

3931

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 3931

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: M. NAGAI, TeruoHOME ADDRESS: 4160 Union St., Vancouver, B.C.REGISTRATION NUMBER 05806SEX: MaleAGE: 22OCCUPATION: Grocery Clerk

(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: M. Furuya, 324 Powell St., Vancouver, B.C.MARRIED? NoNAME OF WIFE OR HUSBAND NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: None

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Dwelling at 4160 Union St., Vancouver, B.C.Two lots, legal description unknown.2. BUILDINGS AND OTHER IMPROVEMENTS: Three room frame dwelling withrooms in basement, garage and woodshed.3. INSURANCE (Give particulars; state where policies are) Approximately \$750.00 fireinsurance. McGregor, Johnston & Thomas Ltd., agents.Policy number and name of Company unknown.4. TAXES (Amount and where payable) Taxes approximately \$80.00 paid toDec. 31st. 1941 to City of Vancouver, B.C.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) None

*Property in name
See file 9593. of his mother "In Trust"*

7. STATE WHEREABOUTS OF TITLE DOCUMENTS In Land Titles Office, New Westminster B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Declarant, mother and two sisters have interest in said dwelling. None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED
1. LOCATION AND DESCRIPTION: Lives at 4160 Union St., Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS: Self and rest of family

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.

Chesterfield suite, three beds and mattresses.

Kitchen table and 8 chairs, dining table and four chairs,

1 table lamp, 1 kitchen stove, 1 heater, 1 garbage burner,

china, silverware, kitchenware, 1 large mirror.

1 showase, 2 gramophones, garden tools, carpenter tools,

wardrobe, C.O.M. bicycle, Singer sewing machine, at 4160 Union St., Vancouver, B.C. Mother and two sisters have interest in above articles.

One Majestic console radio, stored at Mr. Parker, 4100 Block Venable St., Vancouver, B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: Vancouver, B.C.

None

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

CLAIM ON ANY SUCH PROPERTY

See above

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)

Approximately \$20.00 in War Savings Stamps in owners' possession

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1500.00 Crown Life Assurance Co. Vancouver, B.C.
Beneficiary mother (Chie). Policy number unknown. Premiums
paid for 1941, 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 10th day of April 1942.

W. C. Peterson
Witness

(Signature)

W. C. Peterson

FOR DEPARTMENTAL USE

File No. 3931

April 25, 1947.

PERSONAL PROPERTY SUMMARY

Re: Teruo NAGAI
Registration No. 05806

Real Property: The above-mentioned Japanese declared Real Property at 4160 Union Street, Burnaby, B.C. Said property was also declared by his mother, Mrs. Chie NAGAI, and is registered in her name "In Trust."
For Real Property Summary regarding this property please see File No. 9593.

Chattels: Mr. Teruo Nagai declared a list of chattels in his JP Form and stated that his mother and two sisters had an interest in same. Mrs. Chie NAGAI also declared a similar list.
For chattel summary and schedule, please see File No. 9593.

Accounts Receivable: The Provincial Collector at Vancouver forwarded to this Office \$3.90 to be credited to Teruo Nagai's account No. 3931. Said amount being refund of 1% Wage deductions for the first six months of 1941.
Our cheque for \$3.90 was forwarded to Mr. Nagai with our letter dated November 25, 1947.

Securities: Mr. Nagai declared the following in his JP Form dated April 10, 1942:
"Approximately \$20.00 in War Savings Stamps in owners' possession."
The above stamps did not come under the control of the Custodian at any time.

Life Insurance: Teruo Nagai declared having a \$1,500.00 policy in the Crown Life Ins. Co. He stated the beneficiary was his mother and that the premium for 1941 had been paid.
In a letter dated September 14, 1942, the Crown Life Ins. Co. advised us that they had issued a twenty-five Year Endowment Policy for \$1,500.00 and with a semi-annual premium of \$27.97 on this life, with the beneficiary shown as Chie Nagai.
The following is an extract from the same letter:
"The February 1942 premium was paid on the annual basis by policy loan in April. There is, therefore, nothing due on this policy until next February except any payments which may be made to repay the loan, which amounted to \$152.93 (the excess of the loan over the premium was paid in cash)."
Crown Life Ins. Co. advised us, by telephone, in June 1943, that the loan against the above numbered policy covered the full loan value in 1942, when it was applied for, and as nothing had been put back into the policy since that date, the policy had lapsed.
The above Policy, No. 224181, however, was reinstated upon request of Mrs. Chie Nagai & Mr. Teruo Nagai.
At the request of Mrs. Chie Nagai, several payments were made from her account, as Teruo Nagai had no funds with the Custodian,

P.T.O.

File No. 3931

April 25, 1947.

PERSONAL PROPERTY SUMMARY

and applied on the above Automatic Premium Loan.

On April 1, 1947, \$73.62 was deducted from her account and forwarded to the Crown Life Ins. Co. to be applied on the above loan. Said amount represented the final payment on the Automatic Premium Loan

At the request of Mrs. Nagai the above-mentioned semi-annual payments were paid by us from rents received from the property at 4160 Union Street, Burnaby, B. C.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, APPEAR ON THIS FILE.

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

.....*W. J. H. Hutton*.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS

File No. 9793
7911 ✓

April 27, 1947

LIABILITIES SUMMARY

Mrs. Chie NAGAI
Registration No. 06760
Tomeo NAGAI
Registration No. 03806

Mrs. Chie Nagai and Mr. Tomeo Nagai, in their JP Forms, declared they did not have any liabilities of any kind.

The Vancouver General Hospital, however, filed a claim for \$37.00 against Tomajiro NAGAI, Chie NAGAI's deceased husband. This account was for services rendered Tomeo NAGAI, son, File No. 3951, in November, 1936, when he was 18 years of age and would, therefore, be a liability of his deceased father's Estate.

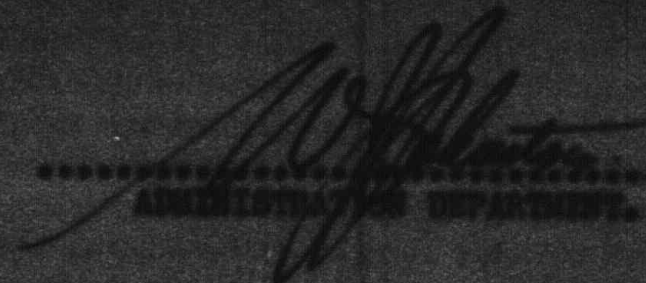
We wrote Tomeo NAGAI on February 13, 1947, regarding this matter and the following is an extract from his letter:

"In answer to your letter of February 13th, I wish to explain the account of \$37.00 which you say was charged to my father and still owing.

"This bill was the cost of hospitalization I incurred when I was in a bicycle accident. According to the settlements made with the insurance company of the car driver with whom I was in the accident, all medical expenses were to be paid by them. If the hospital bill is still unsettled, I never knew about it till you told me. That was ten years ago, and I was only seventeen. I have forgotten the name of the driver or the insurance company representative, and since I knew our costs were to be looked after by the other party, I am sorry I cannot take responsibility of the account you mention."

In letter dated March 26, 1947, we advised the Vancouver General Hospital that as this Japanese refused to admit owing this account no further action would be taken by the Custodian. However, if they desired to communicate with Tomeo Nagai we had no objection.

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


ADMINISTRATIVE DEPARTMENT.

WJ/MS

INFORMATION FROM R.C.M.P.

DATE July 26, 1943.

Our File No. 3931

Full Name NAGAI, Teruo
(Surname in Block Letters)

Registration No. 05806

☒ Male - Female
(Check)

Age September 18, 1919.

Former Address 4160 Union Street, Burnaby, B. C.

Date Evacuated April 13, 1942.

☒ Naturalized - Canadian-Born - National
(Check)

Present Address 479 1/2 Euclid Avenue.
Toronto, ONTARIO.
(See letter March 11/47)

Married - Single
(Check)

Name of Wife -----

Name of Husband -----

^{nee}
Name of Mother (TANAKA) Chive #06760

Name of Father Ionejiro (Deceased)

Names of Children under 16 -----

Requested by ECT

Registered with Custodian Yes
(Yes or No)

Additional Information Clerk.

27/5/42

REPORT FOR CUSTODIAN
Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

Registration No. 05806

Name TERUO NAGAI

Address: 4160 Union Street

Type of Property: Residence

Description of Land and Buildings: 66' x 122' (13-14/25/121)

This is a three room frame dwelling with rooms in the basement.

It is in a first class state of repair with well kept grounds and
garden.

Inventory of Contents: _____

Insurance

<u>Amount</u>	<u>Company</u>	<u>Number</u>	<u>Type</u>	<u>Premium</u>	<u>Expiry</u>	<u>Agent</u>
---------------	----------------	---------------	-------------	----------------	---------------	--------------

MacGregor, Johnston & Thomas Ltd. have particulars regarding insurance.

<u>Name of Mortgagor</u>	<u>Address</u>
--------------------------	----------------

CLEAR TITLE

<u>Name of Mortgagee</u>	<u>Address</u>
--------------------------	----------------

<u>Amount of Mortgage</u>	<u>Int. Rate</u>	<u>Payable</u>
---------------------------	------------------	----------------

<u>Dates Int. Payable</u>	<u>Principal Repayments</u>
---------------------------	-----------------------------

Mortgage Due _____

✓ Recommendations: We would recommend that this property be rented unfurnished
at from \$20.00 to \$22.50 per month. As the owner has requested that MacGregor
Johnston & Thomas look after the property, we would recommend that you in-
struct them to do so. Attention however should be called to the good condition
the premises are in and this should be considered when obtaining a tenant in
order that the property will be maintained both as to house and land.

m

PEMBERTON REALTY CORPORATION LIMITED.

J G Walke

27/5/42

EVACUATION SECTION	
NOV	OCT 12 1943
File No.	3731
Att.	W. H. H.
Delivered	W. H. H.

Oct. 12/43
566 Dundas St.
London, Ont.

W. H. H. H.

Dear Sirs:

I have received your letter and papers requesting my signature to proceed payments on my life insurance policy. You inform me that ~~my~~ my mother has asked you to make these payments with funds available from our property in Vancouver. Would that be from the rent money only? That is, after taxes and other upkeeping expenses have been met with, the balance of the money from this rent be turned over to the paying of the premiums due? For that is the only way I would wish the payments be made, and NOT from the sales of any of our belongings.

May I inquire then, if the rent we are receiving is sufficient to cover all this? I doubt that it is,

3731 13
2500 12 20

2
but if the deficit should be small, perhaps
I could raise enough myself to make up
the balance, as I do wish to maintain
my insurance if possible.

However, at the present, ^{(I have not had}
^{an opportunity to}
^{fully discuss the matter}
^{with my mother & father)}
these would be the only condition on
which I am willing to meet your request.
So if possible, please send me some
details regarding the renting of our property,
the tax amount and upkeeping costs,
and the net proceeds thereof, if any.
And if this proved is not sufficient,
please let me know how much more
be needed.

I can understand this would be
a much troublesome work for you, but if
you could possibly do all this for me,
I should be very much obliged.

Yours sincerely,
Torao Naga

3931 ✓
9593

February 13, 1947.

Mr. Teruo NAGAI,
Registration No. 05806,
377 Wellesley Street,
Toronto 5, ONTARIO.

Wellesley St
[Signature]

Dear Sir:

We wish to advise you that we have an account in our office for the sum of \$37.90 which we received from the Vancouver General Hospital showing that you were a patient therein in 1936 and incurred an indebtedness as stated above. This account was forwarded to your father, Yonejiro NAGAI, now deceased, and we understand that same was never paid.

Please advise us if it is your intention to assume responsibility for payment of this account and, if so, you might request us to pay the sum of \$3.90 in your account in this Office to the Vancouver General Hospital and advise us regarding any arrangements you might be able to make regarding liquidation of the balance. It may be that your mother will assist you in this connection.

The amount of \$3.90, presently held for you in this Office, was derived from a refund of 1½ Wage deductions for the first six months of 1941, which we received from the Provincial Collector at Vancouver.

An early reply to this letter would be appreciated.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

479½ Enchil Doe,
Toronto, Ontario,
March 11, 1947.

Mr. A. J. Johnston,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 24 1947
File No.	3931
Ans.	
Referred	Johnston

Dear Sir:

In answer to your letter of February 13th, I wish to explain the account of \$37.00 which you say was charged to my father and still owing. This bill was the cost of hospitalization I incurred when I was in a bicycle accident. According to the settlement reached with the insurance company of the car driver with whom I was in the accident, all medical expenses were to be paid by them. If the hospital bill is still unsettled, I never knew about it till you told me. That was ten years ago, and I was only seventeen. I have forgotten the name of the driver or the insurance company representative, and since I know our rights were to be looked after by the other party, I

am sorry I cannot take responsibility
of the account you mention.

As for the \$3.90 you say you have
in my account, if possible, I should
be very much obliged if you could
send it to my above address.

I thank you for your very
kindly services.

Yours truly,
T. Nagai.

Copy made for
File # 9593.

✓
3931
9593

March 26, 1947.

Vancouver General Hospital,
27th Avenue & Heather Street,
Vancouver, B. C.

Dear Sirs:

Attention: Collection Department

Re: Yousire (or Yonehiro) NAGAI
1925 E. 5th St., Burnaby, B.C. (1936 Address)

With reference to your claim against the above-mentioned for \$37.00, for services rendered his son, Teruo NAGAI, age 17 years on or about November 20, 1936, we wish to advise you that this debtor died on January 5, 1938, and his son Teruo is presently residing in Toronto, Ontario.

We wrote to the last-mentioned regarding this matter and the following is an extract from his letter:

"In answer to your letter of February 13th, I wish to explain the account of \$37.00 which you say was charged to my father and still owing.

"This bill was the cost of hospitalisation I incurred when I was in a bicycle accident. According to the settlements reached with the insurance company of the car driver with whom I was in the accident, all medical expenses were to be paid by them. If the hospital bill is still unsettled, I never knew about it till you told me. That was ten years ago, and I was only seventeen. I have forgotten the name of the driver or the insurance company representative, and since I know our costs were to be looked after by the other party, I am sorry I cannot take responsibility of the account you mention."

In view of the fact that this Japanese refuses to admit owing this account, no further action will be taken by this Office. If you desire to communicate with him, however, his latest address known to us is 479 1/2 Euclid Avenue, Toronto, Ontario.

Yours very truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

9593, 3931

October 22, 1947.

Mrs. Chis Nagai,
c/o Mrs. A. G. Leslie,
150 Dunvegan Road,
Toronto, Ontario.

Dear Madam:

Re: Estate of Yonetsiro Nagai, Deceased.

We have received a letter signed "A. G. Leslie" asking concerning sale of the property at 4160 Union Street, Burnaby.

This property, as you know, is registered in your name "In Trust" as it belonged to the Estate of your late husband. It has been pointed out to you that, as Administratrix of the Estate of your husband, you have the right to deal with this property with the approval of the British Columbia Courts. Since one of your children is a minor, that is, below the age of twenty-one years, we understand that it will be necessary for you to petition to the Court for leave to sell this property and it may be necessary for you to establish that the funds are to be used for the purpose of buying another home. We have been in touch with Mr. H. A. Frelin, Barrister, Vancouver, who stated that you approached him in this matter some time ago and that he had written to you at great length advising concerning sale of this property and had indicated to you that it would be necessary for you to satisfy the Court concerning the use of the money derived from the sale of the Vancouver property. We have also been in touch with Messrs. McGregor, Johnston & Thomas Ltd., who were agents for this property and who we were given to understand had been asked by you to effect sale, but they do not appear to have received a reply to their letter to Teruo Nagai which was addressed to 419 1/2 Buelid Avenue, Toronto.

We wish to make it clear to you, as stated in our letter of July 9, 1947, that the Custodian will have no objection to liquidation of this property being arranged by you or your agents. It will, however, be necessary for certain legal procedures to be taken in order to obtain the approval of the Court of British Columbia and, since application must be made on your behalf by a British Columbia Lawyer, we would suggest that you get in touch with Mr. Frelin again and instruct him to petition to the Court on your behalf and, at the same time, arrange that Mr. Thomas of the firm of McGregor, Johnston & Thomas Ltd. put the house up for sale. Mr. Frelin's address is 223 Birks Building, 718 Granville Street, Vancouver. We have not had this property valued and we are, therefore, not in a position to suggest a price to you but Mr. Thomas, who handled this property, will, no doubt, be in a position to advise you.

This office will give every assistance but is not in a position to initiate the proceedings and would urge that you get in touch with a lawyer if you wish to bring this matter to a conclusion.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AG