

1542.

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: MAKAGAWA, KumakichiHOME ADDRESS: 8741 Selkirk St., Vancouver, B.C.REGISTRATION NUMBER 01688 SEX: Male AGE: 71 yearsOCCUPATION: 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: NoneMARRIED? WidowerNAME OF WIFE OR HUSBAND: Deceased

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: Kane (P) (Mrs. Nishiyama); Naha (P) (Mrs. Seto);Tamiye (P) (Mrs. Hikida); Suze (P) (Mrs. Ono); Kikue (P); Aya (P); Kazuo (M)ADDRESS OF CHILDREN: Kane, Kikue, Aya, Kazuo at 8741 Selkirk St., Vancouver, B.C.Naha - Red Gap, B.C. Tamiye - 871 8th Ave, Vancouver. Suze - Richard St., Vancouver.AGE OF CHILDREN Kane-53, Naha-32, Tamiye-30, Suze-28, Kikue-24, Aya-22, Kazuo-19

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

1. LOCATION AND DESCRIPTION:

TITLE NO.	LOT	BLOCK	D.L.
a. 41927-K	4	8	318 New Westminster, B.C. Plan 1749
b. 66940-L	5	8	318 New Westminster, B.C. Plan 1749

→ in son name Kazuo Makagawa file 3056.

2. BUILDINGS AND OTHER IMPROVEMENTS:

a. 2-storey-nine-room-dwelling. two 1½ & 1 storey frame building valued at \$1800b. 2-storey-nine-roomed-frame-dwelling. 2 Sheds, one containing fish
nets, valued at \$400.3. INSURANCE (Give particulars; state where policies are) Policy with North AmericanRire Insurance Company- No. 63678 (Wilson Insurance Agencies, Vancouver, B.C.)Insured for \$1,000 @ 2%; Premium \$7.00; from July 12th, 1940 to July 12th, 1943.4. TAXES (Amount and where payable) \$53 paid to the City Hall of Vancouver, B.C. 1943.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Married sister and family living in one house; two Hindu's payingmonthly rental of \$5.00 occupy that house

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of self.

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

9. IF FARM LAND STATE CROPS SOWN 2 Cherry trees, one apple tree,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: None

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 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:

In the two houses living room furniture- five beds, bedroom furniture, one kitchen stove, two heaters, one bathtub, one organ, two sewing (pedal) machines, garden tools, carpenters tools, fishing net in wood shed, (fishing boat taken

over by Government)

S. sold by auction 8/3/46 Vancouver 526

(see extract)

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

One cat.

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)

Victory Bond \$20.00 June 18th, 1941 - Series K-4 #2515111 ; Two war savings
Certificates @ \$5.00 each #A 5620028, A 5122408 held by self.

8. BANK ACCOUNTS: About \$250.00 in Royal Bank of Canada, Marpole Branch,
Vancouver, B.C.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

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

Dated this 18th day of March 1942.

(Signature)

Kumabichu

W. H. Norman
Witness

Nakagawa

FOR DEPARTMENTAL USE

1542
INFORMATION FROM R.C.M.P.

Date May 11, 1943

Our File No. 1542

Full Name NAKAGAWA, Kumakichi (Mr.)
(Surname in Block Letters)

Registration No. 01688

Male - Female
(check)

Age August 25, 1871

Former Address 8741 Selkirk Street, Vancouver, B. C.

Date Evacuated June 22nd, 1942 Naturalized - Canadian-Born - National
(check)

Present Address 241 Carlton Street, Toronto, Ontario.

(widower)
Married - Single
(check)

Name of Wife (Nee' UYEDA) Miki - Deceased

Name of Husband

Name of Father

Name of Mother

Names of Children under 16

Requested by J. Spratt

Registered with Custodian Yes
(Yes or No)

Additional Information Fisherman. Owner of house and property at above address.

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY NAKAGAWA, KinbeiREG. NO. 01688

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by owner

(b) Part owner (joint or in common)

Co-owners

(c) Holder of the right to purchase

Equity \$

Vendor

(d) Holder as Mortgagee

Equity \$

Mortgagor

(2) Cert. of Title No. 41924K In the name of owner(3) Property address 8741-10th StMun City of Van.(4) Legal description Lot 4, Block 8, D. 4, 318, 1stN.W.D. Plan 1749L.R.O. Vancouver(5) Vested in the Custodian No Certificate of Encumbrance

(6) If Agricultural Lands: Type of Farm

Acreage

Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ 685.00IMPROVEMENTS \$ 1000.00

(8) Appraised value if any: Land \$

Improvements \$ delapidated house & Bldg

(9) Taxes: Current \$

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 \$ 50 Monthly

All or part

Chattels included

Terms

Total owing \$

(14) Insurance: Agent

Company

Pol. No.

Amount \$

Premium \$

Exp. date

(15) If liquidated: Amt. realized \$

Cash \$

Outstanding \$

(16) Agent

Dated this

day of

A.D. 1943.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.

Agent
Office

Cordell

Webb

Catalogue Nos. 240 & 246
File Nos. 1542 & 3056
8700 & 8741 Selkirk Street
Vancouver/445/8/318

Receipt of Certificate of Title No. 114997-L is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of The North Empire Fire Insurance Company policy No. 68027 which has been assigned to us.

Dated at Vancouver, B. C., this 14th day of February 1945.

Gibson

Catalogue Nos. 240 & 246
File Nos. 1542 & 3056

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

Dear Sirs:-

Re: 8741 Selkirk St. Vancouver

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

J. H. H. H. H.

MEMORANDUM

November 18th, 1944.

TO: Mr. Green
FROM: Administration Department

Re: Kunakichi NAKAGAWA - #01688
8741 Selkirk St., Vancouver.
- CHATTELS -

Further to our memorandum of November 16th, before finally writing Nakagawa on the question of chattels in reply to his letter of November 3rd, 1944 we took the opportunity of telephoning Mrs. Donaldson to obtain her confirmation of what she had previously advised us, namely, that the chattels that were left were of practically no value. She advised that she had not been over the premises for some time but was under the impression that the following chattels were still there:

- 1 - Dresser
- 2 or 3 - Old Beds
- 1 - Organ
- 2 - Old Stoves.

*3 Maudie
1 E. Mrs. 20/23
2 Maudie*

She further confirmed that the fishing nets were sold by Nakagawa and the two sewing machines were taken away by the family, and that they sold one good bed and mattress and one dresser in good condition.

Mrs. Donaldson informed us that the Nakagawas left in her care the following:

- 1 - Trunk of Books
- 1 - Clock
- 1 - Mandolin

Would suggest these are left with her in the meantime.

In view of the above and in line with our conversation with Mr. Green this morning, perhaps after all it would be as well if you arranged for a call to be made at these premises for a final check-up.

We will not write to Nakagawa in the meantime.

Should you wish to contact Mrs. Donaldson, who lives across the road, her address is as follows:

Mrs. J. Donaldson,
8742 Hudson Street.
Phone: La. 0522-M.

P. Douet.

PD/ER

MEMORANDUM

November 16th, 1944.

TO: Mr. Green, Protection Department

FROM: Administration Department.

Re: NAKAGAWA, Kasuo - 8700 Blk. Selkirk St., Vancouver - File 3056-Vacant Land
NAKAGAWA, Kumakichi - 8741 Selkirk St., Vancouver - File 1542

- CHATTELS -

With relation to chattels, we are only concerned with File No. 1542.

In his "JP" Form dated March 18th, 1942, Kumakichi NAKAGAWA (File 1542) declared the followings:

5 - beds	2 - sewing machines (pedal)
Bedroom Furniture	Garden Tools
1 - kitchen stove	Carpenter Tools
2 - heaters	Fishing net in wood shed
1 - bathtub	Fishing Boat taken over by Government.
1 - organ	

Mr. J. D. Mather who inspected and reported on this property on June 10th, 1942 advised that personal effects were correct with the exception of the following-

1 - bathtub	2 - sewing machines (removed by owner)
Fishing Nets (he was informed these had been sold by Nakagawa)	

He reported that the furniture and tools remaining were of little value. This was again confirmed by Pemberton on Sept. 21st, 1942, when they inspected the property on our behalf. They stated that the furniture in the house was of very little value and they did not believe it was worthwhile removing same to storage.

On Sept. 26, 1942 Mr. Spain wrote to Nakagawa as follows:

"We are informed that you sold or otherwise disposed of your chattels and for the purpose of our records please confirm this fact by signing and returning to us the enclosed copy of this letter."

No reply was received from Nakagawa.

We would here explain that it was impossible for us to get any agent to look after this property in view of its dilapidated state. It has been rented all along to two or three families of Hindus. A Mrs. Donaldson who knew the evacuees has been collecting rents and forwarding same to us. She also has confirmed that the chattels are of no value. Two of the Hindus who live at the premises have purchased the property recently and state they would not do anything about the odd bits of furniture left so we must assume that they have no value and that there are no chattels on the premises with which we are concerned.

PD/ER

*I agree with the above & consider
this file calls for no further action
in so far as chattels are concerned*

P. Douet.

CHATELS SUMMARY

Kumakichi NAKAGAWA

Reg. #01688

File No. 1542.

No agent could be found to take over this property on account of its poor condition and we agreed that a neighbour of the Evacuees, a Mrs. J. Donaldson, should continue to look after the premises, the Evacuees having already appointed her to do so.

The premises were occupied by Hindus and due to the frequent changes of tenancy it was quite impossible to keep track of the chattels. In the circumstances we were fortunate to be able to save anything for auction and in any event the goods were mostly junk and fetched very little at auction.

* A number of chattels
were declared by
the Japanese
to be of no value
March 19/42.
J.R.

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

P. Doust
P. Doust.

PD/ER
January 3rd, 1946.

File No. 1542

Kusakichi NAKAGAWA

Reg. No. 01688

Date Declared: March 18, 1942

Date Evacuated: June 22, 1942

Date Inventoried: J.D. Mather report
of June 10/42 confirms inventory
in JP Declaration form

<u>Declared</u>	<u>Inventory</u>	<u>Shipped</u>	<u>Auction</u>	<u>Unsold</u>	<u>Other Disposition</u>
5 beds	-	-	Nov. 23/44 (1)	-	4 unaccounted for.
bedroom furniture	-	-	Mar. 8/45 *	-	
1 kitchen stove	-	-	-	-	Sold to tenant Feb. 24, 1945.
2 heaters	-	-	-	-	
1 bath tub	-	-	-	-	J.D. Mather reports no bathtub unless outside bath-house re- ferred to under this heading
1 organ	-	-	Mar. 8/45	-	
2 sewing machines (pedal)	-	-	-	-	Reported by J.C. Mather as having been taken away by the Evacuees themselves.
Garden Tools }	-	-	Nov. 23/44	-	
Carpenters Tools }	-	-	(Odd tools)	-	
Fishing Net in Wood Shed	-	-	-	-	J.D. Mathers reports he was in- formed this net sold by owner
Fishing Boat	-	-	-	-	Sold through J.F.V.D.C.

* - Chest of drawers and two dressers shown on auction sheet although not specified on JP Declaration form.
Auction sheets showing other articles sold will be sent to Evacuee with closing letter.

Note: A Mrs. J. Donaldson, who knew the Evacuees and who collected the rents from 8741 Selkirk Street, Vancouver,
informed us that the Evacuees left in her care the following articles:

1 Trunk of Books
1 Clock
1 Mandolin

(The above was reported to Nakagawa in our final letter of
January 3rd, 1946, leaving it to him to deal direct with
Mrs. Donaldson as to the disposal.)

F

T

NAME NAKAGAWA, Kunitoshi

REGISTRATION NO. 01688

FILE NO. 1542

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B. C. on March 8, 1945.

Metal Wagon (no tires)	\$ 3.00
Battery	0.55
Cupboard	0.25
Home made table	0.25
Chest of drawers (Home made)	1.00
Hall Seat	0.30
Wicker Chair	0.25
Small round table	0.20
Wheel-barrow	1.50
Red Dresser	1.00
Oak Dresser	3.00
3 Old chairs (Poor condition)	0.35
Cupboard	1.25
"Kara" Organ (poor condition)	5.00
Home made table	0.25

Total	\$ 18.15
Less Expenses: (Auctioneer's Fee: \$1.81	\$ 11.25
(Advertising: 0.44	
(Moving: 2.00	
Net Proceeds Credited:	\$ 6.90

Members of Custodian Staff Present. Mr. Smith
Extracted from Auctioneering List No. Vancouver 526

Remarks. Household goods listed at 50.

NAME NAKAGAWA, Kunakichi

REGISTRATION NO. 01688

FILE NO. 1542

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B. C. on November 23, 1944.

Steel crib	\$	0.50
2 Small tables		1.00
6 Kitchen chairs		5.00
Child's sleigh		0.60
2 Boxes junk		0.85
Broken tennis racket and odd tools		1.45
Old water pipes		0.65

Total

Less Expenses: (Auctioneer's Fees \$ 1.01
(Advertising 0.43
(Moving 5.61

Net Proceeds Credited:

\$	10.05
\$	7.05
\$	3.00

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 519.

Remarks.

SUMMARY of LIABILITIES

File No. 1542

September 25, 1943

Re: KIMAKICHI NAKAGAWA (also
known as KINBEI NAKAGAWA)
Registration No. 01688

This file reveals no claims against the above Japanese
person.

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

P. Doust
P. Doust.

PERSONAL PROPERTY SUMMARY

File No. 1542

September 26th, 1945

Re: Kumakichi NAKAGAWA - Reg. No. 01688
(also known as Kinbei NAKAGAWA)

Chattels: With the exception of three items left in possession of Mrs. J. Donaldson, all chattels of the above Evacuee have been disposed of or taken by the owner. (See attached Supplementary Summary and Schedule).

Boats: Kumakichi NAKAGAWA declared a fishing boat, as being taken over by the Government, on his JP form dated March 18th, 1942. This vessel, "Lady Delight" was sold to Mrs. Margaret Younie on June 11, 1942, for \$610.00. While in the custody of the Royal Canadian Navy this vessel suffered loss and/or damage to the value of \$40.27, as assessed by the surveyor for Naval Service, which sum has been paid by the Custodian to B. C. Packers Limited to be credited to Mrs. Younie's account with them, as per authorization given to the B. C. Packers by Mrs. Younie under date of August 31, 1945.

This vessel was sold by Nakagawa through the Japanese Fishing Vessel Disposal Committee. (See supplementary summary attached.)

Pets: Declared: One Cat. It is presumed this cat was taken by the Evacuees as the file reveals nothing in connection with this animal.

Bonds, etc.: The above Japanese person declared the following as being in his possession:

- 1 - \$50.00 Victory Bond, June 15/41. Ser.K-4 H012111
- 2 - \$5.00 War Savings Certificates - #A 3620038 and A 3125403

Bank Account:

States in his "JP" form that he has about \$250.00 in the Royal Bank of Canada, Marpole Branch, Vancouver, B. C.

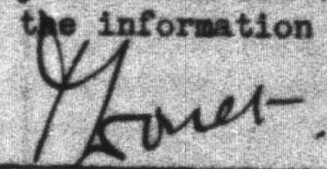
Moneys Owning to him:

Refund of B. C. Electric Railway Co. Ltd. Security Deposit for Light for \$3.00 credited to his account in July, 1945.

Interim Dividend of 8 $\frac{3}{4}$ % on the dollar - claimed \$150.00, in the amount of \$12.75, credited to Nakagawa's account from the Powell Fish Company Limited on July 17, 1945.

NO OTHER PERSONAL PROPERTY OF THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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


P. Deust.

PERSONAL PROPERTY SUMMARY

File No. 1542

September 26th, 1945

Re: Kumakichi NAKAGAWA - Reg. No. 01688
(also known as Kinbei NAKAGAWA)

Chattels: With the exception of three items left in possession of Mrs. J. Donaldson, all chattels of the above Evacuee have been disposed of or taken by the owner. (See attached Supplementary Summary and Schedule).

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States in his "JP" form that he has about \$250.00 in the Royal Bank of Canada, Marpole Branch, Vancouver, B.C.

Moneys Owning

to him: Refund of B.C. Electric Railway Co., Ltd. Security deposit for Light for \$3.00 credited to his account in July, 1945.

Interim Dividend of 8 $\frac{1}{2}$ % on the dollar - claimed \$150.00, in the amount of \$12.75, credited to Nakagawa's account from the Powell Fish Company Limited on July 17, 1945.

NO OTHER PERSONAL PROPERTY OF THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

"P. Douet".

REAL PROPERTY SUMMARY

Catalogue No.246

NAKAGAWA, Kumakichi (also known as
Kinbei Nakagawa)

Reg. No. 01688

File No. 1542

Civic Address: 8741 Selkirk Street, Vancouver, B.C.

Legal Description: Lot 4, Blk. 8, D.L. 318, Group 1, N.W.D., Plan 1749.

Classification: Two dwellings.

Registered in the name of : Kinbei NAKAGAWA

State of Title : Clear.

Sold to : Libboo Singh, Sawmill Hand, 8665 Logan Street,
Vancouver, B.C. and
Basant Singh, Fuel Dealer, 8741 Selkirk Street,
Vancouver, B.C. (Tenants in Common).

For : \$870.00 cash.

As at : October 19th, 1944.

Title to above property, together with Cat. 240 - 8700 Block Selkirk Street,
Lot 5, Blk. 8, D.L. 318 - in the names of Libboo Singh and Basant Singh,
delivered to Libboo Singh, on February 14th, 1945.
(Net amount \$868.82)

Funds from above sale/, including Lot 5/8/318 (Cat. 240), released to the
credit of Kumakichi Nakagawa's account as at February 12, 1945 (to be
held until allotment of funds settled). This agreed by Kumakichi Nakagawa
(father) and Kazuo Nakagawa (son) - in letter dated December 14th, 1944 on
file.

Insurance: North Empire Fire Insee. Co. Pol. #68027 for \$1000.00, expiry date
July 12/46, transferred to new owners January 11th, 1945.

Chattels: Sold at Vancouver Auction No.526.

Administration:

Lot 4 with one 1½-storey and one 1-storey frame dwelling and sheds on
same was owned by Kumakichi Nakagawa (father) and Lot 5, vacant land, was owned
by Kazuo Nakagawa (son). At their joint request these properties were handled
together and all funds kept in the father's name in account 1542. As of June
5, 1942, Mrs. J. Donaldson was given full authority by Kumakichi Nakagawa to
handle this property, and use the vacant lot as a garden. The two houses were
in a deplorable condition and were occupied by Hindus. We endeavoured to appoint
agents but were unsuccessful owing to the poor condition of the property. Rentals
varied from \$5.00 per month in September 1942 to \$18.00 per month in September
1944, according to the number of Hindus living at the premises.

The properties were sold together as at October 19th, 1945 for
\$1150.00 (Lot 4 for \$870.00 and Lot 5 for \$280.00), which was appreciably in
excess of the valuation of \$750.00 (Lot 4 - \$600.00, Lot 5 - \$150.00) for the

(over)

Administration (cont'd):

two lots and buildings. Beyond minor charges for necessary plumbing no expenses were incurred for repairs during the tenancy, and we were fortunate in having Mrs. Donaldson to collect rents, etc., for which she made no charge.

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

P. Douet.

PD/ER
January 3, 1946.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: July 11, 1944

Name: NAKAGAWA, Kumakichi

Reg. No. 01688 File: 1542

Boat File No.: JFVDC 677

Name of Vessel: "Lady Delight" 29'6" x 7'3" x 2'6", Palmer 7 HP

Lic. or Reg. No: New Westminster 3060

Naval No: NW 036-H

Owner's Valuation \$1,000.00

JFVDC Valuation: 604.00 Survey #528 NW

Custodian's Valuation: None

Date of Sale June 11, 1942

Purchaser: Mrs. Margaret Younie

Signature on Sales Papers: Kumakichi NAKAGAWA

Selling Price: \$610.00

Paid to JFVDC: \$610.00

Supervision Costs: 8.60

Balance due owner 601.40

Paid to: K. Nakagawa, per Aya NAKAGAWA (daughter) June 16, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job 90 - \$159.01 (Paid)

Claim #485 - Margaret Younie 40.27 (unpaid) Paid Reg. 8959
Oct. 4, 1945.

Additional Information:

"F. Matheson"

CHATELS SUMMARY

Kumakichi NAKAGAWA

Reg.#01688

File No.1542

No agent could be found to take over this property on account of its poor condition and we agreed that a neighbour of the Evacuees, a Mrs. J. Donaldson, should continue to look after the premises, the Evacuees having already appointed her to do so.

The premises were occupied by Hindus and due to the frequent changes of tenancy it was quite impossible to keep track of the chattels. In the circumstances we were fortunate to be able to save anything for auction and in any event the goods were mostly junk and fetched very little at auction.

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

"P.Douet"

PD/E^R
January 3rd, 1946.

CHATELS SUMMARY

File 479

Robert Rikusa NDITA

Reg. No. 09775

In his "JP" declaration (March 27th, 1942) this Evacuee declared: "Contents of 8-room two storey house (618 Frances Ave., Victoria) including pedal sewing machine, good cook stove, 2 heater stoves, box of carpenter tools."

In his report dated May 11th, 1942, Custodian agent (H.G. Hinton) included an inventory of everything found on the premises.

In his letter dated 28th November, 1944, Custodian Agent listed the items left on the premises in the care of the tenant, and enclosed a list of items removed to central storage at The Willows. At a large auction held at The Willows on the 18th December, 1944, the goods stored there were sold, auction sheets being mailed to evacuee with our letter of the 2nd June, 1945. In this letter evacuee was also advised that with the exception of 3 items (a pkge. of Pictures, a Carton of Books and a framed Picture) which were removed (Jan. 4/45) to Custodian central storage in Vancouver, all goods left on the premises were appraised and ultimately sold to the tenant-purchaser of the property at the appraised value.

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

5th June, 1946.

"R.G. Bell"

RGB/P

SUMMARY TAKEN FROM VESSELS RECORDS

Date: July 11, 1944

Name: NAKAGAWA, Kumakichi

Reg. No. 01688

File: 1542

Boat File No.: JFVDC 677

Name of Vessel: "Lady Delight" 29'6"x7'3"x2'6", Palmer 7 HP

Lic. or Reg. No.: New Westminster 3060

Naval No.: NW.036-H

Owner's Valuation: \$1,000.00

JFVDC Valuation: 604.00 Survey #528 NW

Custodian Valuation: None

Date of Sale: June 11, 1942

Purchaser: Mrs. Margaret Younie

Signature on Sales Papers: Kumakichi NAKAGAWA

Selling Price: \$610.00

Paid to JFVDC ~~or Custodian~~: 610.00

Supervision Costs: 8.60

Balance due Owner: 601.40

Paid to: K. Nakagawa, per Aya NAKAGAWA(daughter) June 16, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job 90 - \$159.01 (Paid)

Claim #485-Margaret Younie

40.27 (Unpaid)

*Paid Ref. 5959
Arch. 4, 1945*

Additional Information:

G. M. Wilson

1512

September 6, 1945.

British Columbia Packers Ltd.,
Foot of Blenheim,
Vancouver, B. C.

Dear Sirs:

Re: M. V. "Lady Delight"

In accordance with authorization, signed by Mrs. Margaret Younie, purchaser of the above-mentioned vessel, and the claimant mentioned in claim for loss suffered to the vessel while in custody, we are enclosing herewith cheque payable to your company in the amount of \$40.27, in full settlement of the claim.

Yours truly,

Enclosure

F. Matheson,
Specified Articles Department.

British Columbia Packers Limited

OUR SPECIALTY
CLOVER LEAF
BRAND



SALMON

FOOT OF CAMPBELL AVE.
P. O. BOX 939

VANCOUVER.
CANADA

EVACUATION SECTION

Rec'd SEP 1 1945

File No.

Ans.

Ref. No.

Matheson

Ft. Blenheim St.,
Vancouver, B.C.

August 31, 1945.

Japanese Fishing Vessels Disposal Committee,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:-

We are enclosing Release and Discharge signed
by Mrs. Margaret Younie re the Fishing Vessel "Lady Delight",
also authorization for you to make payment to B.C. Packers Ltd.
Would you please mail the cheque to the above address, as we
have Mrs. Younie's account on our books.

Yours very truly,

W. L. Cook

1575 Vine Street,
Vancouver, B. C.,
Aug. 31, 1945.

Japanese Fishing Vessels Disposal Committee,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

This is your authority to pay to British
Columbia Packers, Limited, the sum of Forty Dollars and
Twenty-seven Cents (\$40.27), which is the amount of claim
for damage to Fishing Vessel "Lady Delight".

Yours very truly,

Margaret Yammie

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO.

1542

808 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

April 6, 1945.

Mrs. Margaret Younie,
c/o British Columbia Packers Ltd.,
Foot of Campbell Street,
Vancouver, B. C.

Dear Madam:

Re: Your Claim in the Matter of
M.V. "Lady Delight"

We wish to advise you that funds have been made available to meet claims filed against the Dominion Government in connection with loss and/or damage suffered, while in custody, by vessels formerly owned by persons of Japanese origin.

If you will sign the attached Release and Discharge (in duplicate) in the presence of a witness, who will also sign, and return the completed document to this office, we will send you by return mail, our cheque in the amount of \$40.27, in full settlement of your claim.

Yours truly,

F. Matheson

F. Matheson,
Specified Articles Department.

ENCLOSURES (2)

DATED at Vancouver, British Columbia, this

9th day of April 1945

WITNESS:

W. G. Cook

Margaret Younie

April 8th, 1948

Department of Public Welfare,
Old Age Pensions Commission,
Toronto, Ontario.

Dear Sirs:

Re: Kunakichi NAKAGAWA, also known as
Kinbei NAKAGAWA, Registration 01688

The Department of Labour, Japanese Division, Vancouver, B. C. have sent to us for reply your undated letter re the above Japanese, who now lives at 241 Carlton Street.

When Nakagawa registered with us on 18th March, 1942 he declared that he was the owner of one \$50.00 Victory Bond, two War Savings Certificates at \$5.00 each and about \$250.00 in the Royal Bank of Canada, Marpole Branch, Vancouver, B. C. None of the above assets were brought under the control of the Custodian.

He also declared a fishing vessel, "Lady Delight". This vessel was sold by the Japanese Fishing Vessel Disposal Committee on the 11th June, 1942 for \$510.00, committee expenses \$8.60, balance of \$501.40 being paid to the owner by the Japanese Fishing Vessel Disposal Committee on 16th June, 1942. He also declared a house and lot at 8741 Selkirk Street. This being lot 4 and a vacant lot, lot 5 adjoining (this vacant lot was registered in the name of his son, Kazuo NAKAGAWA), but at their joint request these properties were handled together by the Custodian and all funds kept in the father's account. Property was sold by the Custodian on 19th February, 1944 for \$1,150.00 (lot 4 with house \$870.00, lot 5 \$280.00). Add to this the rentals, small auction proceeds, refund of light deposit, etc. leaving a nett credit in Nakagawa's account of \$1,308.98, which was paid to him by the Custodian as follows:

1944	July 20	\$	75.00
1945	March 8		1,000.00
1946	January 23		233.98.

The Custodian at present holds no assets or cash balance in the account.

Yours very truly,


B. Good
Comptroller

BG:BX

1542

January 3rd, 1946.

REGISTERED MAIL

Mr. Kunakichi HAKAGAWA,
Reg. No. 01668,
241 Carlton Street,
Toronto, Ontario.

Dear Sir:

With reference to your letters of October 22nd and December 16th, 1945, requesting that the balance of your funds be forwarded to you, we now enclose cheque for \$233.96 being the total amount standing to your credit.

From time to time you have been advised in regard to the administration of your affairs and this now being completed it is felt that you would now appreciate being supplied with a brief summary.

As you are aware, 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.

At the request of your son, Kazuo Hakagawa, and yourself the real property at 8741 Salkirk Street, Vancouver, owned by you and the adjoining vacant lot owned by your son have been dealt with as one sale and at the request of both of you all proceeds from the sale have been credited to your account.

You will recall that in June 1942 you placed this property in the hands of your neighbor, Mrs. J. Donaldson, and as we were unable to obtain the services of any real estate agent to look after the property on account of its poor condition we did not interfere with the arrangements you had made. Mrs. Donaldson collected rents which varied from \$5.00 to \$18.00 per month according to the number of Hindus who occupied the premises from time to time. These rents were paid to us by her and credited to your account. Apart from some minor charges for necessary plumbing no expenses were incurred for the repairs during tenancy.

Respecting chattels, in view of our having written you fully on this subject in our letter of November 28th, 1944, we have only to add that the few remaining chattels were sold at two of our auctions and the net proceeds were credited to your account, as shown in our statement, the amounts being \$3.00 and \$6.90 respectively. With the frequent changes of tenancy it was impossible for Mrs. Donaldson or ourselves to keep track of the odd chattels left at the premises and we were fortunate in being able to save anything for auction. As previously advised you, Mrs. Donaldson still has in her care the following items belonging to you:

Mr. Kunakichi NAKAGAWA

- 2 -

January 3, 1946.

- 1 - Trunk of Books
- 1 - Clock
- 1 - Mandolin

and we leave it to you to deal direct with her as to the disposal of these items.

Your fishing vessel, "Lady Delight" was sold in June 1942 and you were advised of this at the time, the net proceeds from the sale amounting to \$601.40, which was forwarded to you on June 16, 1942.

The \$50.00 Victory Bond and two \$5.00 War Savings Certificates declared by you remain in your possession and your bank account of approximately \$250.00 at the Harpole Branch of the Royal Bank of Canada was not brought under the control of the Custodian.

In our letter of February 21st, 1945 we gave you full particulars as to the sale of your property and enclosed a statement showing the net proceeds derived from the sale. At the same time we also forwarded to you a statement of your account which included the proceeds of both your property and your son's vacant land. This statement of your account shows you had a credit balance of \$1209.33 and of this amount a cheque for \$1000.00 was sent to you on March 7, 1945.

We now enclose a further statement of your account which brings the position up to date and shows you have a credit balance of \$233.98. Included in this amount will be noted an item of \$12.75 received from the Powell Fish Company Limited, being an interim dividend for 8¢ on the dollar in connection with an amount of \$150.00, which we understand was owed by the above Company to you. The other items in the enclosed statement are self-explanatory. The enclosed cheque covers the above balance and thus clears up your account.

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 and addressed envelope for your convenience in replying.

Yours truly,

P. Doucet,
Administration Department

PD/ER
Enc. 3

File No. 1542
Reg. No. 01688

Kumakichi NAKAGAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 February 14	Balance as per statement sent	\$	\$1,209.33	
February 24	Sale of kitchen stove		3.00	
March 8	Cheque to Kumakichi & Kazuo NAKAGAWA	1,000.00		
March 15	Appraising stove	1.00		
April 6	Proceeds Auction Sale		6.90	
July 17	Interim dividend 8½% - claimed \$150.00		12.75	
August 6	B. C. Electric Railway - refund security deposit		3.00	
		<u>\$1,001.00</u>	<u>\$1,234.98</u>	

CR \$ 233.98

STATEMENT RE SALE OF:

Catalogue No: 246

Street Address: 8741 Selkirk St.

Legal Description: 4/8/318

Name: NAKAGAWA, (Kinbei) Kumakichi

File No: 1542

Reg. 01688

Date of Sale and Adjustments Oct. 19/44

Sale Price

\$ 870.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

10.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

1.25

~~Encumbrances:~~

~~Unpaid Vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

3.39

Taxes

10.68

~~Water~~

15.25

\$ 884.07

Net Proceeds credited to your account

868.82

Date: February 20th, 1945.

Compiled by: Mr. George Peters

Catalogue Nos. 240 & 246
File Nos. 1542 & 3056
8700 Blk. & 8741 Selkirk St., Vancouver
4 & 5/8/318

February 7, 1945)

LINDO SINGH AND BASANT SINGH
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 19, 1944)

	DEBIT	CREDIT
Purchase price	\$1,150.00	
Cheques received		\$1,150.00
<u>Amount of rent collected - Rear Building</u>		
October 19th to October 31st - 12/31 x \$8.00		3.10
Nov. - Dec. - Jan. - 3 mos. @ \$8.00		24.00
Registration fees on deed - \$1,150.00	6.59	
Insurance premium - 57.55 x \$5.90	3.39	
Purchaser's proportion of 1944 taxes -		
73/365 x \$73.58	14.72	
Rental front - Oct. 1st to Oct. 18th -		
18/31 x \$10.00	5.81	
Balance owing by purchaser		3.37
	<u>\$1,180.47</u>	<u>\$1,180.47</u>

BALANCE OWING BY PURCHASER 83.37

Rec'd	SEP 22 1944
File No.	1542/3066
Attn:	
Reported	

8741 Selkirk Street,
Vancouver, B. C.

Sept. 22, 1944.

The Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs: Attn: Mr. F. G. Shears

Re: Cat. Nos. 240 & 246
8700 Blk. & 8741 Selkirk St.
Lot 5, Blk. 8 - Lot 4, Blk. 8
Vancouver, B. C.

I understand that my offer of \$1000.00 for
the above property is not acceptable and that the price
required is \$1150.00.

In view of this my friend, Basant Singh, and
myself are now prepared to pay the above amount, namely
\$1150.00, for this property and shall be glad if you will
let us know as early as possible that this offer is accept-
able.

Yours truly,

Signed:

Libbo Singh

Libbo Singh

Signed:

Basant Singh

Basant Singh

PD
File Nos. 1542 & 3056.
Catalogue Nos. 246 & 240.

January 27th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kinbei NAKAGAWA
and Kasuo NAKAGAWA
City of Vancouver
Lots 4 & 5, Blk. 8, D.L. 318,
Gr. 1, N.W.D., Plan 1749.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated December 7th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 114996-L, dated December 7th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 114997-L, dated December 7th, 1944, registering the property in the names of Libboo Singh and Basant Singh - Tenants in Common (Deed).
3. Duplicate of Transmission dated November 13th, 1944.
4. Duplicate of Deed dated November 13th, 1944 - Secretary of State to Libboo Singh and Basant Singh - Tenants in Common.
5. Certificate of Indefeasible Title number 114997-L, dated January 22nd, 1945, covering the above property in the names of Libboo Singh and Basant Singh.

D. A. Cramer

DAC:JS
Attch.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE No. 1542-3056

305 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

AIR MAIL

December 14th, 1944.

1542

Mr. Kumakichi NAKAGAWA, Reg. #01688 and
Mr. Kasuo NAKAGAWA, Reg. #00445,
241 Carlton Street,
Toronto, Ontario.

Dear Sirs: Re: 8700 Block Selkirk St. & 8741 Selkirk
St., Vancouver, B. C.

With reference to Lots 4 and 5, Block 8, D. L. 318, which you are aware has recently been sold for a total figure of \$1150.00 (\$870.00 for Lot 4 and \$280.00 for Lot 5—vacant land), will you please advise us by return if it will be in order for us to keep this in one account as has been done up to the present, or whether two separate accounts should be set up. You are aware, of course, that taxes, etc., on the vacant land, in the name of Kasuo Nakagawa, have been paid from funds standing to the credit of Kumakichi Nakagawa and it is because of this we are suggesting that it might be as well to keep all the charges in one account. If this is done then the final credit balance in the account will be in the name of Kumakichi Nakagawa, and any remittances made from the account will of course be in the one name.

If Kasuo Nakagawa is in agreement with this it will be necessary for him, as well as for you, to give your agreement to such an arrangement, and if you do agree then we shall be glad if you will both sign the enclosed copy of this letter and return same to this office. If, on the other hand, separate accounts are required then we presume that any payments for taxes, etc., made from Kumakichi Nakagawa's account should be charged to the other account from the proceeds of the sale of this vacant land.

Will you please let us have your immediate reply to the above that we may make the necessary arrangements with our Accounting Department?

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

AGREED THAT ALL FUNDS BE KEPT IN Kumakichi NAKAGAWA's ACCOUNT:

Kasuo NAKAGAWA #00445. Kumakichi NAKAGAWA #01688.

Date.....October 20th, 1944

REAL PROPERTY MEMORANDUM

File No. 1542

Name.....Kumakichi (Kinbei) NAKAGAWA

Registration No. 01688

Re: Catalogue No. 246

Address: 8741 Selkirk Street, Vancouver, B. C.

Legal Description: Lot 4/8/318.
Two dwellings.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 41927-K

Whereabouts: In possession of Kumakichi NAKAGAWA

Reg. No. 01688

Registered owner: Kinbei NAKAGAWA

Property: City of Vancouver,
Lot 4, Block 8, District
Lot 318, Group 1, New Westminster
District, Plan 1749.

B. Charges.

Registered: None

Vesting: 36066. April 19, 1943.

Unregistered: No evidence found.

Taxes: \$53.42 - 1944 taxes paid.

Water: Water a/c tenant.

Insurance: \$1000.00. Expires July 12, 1946.

Assessed Value: Land: \$585.00

Improvements: \$950.00

Valuation by Appraiser: \$600.00.

Amount of Bid:

~~\$1150.00~~ (this includes \$870.00 for 4/8/318.)

Approved by Advisory Committee: September 29th, 1944.

Paid as shown in attached letter: \$870 paid in full

Name of transferee as attached letter: Libbo Singh and Basant Singh.
8665 Logan St., & 8741 Selkirk St.,
Vancouver.

ADMINISTRATION.

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

Monthly tenancy. Tenants: B. Singh - rental \$5.00 per month
P. Singh - rental \$5.00 " "
P. Singh - rental \$8.00 " "

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

Nil

Chattels: Particulars of those stored on the premises.

A few chattels on the premises. (See letter on file dated Aug. 25/44)

Named Agent:

P. Douet.

February 21st, 1945.

Mr. Kunakichi NAKAGAWA,
Reg. No. 01688,
241 Carlton Street,
Toronto, Ontario.

Dear Sir:

Re: Catalogue No. 246.
8741 Selkirk St., Vancouver, B. C.
Lot 4, Block 8, D. L. 318.

Please be informed that the above property has been sold as of October 19th, 1944 for the sum of \$870.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to your account.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

It will be seen that this account has also been credited with the net proceeds from the sale of the vacant land next to 8741 Selkirk Street, which was held in the name of Kasuo Nakagawa. This was done in accordance with arrangements made with you and the above in December last. The total credit balance in this account is \$1209.33 and these funds are available in the usual manner.

Yours truly,

P. Doust,
Administration Department

PD/ER
Encs.
cc to B. C. Security Commission.

File No. 1542
Reg. No. 01688

Kunakichi (Kinbei) NAKAGAWA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	November 10	Water rates	\$ 3.75	\$	
	December 18	Rents collected		28.00	
1943	March 9	Land Registry Office - Certificate of Encumbrance (2)	2.00		
	April 26	Water rates	10.05		
	July 3	1943 taxes	54.25		
	July 26	Fire Insurance premium	5.90		
	September 10	Plumbing	31.00		
	October 7	Water rates	17.50		
	November 6	Water rates	8.30		
	December 18	Rents collected		193.00	
1944	June 19	1944 taxes \$20.16, arrears \$21.46, re lot 5	41.62		
		1944 taxes lot 4	53.42		
	July 20	Cheque to you	75.00		
	September 21	Rents collected		144.00	
	October 19	Balance rents to date		10.71	
		Credit re Sale of Property - 8741 Selkirk		868.82	
		Credit re Sale of Property - 8700 block Selkirk		264.59	
1945	January 25	Proceeds Auction Sale		3.00	
			\$ 302.79	\$1,512.12	

CR \$ 1,209.33

✓
1342 - 3056

November 28th, 1944.

Mr. Kunakichi NAKAGAWA, Reg. #01688 and
Mr. Kasuo NAKAGAWA, Reg. #00445,
241 Carlton Street,
Toronto, Ontario.

Dear Sirs: Re: 8700 Block Selkirk Street &
 8741 Selkirk St., Vancouver, B. C.

We duly received your letter of the 16th of November and thank you for the two Certificates of Title, Nos. 66940-L and 41927-K relating to the above properties which have recently been sold. We note your remarks as to your idea of the values of the properties but would again point out that these were sold based on independent valuations obtained.

Respecting the chattels left at the house, we understand from Mrs. Donaldson of 8742 Hudson Street, Vancouver, that you left in her care the following items and she confirms that these are still on hand:

- 1 - Trunk of Books
- 1 - Clock
- 1 - Mandolin

Regarding the rest of the furniture which you left behind (Mrs. Donaldson confirms that you took the two sewing machines and sold the fishing nets you declared in your "JP" form) we would remind you that we wrote you on September 26th, 1942 as follows:

"We are informed that you sold or otherwise disposed of your chattels and for the purpose of our records please confirm this fact by signing and returning to us the enclosed copy of this letter."

but no reply was received from you. We, however, found that there were some odd pieces of furniture on the premises but these were considered of very little value by our agents who inspected the premises for us. This also was the opinion of Mrs. Donaldson and our own representative.

Our Protection Department have recently re-visited 8741 Belkirk Street and have reported that the contents of the shed (mostly rubbish) were moved to Hillards Auction Room where they will be included in our next auction. They report they were unable to get into the rear cottage to remove a dresser, bed, organ and stove reported to still be there, as the tenant was absent. These articles will have to be moved later in conjunction with other goods in the neighborhood as they are of little value and do not justify separate truck expense.

In due course you will be sent copies of the statements showing the prices at which these chattels were sold, less expenses, when giving you the net proceeds to be credited to your account.

Yours truly,

P. Douet,
Administration Department

PD/ER

1542
3036

Adams
November 7th, 1944.

Mr. Kunakichi NAKAGAWA, Reg. No. 01688,
Mr. Kasuo NAKA GAWA, Reg. No. 00445,
241 Carlton St.,
Toronto, Ontario.

Re: Lots 4-5/8/318
8700 Block, Selkirk
8741 Selkirk

Dear Sirs:

We are in receipt of your letter of November 3rd. The price obtained on the above property is \$1,150.00, which will be subject to the usual charges for the sale of any real property. This sale will be made, irrespective of production of the certificate of title. The Custodian, however, finds its production helpful in making distribution of the proceeds of the sale to the rightful persons.

If you feel that you care to co-operate in this matter, we would be glad to receive the certificate of title as previously requested.

Application for permit to come to Vancouver should go through the B. C. Security Commission, as this is under their supervision.

Yours truly,

George Peters,
Administration Department.

GP/MED

1542 & 3056

October 19, 1944.

Messrs. Libboo Singh & Basant Singh,
8741 Selkirk Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue Nos. 240 & 246
8700 Blk. & 8741 Selkirk St.
Lots A & 1. Blk. 8. P.L. 318

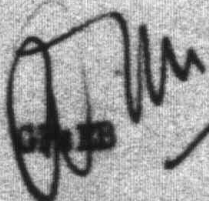
This will acknowledge receipt of your letter of October 16th in which you enclosed your cheque for \$1,150.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Libboo Singh, Sawmill Hand, 8665 Logan Street, Vancouver, B. C., and Basant Singh, Fuel Dealer, 8741 Selkirk Street, Vancouver, B. C., as Tenants in Common, British Subjects.

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,

F. G. Shears,
Director.


F. G. S.

1542 & 3056

October 10, 1944.

Messrs. Libbo Singh & Basant Singh,
8741 Selkirk Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue Nos. 240 & 246
8700 Blk. & 8741 Selkirk St.
Lots A & B, Blk. S. D.L. 318

Your letter of September 22nd and offer to purchase the above property for the sum of \$1,150.00 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 amount of the purchase price, namely, \$1,150.00.

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.

The tenants will then be advised that the property has been sold, subject to the existing tenancies, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]

1542
3056

5th September, 1944.

J.W. Fairhall Esq.,
1318 S.W. Marine Drive,
Vancouver, B.C.

Dear Sir:

Re: Catalogue Nos. 240 & 246
8741 Selkirk St. and adjoining lot

Your letter of August 15th was received and we note your comments in regard to the valuation of this property.

Upon further reference to our Advisory Committee the opinion is still expressed that \$1,150.00 should be considered as a minimum price.

For your information there is another party interested in the purchase of this property. If your client would make a revised offer for an amount somewhere midway between \$850.00 and \$1,150.00 we would then be willing to formally submit such an offer to our Advisory Committee for favourable consideration.

We are advising the other party interested along the same lines. Any further offers which we receive will be considered on Monday, September 11th.

Yours truly,

F. G. Shears,
Director.

FCS/PMB

1542

Donch

August 24th, 1944

The Advisory Committee on
Japanese Properties in Greater Vancouver,
315 Royal Bank Building,
Vancouver, B.C.

Re: Catalogue No. 240 & 246
8741 Selkirk St. and ad-
joining vacant lot

Dear Sirs:

The above properties have been appraised as
follows:

Catalogue No. 240	-	Cleland	-	\$125	-	\$150
Catalogue No. 246	-	Cleland	-	\$500	-	\$600
		Reeve	-	\$500	-	\$600

The only offer which we have received was from
Mr. Libbo Singh in which he offers \$700.00 for these two properties.
He was asked if he were prepared to revise his bid to \$1150.00,
the amount suggested by your Committee, but we have not received any
response. Mr. Reeve, in his valuation, states that it would appear
that the assessment on this property was hopelessly out of line.

We feel in view of the two valuations that it
would be in order to establish a minimum of approximately \$750.00
and your advice in this regard is desired.

Yours truly,

F. G. Shears,
Director.

FCS/MHO

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

Aug. 15, 1944.

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

Rec'd	AUG 17 1944
File No.	3156/1242
Ans.	
Rev.	M. Shears

Dear Sirs:

Re Catalogue Nos. 240 & 246, 6741
Selkirk Street.

Enclosed please find cheque for \$85.00 as deposit on an offer to purchase the above property for \$850.00 all cash. This offer is made on behalf of Naran, a Hindu, of 2223 Willow Street, Vancouver, B. C. He is a labourer and a British Subject.

We understand that the tentative price set on this property is \$1150. This is hard to understand especially when comparing this property with other Japanese property on the same street which is held at approximately the same price. There are two fifty foot lots with a couple of cottages on one. These cottages are in a dilapidated condition and are rented to Hindus, which means they are rapidly getting into poorer condition than ever.

We would recommend that The Committee reconsider its price on this property and give the above offer serious consideration, as it is about all the places are worth.

Yours faithfully,

J. W. FAIRHALL

per

[Signature]

Enc. 1.

Chq. o/c
Sept 85
AUG 17 1944
AUG 20 1944
*85
CH

MEMORANDUM

August 16th, 1944.

File No. 1542.

To: Mr. Shere

FROM: Administration Department.

Re: Catalogue No. 245 - 5741 Selkirk St., Vancouver.
Catalogue No. 240 - Vacant land adjoining 5741
Selkirk St., Vancouver.

F. A. Cleland's appraisal of Cat. No. 245, which is occupied by Hindus and is unfit for white occupation, was \$500.00 to \$600.00 (May 12/44). His valuation on Cat. No. 240, vacant land, was \$125.00/\$150.00 (July 5/44).

Johnson, Howe & Watson's valuation of June 16/44 stated that they could only conclude that the assessment on the property was hopelessly out of line and Mr. Reed was of the opinion that the value of the property, that is Cat. No. 245, was not more than \$600.00, and if we could not obtain more than \$500.00 he would advise our acceptance.

We eventually received a final bid from a Hindu, Lilla Singh, of \$750.00 for the two lots, which is about the value agreed upon by both the independent valuers.

The writer observes from your letter to Lilla Singh, dated July 24th, that his offer has been refused and that we would not be interested in any sum less than \$1150.00. As this figure is about 50/60 per cent higher valuation than either of the above-mentioned valuations, I am wondering whether a mistake has been made as at the present figure of \$1150.00 there would appear to be little chance of selling this property, which is in very bad shape and should really not be inhabited at all owing to its dilapidated condition.

P. Doust.

PD/ER

1342
3056

July 18th, 1944

Mr. Kunakichi NAKAGAWA,
Registration No. 01688,
241 Carlton Street,
Toronto, Ont.

Dear Sir:

We are in receipt of your letter of July 10th and enclose a cheque for \$75.00 which leaves you with a credit balance of 26.21. The higher credit balance in your account is due to the arrears of rentals and further rentals being now to hand.

The 1944 taxes have been paid on 6741 Salkirk Street and the vacant lot adjoining — this for your information.

Will you please inform us if you wish us to forward you regular rentals as they accrue each month, or, say every two months. The latter would be more suitable to us in view of the smallness of the monthly rentals, namely about \$18.00 per month, but, if it is really necessary, this amount could be forwarded to you each month.

We await your further advice before forwarding any further funds from your account.

Respecting the post script on our letter to you of the 17th of June, please confirm that we may pay, from your account, the 9.20 advertising cost for the vacant lot — this amount now stands as a debit in Mr. Kazuo NAKAGAWA's account.

Yours truly,

P. Douet,
Administration Department.

PD/ENG
encl.

1542

September 17, 1942.

Mrs. J. Donaldson,
8742 Hudson Street,
Harpole, Vancouver, B. C.

Dear Madam:

Re: Kumakichi NAKAGAWA

We thank you for your letter of the 8th instant, enclosing \$5.00, representing rent paid by the Hindus for the month of September; our formal receipt is attached, which kindly pass on to the tenants. We quite understand the reason for the delay in remitting, and trust you have now recovered from your indisposition.

We have recently received a letter from Nakagawa, in which he states that the \$5.00 rent does not include electricity and water, which they will have to pay themselves. He advises he has written the Hindus fully on this matter.

Respecting the house at the rear, Nakagawa advises that if someone could be found to rent this for \$10.00 per month and do any necessary repairs themselves, he would agree to such arrangements. Will you therefore see what you can do in this connection, and advise us in due course?

In the near future we may be sending one of our appointed agents to have a look at this property, and we will ask them to call on you first.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Enclosure.

Mr. Doust - would you let me know about furniture if you get an answer from Mrs. Donaldson, or something?

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

T. S. Annandale - Local Agent

NAME: KAKAGAWA, Kusakichi

HOME ADDRESS: 8741 Selkirk St., Vancouver, B. C.

REGISTRATION NUMBER: 01688 SEX: MALE

OCCUPATION: fisherman

EMPLOYER: None

MARRIED? No

STATEMENT OF ALL REAL PROPERTY

1. LOCATION AND DESCRIPTION:

TITLE NO.	LOT	BLOCK	D.L.
a. 41927 K	4	8	318 New Westminster, B.C. Plan 1749 -Father
b. 66940 L	5	8	318 New Westminster, B.C. Plan 1749 -Son (Kazuo)

2. BUILDINGS AND OTHER IMPROVEMENTS:

Two 1½ & 1 storey frame building valued at \$1500. Two sheds, one
+ containing fish nets valued at \$400. Sheds valued at \$100.

3. INSURANCE: Policy with North American Fire Insurance Company No. 63678
(Wilson Insurance Agencies, Vancouver, B. C.) - Insured for \$1,000 @ 7%
Annual Premium \$7.00 paid up from July 12th, 1940 to July 12th, 1943.

4. TAXES: \$53 paid to the City Hall of Vancouver, B. C. 1941.

5. ENCUMBRANCES: None

6. OCCUPANCY AND LEASES: Family and married sister and family living in
one house; two Hindu's paying monthly rental of \$5.00 occupy that house

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of self.

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

9. IF FARM LAND STATE CROPS SOWN: 2 Cherry trees, one apple tree

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY: None

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

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

In the two houses living room furniture - 6 beds, bedroom furniture, one
kitchen stove, two heaters, one bathtub, one organ, two sewing (pedal)
machines, (one of them new \$130.00) garden tools, carpenters tools,
fishing net in wood shed. (Fishing boat taken over by Government)

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
APR 14 1942OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
APR 23 1942

AGE: 71 Years

*This house
is in Vancouver.*

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: One Cat
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. MONIES OWING TO YOU: None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES: Victory Bond \$50.00 June 15th, 1941 - Series K-4 #H012111; Two War Savings Certificates @ \$5.00 each #A 3620038; A 3125403 held by self.
8. BANK ACCOUNTS: About \$250.00 in Royal Bank of Canada, Marpole Branch, Vancouver, B. C.
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

The information as above stated was obtained as a result of my personal inspection of the property. The existence of personal effects as described has been confirmed by me.

17 April 1942

Bannandall

Registration Number 01688

NAKAGAWA, Kumekichi

8741 Selkirk Street, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY

Description as per Form "JP" is apparently correct.

OWNERSHIP

Said to be owned solely by Kumekichi Nakagawa.

LAND AND BUILDINGS

These lots are adjoining. There are two buildings on this property, both on one lot. The front building is a 1½ storey frame, shingle roof dwelling, built on blocks, no basement, finished inside with "V" joint lumber, containing 5 rooms, in fair condition. The building at the rear is a one-storey 18 x 24 frame construction, shingle roof building.

There are also 2 Sheds, each approximately 10 x 16' and a Japanese Bath House. The area of the whole parcel is approximately 100 x 120'.

There are on the property, 2 Cherry trees and 1 Apple tree. The balance of the ground is in garden, which has been neglected this year.

INSURANCE

Insurance as per Form "JP".

TAXES

Taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

The Inventory of personal effects as given in Form "JP" is correct with the following exceptions:

There is no bath-tub, unless it is intended that the outside bath house was referred to under this head.

The owner has taken away the two Sewing Machines referred to and has removed and I am informed, has sold the Fishing Nets stored in the wood-shed. The furniture and tools remaining are of little value.

The front two rooms of the first house, are rented to 2 Hindus for \$5 per month. At the back of this house and facing the next street, is a Mrs. B. Donaldson, to whom the owner has given written authority to care for the house during his absence and Mrs. Donaldson informs me that this authority has been forwarded to the office of the Custodian.

RECOMMENDATION

I do not consider the houses rentable to other than people of the Oriental race and would recommend that Mrs. Donaldson be given authority to look after the premises on behalf of the Custodian, for which her consideration would be the fruit and the use of the garden.

June 10, 1942.

H. Mather