

1540

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: NAGAMATSU, NoboruHOME ADDRESS: Box 88, Pitt Meadows, B. C.REGISTRATION NUMBER 14145 SEX: Male AGE: 23OCCUPATION: Farmer

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

EMPLOYER: father, Goichiro Nagamatsu.MARRIED? noNAME OF WIFE OR HUSBAND: noneADDRESS OF WIFE OR HUSBAND: noneNAMES OF ANY LIVING CHILDREN: noneADDRESS OF CHILDREN: noneAGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Lot 8, Section 36, Block 6, North Range 1 East, Map 928 in the District of New Westminster, B. C.
Certificate of Title, 141412-E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 storey frame house.3. INSURANCE (Give particulars; state where policies are) none4. TAXES (Amount and where payable) \$5.70 per year. 1941 taxes paid to the Corporation of the District of Pitt Meadows, B. C.

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

none6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries and peas.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 3 storey frame house at 2291 E Ford Road, Pitt Meadows, B. C.
2. LANDLORD'S NAME AND ADDRESS: Mr Mother, Tsuruya Nagamatsu, 2291 Ford Road, Pitt Meadows, B. C.
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: Personal effects at 2291 Ford Road, Pitt Meadows, B. C.
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 none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life, \$1,000.00. Policy No. 2122101. Premium
~~\$40.35~~ \$40.35. Beneficiary, father, Goichiro Nagamatsu. Sun Life,
\$1,000.00. No. 2077509. Premium \$40.35. Policies paid to date.
10. INTEREST IN ANY ESTATES OR TRUSTS: Beneficiary, Goichiro Nagamatsu. Policies
in declarer's possession.

none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: none

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 28th day of March 1942

(Signature)

Goichiro Nagamatsu

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Feb. 1/1943

Our File No. 1540

Full Name NAGAMATSU, Noboru
(Surname in Block Letters)

Registration No. 14145

^V
Male - Female
(Check)

Age Mar. 15/1919

Former Address Box 88 Pitt Meadows, B.C. 71 Paisley N.,
Heating Park, Vancouver, B.C. Hamilton, Ont.

Date Evacuated June /42 Naturalized - ^V Canadian-Born - National
(Check)

Present Address Taft Camp, B.C.

^V
Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (MATSUMURA) Tsuruye #14214 Name of Father Goichiro #14594

Names of Children under 16 _____

Requested by _____

Registered with Custodian yes
(Yes or No)

Additional Information Millhand. 2 acres.

FIRE INSURANCE SUMMARY

File No. 1540

19th October, 1945.

Re: KAGAMATSU, Noboru - Reg. No. 14145

The file reveals that no fire insurance was carried on the buildings of the above's property and no fire insurance interest is revealed.

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

October 19th, 1945
WEA:KH

W. H. ...

Extract from letter, dated December 6, 1943, from
Crux & McMaster

File No. 1540 ✓

Name: Noboru NAGAMATSU

Registration No. 14145

Property Description: Lot 8 of S. por. of Sec. 36,
Blk. 6 N, R. 1 E. Tp. 19 NWD,
Map 928.
Municipality of Pitt Meadows.

As instructed in Mr. Crux's letter of December 6, 1943, the
above property has been deleted from the sale to the Director,
Veterans' Land Act, because of previous sale.

lsh

REAL PROPERTY SUMMARY

File No. 1540

JAPANESE NAME: Noburo NAGAMATSU -- Reg. No. 14145

CATALOGUE NO.: Private sale by H. Menzies.

PROPERTY ADDRESS: 2291 Ford Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Lot 8 of Sec. 36, Blk. 6N, R.1E., Map 928, Municipality of Pitt Meadows, District of New Westminster.

TITLE: In name of Noburo NAGAMATSU.

ENCUMBRANCE: Vesting in the Custodian 22nd September 1942 as No. 24690. No other known.

ASSESSED VALUE: 1942 2.01 acres.
Land \$300.00
Improvements \$600.00, Total \$900.00, Taxes \$9.45.

CLASSIFICATION: Berry and Vegetable farm with dwelling. No report by a representative of Custodian on file. On J.P form owner declared a three storey frame house on property; also crop of strawberries and peas, of unspecified acreage.

HISTORY OF ADMINISTRATION: Administered by H. Menzies, Haney, B. C.

SOLD: Early in February 1943 H. Menzies negotiated a sale of the property on behalf of NAGAMATSU. Conveyance was made through Tsuruye Nagamatsu who held a Power of Attorney. The consideration was \$1300.00 net. Purchasers were Edwin and Elina HUUHA. THIS SALE WAS MADE WITH THE KNOWLEDGE & CONSENT OF THE CUSTODIAN

FUNDS: The consideration in the sale, \$1300.00 was transmitted to the Custodian and released to the credit of Tsuruye Nagamatsu (File #1428) 148v on March 9th, 1943.

TITLE: Conveyed by Menzies, the Custodian vacating the Vesting above March 9th, 1943.

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

October 19th, 1945
WEA:EH

W.E. Haney
.....

PERSONAL PROPERTY SUMMARY

File No. 1540

19th October, 1945

Re: NAGAMATSU, Noboru - Reg.No.14145

ACCOUNTS RECEIVABLE: Refund of B. C. Electric Security Deposit of \$1.92 received and credited to the account on August 6th, 1945.

CHATELS: The above Japanese declares that his personal effects were left at 2291 Ford Rd., Pitt Meadows, B. C. This is his mother's property and as identification of effects was not made certain liquidation is being handled under the mother's file #1482. The mother handled the sale of the above's property and received the proceeds from same under a Power of Attorney given by the above.

LIFE INSURANCE: The above Japanese declares two Sun Life Insurance policies both for \$1,000.00 each. These policies were not brought under control or administered in any way by the Custodian.

This file reveals no other Personal Property Interest.

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

October 19th, 1945
WEA:EH

W.E. Hanson

LIABILITY SUMMARY

File No. 1540

19th October, 1945

Re: NAGAMATSU, Noboru - Reg. No. 14145

The above Japanese declared no liabilities
to the Custodian and none appear on the file against him.

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

October 19th, 1945
WBA:EH

W. H. ...

JF61

file his phase

5th August, 1943.

MEMO - MR. SHEARS.

re: Offer of Purchase - Soldier
Settlement of Canada.

Municipality of Pitt Meadows.

Owner: NAGAMATSU, N. - File No. 1540.

Property Description: Lot 8, Sec. 36, Block 6, Map 928.

I have to advise that the above property, included
in the offer of purchase, was sold March 9th, 1943.

27

RDR:GF

Sold for cash \$1300.00 and credited to
File 1482. NAGAMATSU, Mrs Goichiro
(Isuriji) A. G. Y.

1482
1540

9th March, 1943.

Mrs. TSUTSUMI HAGAMATSU,
Registration No. 14214,
New Denver, B.C.

Dear Madam:

Mr. Hal Menzies came to this office today and brought us Indenture dated February 27th, 1943, covering sale made under your instructions and under authority granted to you by Power of Attorney from Robert Hagamatsu, to Edwin and Elina Isaacs, of land described as Lot 8 of Subdivision 36, Block 6 North, Range 1 East, Map 928, for the sum of \$1,400.00.

At the same time Mr. Menzies left with us a cheque for \$1,300.00, he retaining as arranged by him with you the sum of \$100.00 to cover his fees and services. This sum of \$1,300.00 has been credited in your trust account with us.

The Custodian's Office has arranged, on your behalf and on behalf of Robert Hagamatsu, as well as on behalf of Mr. Hal Menzies and the buyers, to lift or cancel the Custodian's Vesting Certificate on the property in question to facilitate registration of the deed. Additionally we have aided Mr. Menzies in this connection. However, the title cannot be properly conveyed without the production of duplicate Certificate of Title No. 141412-E, which please send to us immediately by return mail. Our records show that when Mr. Robert Hagamatsu registered his assets with the Custodian on March 25th, 1942, he declared to us that he was holding the relative Certificate of Title, and we were subsequently advised on April 7th, 1942, that the Certificate of Title had been delivered by the Registrar at New Westminster to Robert Hagamatsu on September 15th, 1941.

We take this opportunity of acknowledging receipt of and thanking you for your letter to us dated March 1st in connection with sale of the property in question, and

while we would like to comply with your request for funds, please note that we cannot at this time forward to you any portion or the whole of the \$1,350.00 in question until we receive either from you or from your son the Certificate of Title mentioned above, and until when Mr. Hal Menzies is unable to complete his task of conveying title to Mr. and Mrs. Hunke.

Yours truly,

R. P. Alexander,
Manager.

WPA:OP

cc: Mr. H. Menzies.

1482
1540✓

9th March, 1943.

Mr. Hal Menzies,
Haney, B.C.

Dear Sir:

re: Noboru NAGAMATSU and
Tsurue (Mrs. Goichiro) NAGAMATSU.

Thank you very much for your visit to this office on March 9th in connection with the sale made by you to Edwin and Elina Huuha on behalf of Noboru Nagamatsu and Mrs. Tsurue Nagamatsu of property known as Lot 3 of Subdivision 36, Block 6 North, Range 1 East, Map 928.

Attached please find our receipt No. 399 for \$1,300.00 covering cheque for the same amount which you left with us, together with Indenture in duplicate dated February 27th, Application for Registration of Fee-simple prepared by you, original Power of Attorney dated April 1st, 1942, from Noboru Nagamatsu to Tsurue Nagamatsu, and statement dated March 5th, 1943, from the Corporation of Pitt Meadows to the effect that there are no arrears of taxes on the property in question.

You will also find attached original of letter dated March 9th addressed by this office to the Land Registry Office in New Westminster regarding the Custodian's Vesting Certificate on the property mentioned above, together with copy made in this office of P.C. Order in Council No. 469 dated January 19th, 1943.

Please find attached also a copy of our letter addressed to Mrs. Nagamatsu, asking her to forward to us duplicate Certificate of Title No. 141412-E. As soon as we receive the relative duplicate Certificate of Title we shall be happy to forward it to you, in order that you may complete your task of conveying title to the purchasers.

Yours truly,

R. P. Alexander,
Manager,

RPA:GF
REGISTERED.

CONFIRMATION OF OWNERSHIP

Name of Registrant: NAGAMATSU, Noboru

Former Address:

Legal Description of Land: Municipality of Pitt Meadows.

Lot 8 of Section 36, Block 6, North Range 1, East, Map 928, District of New
Westminster.

Title in name of: Noboru NAGAMATSU
Pitt Meadow, B. C.

Encumbrances: None
No Judgments

Confirmed by Land Registry Search: September 11th, 1942.

C. of T. 141412-E Dated February 6th, 1941.

In possession of: Owner.

September 14th, 1942.

Saul Macpherson

File No. 1540

Police Registration No. 14145

Required - Vesting Certificate covering the above described
property.

Approved:

BB Alexander

Registered as No.

HAL MENZIES
REAL ESTATE AND INSURANCE
HANEY, B.C.

November 11, 1943.

Soldier Settlement Board,
Vancouver, B.C.

Dear Sirs:

Re: Noboru Nagamatsu, Lot 8 of S. por. of Sec.
36, Blk. 6N, R. 1E, Tp. 9, N.W.D., Map
928, Pitt Meadows Municipality.

The above property was sold through this
office to Edwin and Elina Huuha for \$1400.00 cash,
on February 27th. The sale was approved by the
Custodians Office, and registered in March 27th, 1943,
under Title No. 158093-E. The sale of this property
had been authorized by Noboru Nagamatsu before
evacuation.

I trust this is the information you require.

HM:SP

Yours truly,

"Hal Menzies"

Cust. File 1540

BRIEF TO COUNSEL

Appraiser: D. Dodding

Private Sale by Japanese Owner

Vancouver, B.C.
Oct 14, 1948.

Noboru NAGAMATSU J.L.427

Record of Sale

A search of records in the Land Registry Office at New Westminster shows as follows:-

Deed of Land dated Feb. 7, 1943 - Noboru Nagamatsu to Edwin Huuha and Elsie Huuha, price \$1400.00.

Title issued No. 158093 Feb. 27, 1943.

The purchaser finished the house and resold the property in 1945 for \$4250.00, as shown by records:-

Deed of Land - Dated April 23, 1945. Edwin and Elsie Huuha to Engertal Engene and Maria Engene - price \$4200.00

Title issued No. 186544-E

It is pointed out that this was a 1943 sale, not a 1942 sale as suggested in the Custodians list of 69 properties withdrawn from V.L.A.

I suggest that the original purchase was made with speculative intent and the price paid was not an indication of the actual value of the property.

Basis of Appraisal

Land values in the Pitt Meadows area were based on information obtained from members of the Soldier Settlement Staff who had been appraising lands in the Fraser Valley for over 10 years, and from Department records.

Of properties appraised and sold by Public tender an average shows \$50.00 per acre for cleared farm land and \$20.00 per acre for bush land that would be arable if cleared.

Land

The Nagamatsu property was given a value of \$75.00 per acre, or \$25.00 per acre above the district average, because of its proximity to the village of Pitt Meadows.

Buildings

The house had been started the previous year but was still in the process of construction.

There was the walls of a concrete basement, the balance of the building was a shell of studding with shiplap sheathing on the outside, and

Claim of Noboru Nagamatsu-Cust. File 1540

one or two rooms shiplapped inside; this sheathing was attached horizontally to the studs which is not standard practice. In fact the whole of this building was a good example of amateur construction and a good deal of second hand lumber was being put into the building.

It was largely for this reason that I cut its value from \$900. to \$400.00 as its value to the property. In my opinion it was a question of correcting the weakness in this building to make a stable structure out of it. I am inclined to the opinion that the purchaser covered it up with drop siding then sold it.

Basis of Value

26x28x24 average height - 17,472 cu. ft. at 5¢ - \$873.60 given
Value to property cut \$500. because of weak structure
2.01 acres of cleared land at \$75.00
Total appraised value

\$900.00
400.00
150.75
\$550.75

Particulars of Sale

Mr. E. Huuha was interviewed on Oct. 15 at his home on 23rd. Ave., Haney.

The history of this sale as told me by the purchaser is as follows:

Huuha and his wife sold a home on the Power Line Road in 1942; as he was employed at the Hammond Cedar Mills, in Hammond. They could only rent a two roomed shack to live in and this was so cold that they sought a property to purchase and were directed to the Nagamatsu property which was for sale and they could get immediate possession.

They offered, through Mr. Hal Manziess of Haney, \$1200.00. The owner declined, and asked \$1400.00 cash, Mr. Huuha stated that as they had to have a house right away he agreed to pay the \$1400.00.

This was verified by Mr. Menziess, who also stated that he got \$100.00 out of this, which left \$1300.00 net to the owner.

Mr. Huuha further stated that he put \$1000.00 on the house, contrasting the outside finish and doing the inside finishing work himself in his spare time; when he had it finished he sold it to the present owner.

W. D. Dodding
Appraiser

Vancouver, B.C.
November 27, 1948.

BRIEF TO CROWN COUNSEL

SUPPLEMENTARY TO BRIEF OF OCTOBER 14th, 1948

Private Japanese Sale

N. NAGAMATSU - J.L. 427

Attached is Comparable Sales Form, in triplicate.

The following are particulars of documents examined by me at the Land Registry Office in New Westminster in connection with the comparable sales.

COMPARISON NO. 1

Deed of Land dated February 1st, 1941.

Executors of Estate of Frank Vicars Harris

to

Frank Caws and Marion Caws.

Consideration of \$1100.00.

Applicated to Register dated March 4, 1941. Declared Value \$1100.00.

Title Issued - No. 141946-E.

COMPARISON NO. 2

Deed of Land dated May 22, 1942.

Elizabeth Smith

to

Clement Cecil Carter, Mary Ann Carter and Ruth Hudson

Consideration of \$700.00.

Application to Register dated May 28, 1942. Declared Value \$700.00.

Title Issued - No. 151032-E.

Photo of Carter house attached.

Note:

In Brief of October 14th, the last word of the third to last line should read "contracting" not "contrasting".


D. Dodding,
Appraiser.

1540

23rd October, 1945.

REGISTERED

Mr. Noboru HAKAMATSU,
Registration No. 14145,
Taft Camp, B.C.

Dear Sir:

Your file has come under review and we now take this opportunity of giving you a brief summary of our administration of your affairs.

When registering with the Custodian you declared yourself to be the owner of real property in Pitt Meadows, and as you apparently had made your own arrangements regarding it, no revenue accrued to your account at this office.

In February, 1943, your mother to whom you had given a Power of Attorney, negotiated with Mr. Mensies of Hancy, regarding the sale of the property, and after considerable negotiation it was sold for the net sum of \$1300.00. These funds were received at this office and credited to your mother's account, and have been fully remitted to her, as your Attorney.

The personal effects declared by you as being left at your mother's property were not itemised, but articles taken from your mother's house will be sold in the near future, in accordance with the Canadian Government's policy of liquidation. Because of the difficulty in identifying which goods are yours and which are your mother's, the proceeds from the sale of these will be credited to your mother's account, and whatever adjustment is necessary will have to be made between yourselves.

A refund of your B.C. Electric Security Deposit amounting to \$1.92 was received by this office and credited to your account, and we have attached hereto a cheque in that amount, it being your total credit at this office.

Two Sun Life Insurance policies of which you declared yourself to be the holder, were not brought under control by the Custodian.

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

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Enclosures (3)