Hastings Park, Vancouver, at the time of your declaration, thus being under your control and administration.

Specified Articles: Your Fishing Vessel, the "S. N." was sold (May 12/42) for \$1,300.00 by the Japanese Fishing Vessels Disposal Committee, who dealt with the net proceeds.

Bills Receivable: Transportation expenses connected with the delivery of your Fishing Vessel, the "S. N.", were recovered from the Government and credited (Apr. 11/45) to your account in the sum of \$21.75.

Your proportionate share (\$19.64) of the liquidated assets of the Tofino Japanese Association were credited to your account on the 27th July, 1945.

Bonds, Shares, etc.: A Victory Bond (\$50.00) declared by you remained in your possession and did not come under our administration.

Life Insurance: A Sun Life policy for \$1000.00 declared by you remained in your possession and did not come under our administration.

(Over)

Mr. Shigeharu NAKAGAWA.

Page 2.

September 26th, 1946.

Bank Accounts: A balance of "about \$250.00" declared by you to be in an account with the Royal Bank of Canada, Vancouver, remained under your control and did not come under our administration.

Funds: There is a balance of \$46.65 standing at the credit of your account at the present time and in compliance with your request, referred to at the beginning of this letter, we are enclosing our cheque in your favour for this amount. This payment will leave no balance in your account, which will therefore be closed.

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

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 2.