

3963

Nogura Teruho (135276)

FILE NO.

3963

COCHILAN

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: NITTA, MasaruHOME ADDRESS: R.R. No. 1, Milner, B.C. 581 MontroseREGISTRATION NUMBER 12821 SEX: Male AGE: 26OCCUPATION: Farm hand

(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: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: YuriADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Milner, B.C.NAMES OF ANY LIVING CHILDREN: Masahiro (M)ADDRESS OF CHILDREN: R.R. No. 1, Milner, B.C.AGE OF CHILDREN: 10 months old

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

1. LOCATION AND DESCRIPTION: Lot 51 & 52 Section 36, Township 8.District of Langley.2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house 20' x 24' & 20' x 12'Chicken house 20' x 40', 20' x 36' and 15' x 24'. Garage 16' x 18'.Packing shed 12' x 15' and 12' x 15'. Root house 7' x 9'. Storagehouse 15' x 15', woodshed 24' x 30'. Work shop 16' x 14'.3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$21.65 per year. Payable Marry ville, B.C.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) MyselfR. L. Clarke

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At the Land Registry office
New Westminster, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 4 acres strawberries, 1/2 acre asparagus
3/4 acre raspberries, 1/2 acre tree fruits

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself
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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- Household furniture, kitchen utensils, chinaware, carpenter tools,
farm implements, smithy tools, 1 Ford tractor, 1 Gravelly tractor,
in my house at Milner, B.C. Key will be left with J. Wright my
neighbour. 1937 ton and a half chevrolet in custody at Hastings Park.

*As per J.R. Key with
H.E. Clarke*

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 2 dogs, 1 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) About \$100
owing me for hauling building supplies, by West Langley Church.
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None
8. BANK ACCOUNTS: \$80 Bank of Montreal East End Branch Vancouver, B.C.
9. LIFE INSURANCE: \$1000 Sun Life Co., 25-year endowment policy.
Beneficiary my mother Kame MITTA. Policy at home.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None
- Registration No. 12821. Card is lost, have applied for another
but have not yet received it.

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 14th day of April 1942.

(Signature) M. Mitta

T. R. Williams
Witness

FOR DEPARTMENTAL USE

3963

INFORMATION FROM R.C.M.P.

Date Nov. 19/43.

Our File No. 3963

Full Name NITTA, Masaru
(Surname in Block Letters)

Registration No. 12821

Male ☒ - Female
(check)

Age May 22, 1916

Former Address R.R. #1, Milner, B.C.

Date Evacuated 8/6/42

Naturalized - Canadian-Born - National
(check)

Present Address 80 Caroline Ave.,
Toronto, Ont.

Married - Single
(check)

Name of Wife ^{nee} (UEDA) Yuri #12822

Name of Husband -

Name of Mother ^{nee} (SUGITA) Same Name of Father Tsurujiro (deid)

Names of Children under 16 # 12897

Sary Masahiro (M) May 18/41

Kenji (M) Feb. 2/43

Requested by CP

Registered with Custodian
(Yes or No)

Additional Information Farmer. Owner of 13 acres.

+ bldgs.

137 N.M.C. Truck.

REAL PROPERTY SUMMARY

File 3963

V.L.A. B.C. 342-P

JAPANESE NAME: Masaru NITTA - - Reg. No. 12821.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 389 Homestead Road, Milner, B. C.

LEGAL DESCRIPTION: Lots 51 and 52 of the East half of Section 36 Township 8
Map 1125 Municipality of Langley in the District of New Westminster

TITLE: In the name of Masaru NITTA.

ENCUMBRANCE: Vesting in Custodian 25106, 10th December 1942.

ASSESSED VALUE: 1942 -
Land \$1000.00
Improvements \$ 500.00 Total \$1500.00 Taxes \$23.50.

CLASSIFICATION: Berry and Poultry farm. Inspector reported September 23rd, 1942, a farm of 13 acres of which $1\frac{1}{4}$ acres strawberries, $\frac{1}{4}$ acre raspberries, $\frac{1}{4}$ acre asparagus and 10 mixed fruit trees with a 1 store frame bungalow, 26 x 42, 6 rooms in fair condition and woodshed 32 x 28, packing shed 12 x 12, 3 chicken houses 24 x 12, 34 x 15, 40 x 15. Occupied at date of inspection by A.E. Clarke. Building in fair condition and crops in fair shape, half of land cleared.

HISTORY OF ADMINISTRATION: Lease dated 22nd April 1942 from Masaru NITTA to Alfred Eric CLARKE to end of the crop year with provision for continued occupation if not re-posessed by lessor, buildings but not chattels included. Rental to be 50% of the crop and taxes, the net returns of which were \$747.30 paid to the Custodian. This lease was renewed on the 10th December 1942 as from the 1st October 1942 to the 30th September 1943, with provision for storage of chattels, at a rental of \$75.00, paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act. The taxes for 1942 were paid by the lessee - \$23.50.

SOLD: To The Director The Veterans' Land Act for \$1454.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Masaru NITTA, sale price \$1454.00 plus rental from CLARKE \$747.30, total \$2201.30; less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00 total \$19.00. Net amount released \$2182.30.

TITLE: Included in C. of T. 166966-E and payment of consideration included in cheque to the Custodian dated 8th February 1944.

PROTEST: On the 19th June 1943, we received a protest in connection with this sale from Mr. NITTA, part of which reads as follows:-

FILE INSURANCE SUMMARY

File No. 743

Re: Samuel WITTA

Reg. No. 13521.

Samuel WITTA carried no insurance on his property and the Custodian insured the buildings on the 15th April 1945 in the amount of \$100,000 with the Law, Union & Bank Insurance Co., Ltd., policy number 29230 for a term of 3 years expiring on the 17th March 1948; premium of \$21.75 was paid by the Custodian and refunded by The Director The Veterans' Land Act to whom the policy was transferred.

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

John Macpherson

DATED April 3rd, 1946.

12:01

LIABILITY SUMMARY

File No. 3963

Re: MASAHI NITTA

Reg. No. 12821.

The Royal Columbian Hospital filed a claim on the 31st October 1942, for \$78.86, which claim was confirmed by Mr. NITTA on the 10th November 1942 and paid on the 15th December 1942. No other claims against Mr. NITTA are on record.

Mr. NITTA made a claim against the West Langley Church for \$20.00 for trucking. This claim was disputed by the Officials of the church but they finally admitted some liability and the claim was settled at \$12.00 which was paid on the 15th April 1943.

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

J. J. Macpherson

DATED April 3rd, 1946.

IN:ML

MEMORANDUM

To: File 3963

February 22, 1944.

From: Specified Articles Department

Re: NITTA, Masaru - Reg. 12821

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1937 Chevrolet No. T101 License No. (41) CU 928	\$325.00

Sold to: Land's Dept.

Selling Price: \$325.00

No Transfer papers on Truck File.

Harker

FILE NO.

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[illegible]

File No. 3963

PERSONAL PROPERTY SUMMARY

15th May, 1947

Re: Masaru NITTA - Reg. No. 12821

CHATELS:

The above Japanese registered with this office on the 14th April, 1942, and at that time declared leaving household furniture, farm and carpenters tools on his property at Milner.

This property was inventoried on the 23rd September, 1942, and a copy sent to NITTA for confirmation. In a letter dated 14th December, 1942, he stated he had returned this inventory signed, and that we might assume that it was correct. His signed copy had evidently been lost in the mail.

All saleable goods were removed and sold at auction at Langley, for the net sum of \$115.85. A quantity of the chattels had to be abandoned on the property as they were not worth the expense of handling.

SPECIFIED ARTICLES:

NITTA's $\frac{1}{2}$ ton Chevrolet truck was appraised and sold for the sum of \$325.00. A Mr. Roy Burnell informed us that NITTA owed \$200.00 on this truck. This was paid to his lawyer on the 5th December, 1942, and our action confirmed by NITTA on the 14th December, 1942.

Administration expenses of \$22.40 were charged in connection with the sale of this truck, and the net sum of \$102.60 accrued to NITTA's account from the sale. NITTA objected to the amount collected in letter dated 9th January, 1943.

ACCOUNTS RECEIVABLE:

When registering, NITTA stated that the West Langley Church owed him about \$20.00 for hauling building supplies. There was considerable correspondence on the file regarding collection of this account from the Walnut Grove Church (the correct name of the Church) at Milner, and they finally offered \$12.00, which NITTA accepted 29th March, 1943, and funds were received at this office 9th April, 1943.

BANK ACCOUNT:

NITTA declared a Bank account at the Bank of Montreal, East End Branch Vancouver, but this was not brought under control by the Custodian.

LIFE INSURANCE:

He also declared owning a Sun Life Insurance policy. This was not brought under control or administered in any way by the Custodian.

This file reveals no other personal property assets.

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

.....*W.E. Burnell*.....

HA

MEMORANDUM

FILE NO. 3963

May 15th, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Masaru NITTA,
R. R. #1, Milner, B.C.

From the original list of chattels we have struck off a large number of items that were of no commercial value. When recovery of effects was undertaken only those things that were of sale value were removed and all those items that are indicated as "No Commercial Value" would not have paid the cost of cartage, even if sold. Likewise no buyer could be found who would make any offer for things classed as junk.

There were a number of items classed as fixtures and indicated as such on the inventories.

WJI:LEW



NIITA Masaru Reg. No. 12821 has arrived in camp for evacuation and has made the following statement.

Declarants house at R. R. #1 Milner, B. C. has been leased to Mr. A. E. Clarke, Milner, B. C. The lease was drawn up by George Young, Notary Public, Fort Langley. Mr. Clarke has one copy of the lease and Mr. Niita has the other.

The crop of strawberries and raspberries has been leased together with the house. There is no furniture in the house.

Key to the house is in the possession of Mr. Clarke.

Family still occupy the house but expect to leave shortly.

M. Niita

Witness *P. Allen*

SUPPLEMENTARY LIST

CLAYBURN B.C.

NITTA, Masaru

April 24, 1942.

Reg. #12821.

Crop sold to A. E. Clark, R. R. #1, Milner, B. C.
for 50% of net returns.

To receive \$300.00, on account, on
April 24thm 1942. Balance to be paid
on 31st of August, 1942.

File # 3763

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Langley, B. C.

Date: Sept. 23/42

NAME: Nitta, Masaru

REGISTRATION NO. 18821

ADDRESS: 389 Homestead, Milner, B. C.

PROPERTY: Leased by A. E. Clark, both property and house

ACREAGE: 13

KIND OF CROPS: Straw., Rasp., Asps., and 10 mixed fruit trees

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 story Bungalow VACANT: No

OCCUPIED:

DESCRIPTION: Wooden frame

ROOF: Shakes

SIZE: 26 x 42'

NO. OF ROOMS: 6

CONDITION: Fair

OTHER BUILDINGS: Wood Shed 32 x 28, Packing Shed 12 x 12',
Chicken House 24 x 12',
" " 34 x 15',
" " 40 x 15'

NAME OF LESSEE OR RENTOR: A. E. Clark

TERMS: 50% of net profit for 1942 (pay taxes only in 1947)

WATER: Well

ON:

OFF:

LIGHT: Yes

ON: Yes

OFF:

REMARKS: Outside of house shingled and has been painted.

Inside clean and V jointed and papered. All floors in
good shape. Crops all fair shape one half of land

cleared.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

J. F. Turnbull

April 22, 1942.

Mr. Roy Dumell,
Corona Hotel,
Room 5,
1212 Granville Street,
Vancouver, B. C.

Dear Sir:

On checking through our files, we find, by your letter of March 24th, that you have a claim against a Japanese, Massey Hitta, in the amount of \$200.00. We understand that this amount is the balance payable on a 1937 Chevrolet 1½ Ton Truck, purchased in November, 1941.

In order that we may enter this on our records it will be necessary for you to send us a sworn Affidavit to the effect that this amount is due you. Would you also include in that Affidavit the make of Truck, Serial Number, Engine Number, if possible, outstanding balance, date of lien and the date the lien was registered.

Please note that this office assumes no obligation to pay this claim, but has no objection to your securing payment from the Japanese.

An early reply from you would be appreciated.

Yours truly,

E. T. Read
(For G. W. McPherson)
Authorized Deputy of the Secretary
of State and/or Custodian

ETR:JB

ROYAL CANADIAN MOUNTED POLICE

Detachment

Seizure No.

T 101
FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.Detachment
Sub-Division
Division
Date

19

RE: Masaru NITTA Holmstead Rd. Milner B C

On Mar 10

19 42, 1

Goodfellow K E MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
	LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	(41) CU928 Chev Truck 37 7151400768 T79203 Broken Fair
	EXTRA EQUIPMENT	Heater Spot light 5 Clearance lights
	DESCRIPTION & CONDITION VERIFIED	Windshield Cracked
	<i>M. Nitta</i> Signature of Owner 12821 Japanese Registration No.	
	Handed over to representative of Custodian whose signature in receipt thereof appears hereunder	
	<i>B. J. [Signature]</i>	
	DATE: Mar 10 /42	
	<i>K. E. Goodfellow</i> SIGNATURE OF MEMBER SUBMITTING REPORT	

Lease #76

3963

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 10 1942

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL 372

Place K.R. #1, Milner, B.C.

Date AUG. 19, 1942.

Custodian of Enemy Property,
Vancouver, B.C.

Re: M. NITTA Property.

Lots 51 & 52, Bt 36, Tp. 8 Map 1125
09748046 G. Notation

I hereby offer to lease the above described property
on the following basis: Oct 1st Sept 1st

Term: From AUG. 19, 1942 to AUG. 18, 1943.

Cash Rental: \$ 75.00 per year to be paid as follows:
June 1st, 1943.

Lease to include all land and buildings, - ~~except~~ and
some small tools and horse cultivator (in poor shape).

Other special conditions (~~if any~~): If property sold, lessee to get
paid for any crops and new plantings from incoming purchaser or be
allowed to harvest same.

The following taxes will be payable by me:

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: Tolls:
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities
in which His Majesty is presently engaged shall have ceased the
Lessor may terminate this lease by giving the Lessee one(1) month's
notice in writing to vacate the premises, and such notice having
been given this lease shall terminate at the end of the said month
notwithstanding that it may not be at the end of the current year
of the tenancy.

I recommend that Lease on the
above terms be approved.

[Signature]
Field Supervisor,
Soldier Settlement of Canada.

Full Name: A. Eric Clarke

Address: K.R. 1, Milner, B.C.

(Richard Eric)

389 Homestead Rd
Milner B.C.

This Indenture,Made in triplicate this tenth day of December A.D. 1942.**IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"**

Between:

THE SECRETARY OF STATE FOR CANADA,
acting in his capacity as Canadian under and by
virtue of Order-in-Council P.C. 1665, and Amend-
ments thereto.

Hereinafter referred to as the
LESSOR OF THE FIRST PART.

And:

ALFRED ERIC CLARKE (Farmer) of R.R.#1
Wilner, in the Province of British Columbia.

Hereinafter referred to as the
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Langley, in New Westminster District, in the Province of British Columbia, more particularly described as

Lots Fifty-one and Fifty-two (51 & 52) East half (E $\frac{1}{2}$) of Section Thirty-six (36), Township eight (8), according to a registered map or plan thereof deposited in the Land Registry Office, City of New Westminster, Province of British Columbia, and therein numbered One thousand one hundred and twenty-five, District of New Westminster, Certificate of Title 148046E,

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and excepting thereout sufficient space to be reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying adjoining lands from time to time, their respective families and servants, and all other persons with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterrupted right at all times hereafter and for all purposes to go, return, pass and repass with or without horses, cattle, and vehicles from and to any highway by crossing through and over the demised premises; and Doth Further Let on Hire the following chattels, namely:— - No Chattels -

from the First day of October A.D. 1942, (or from the date hereof) for the term of One (1) years thence ensuing and fully to be determined on the Thirtieth day of September 1943.

Yielding during the said term therefor the clear (annual) rent of \$75.00

-----Seventy-five-----

Dollars,

of lawful money of Canada, payable to the Lessor at the Office of the Custodian, Vancouver, British Columbia, on the following days and times, that is to say: Seventy-five dollars (\$75.00)

the first payment to be made on the First day of June, A.D. 1943.

2. That the said Lessee covenants with the said Lessor to pay rent; and to pay rates and charges for water, electric light, gas and telephone. AND to keep up fences; and not to cut down timber; and to insure against fire in the joint names of the said Lessor and the said Lessee, show receipts and to reimburse the said Lessor; and that the said Lessee will repair according to notice, and that the said right of entry and to view the state of repair shall extend to every person to whom may be delegated any power or duty conferred or imposed on the Custodian and to every person authorized by the Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave; and will not sublet without leave; and that he will leave premises in good repair excepting only reasonable wear and tear and damage by tempest; AND that he will not carry on any business on the premises that shall be deemed a nuisance.

The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall be construed according to the extended form in Schedule Two (2) of that Act.

3. The Lessee Further Covenants and Agrees with the Lessor:—

(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under cultivation in a good and husbandmanlike manner and in accordance with the most approved method of husbandry used in the district, and to use the said cultivated lands for the purpose of producing the type of crops heretofore produced thereon, and to keep all arable lands clean and free from weeds, and to protect, preserve, prune and manage all orchard, fruit, shade and ornamental trees on the premises.

(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises and not to remove from the lands any manure on the expiration of the term.

(c) During the continuance of the term at his own expense to keep the said chattels in good and substantial repair and condition and to keep the owner indemnified against all loss of, from and against the said chattels from whatever cause it may arise, save only reasonable wear and tear.

(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the said chattels at the said premises.

(e) To keep the said chattels insured in the name of the Lessee throughout the term against loss or damage by fire to the full insurable value of the chattels with some reputable insurance company.

(f) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the Lessor occupying the adjoining lands for the time being, their respective families and servants, and all other persons with the Lessor's or their permission going to or from the said adjoining lands.

(g) To put all plumbing works, sanitary arrangements and drains in condition to comply with the requirements of the Municipal Health Officer and of the Board of Health of the Municipality and to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board of Health of the Municipality.

4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to have been paid although no formal demand shall have been made thereof, or in case of the breach or non-performance of any of the covenants and agreements herein contained on the part of the said Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossession and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

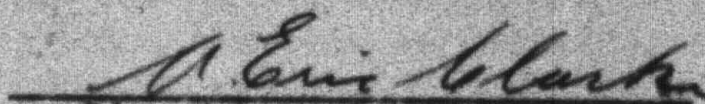
5. Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy, and such notice shall have been deemed to have been received by the Lessee on the date on which it shall have been deposited in the Post Office at Vancouver, British Columbia, and mailed and addressed to the Lessee at the address of the Lessee at the time of the deposit of the said notice. Such notice may also be served upon the Lessee personally or by posting it on any part of the said premises if vacant, or by serving it upon any grown up person on the said premises if occupied and if the Lease shall terminate as herein provided on any day other than the

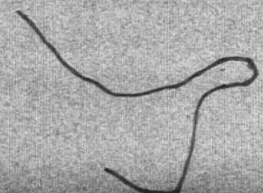
(H) Apart from the hired chattels, to warehouse and store upon the demised premises those chattels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels, by placing the said stored chattels in a place reasonably safe and to use reasonable care for the protection thereof.

(I) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessor so demanding by reason of judgment obtained against the Lessee, or breach of any term of this lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by their continuing in the possession of the Lessee, of which the Lessor shall be the sole judge.

(J) At the request of the Lessor from time to time to deliver to the Lessor an order on any third person to whom the Lessee may have marketed or delivered any of the crop from the demised premises and in such form as the Lessor may request directing such third person to pay to the Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to the rental for the current year.


Signature of the Lessor.


Signature of the Lessee.



last day of the year of the tenancy the rent for the year in which the lease terminates as aforesaid shall be apportioned by charging the Lessee a reasonable rent having regard to the stipulated rent, and the opportunity of the tenant to have obtained or to obtain the crops in that year, reserving to the Lessee the right to re-enter upon the demised premises to cultivate and harvest crops maturing in the year of the tenancy in which the termination occurs unless the incoming occupant shall pay to the Lessee a fair value for the crops maturing at the time of the termination, which value shall be determined by a person appointed by the Lessor or by an authorized Deputy of the Lessor in his capacity of Custodian from those persons to whom may be delegated any power or duty conferred or imposed on the Custodian.

6. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his
authorized deputy, in the
presence of:—

O. B. Broadbent

G. W. McPherson

(G. W. McPHERSON)

Authorized Deputy of the Secretary
of State and/or Custodian

Signed by the said Lessee
in the presence of:—

J. H. Maguire

A. Eric Clarke

Approved by the Director of Soldier
Settlement of Canada as to land
by his authorized representative.

S. B. Baines

District Superintendent.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

Copy.
PHONE PACIFIC 5751
PLEASE REFER TO
FILE NO. 3963

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

6th January, 1943.

Mr. Masaru NITTA,
Registration No. 12821,
80 Caroline Ave.,
TORONTO, Ontario.

Dear Sir:

Our No. T101

Re: Motor Vehicles

Your 1937 Chevrolet Truck

which was surrendered to the Authorities, has been
sold for \$25.00

Charges against your car were as follows:

Liens	\$
Administrative Expenses	\$ <u>22.40</u>

The Balance thereafter remaining of \$ 302.60

has been placed to your credit in our trust account.

Yours truly,

M. Sullivan,
Specified Articles Department.

RPA:MA

3963

26th January, 1943.

Mr. Masaru HITTA,
Registration No. 12821,
80 Caroline Avenue,
Toronto, Ontario.

Dear Sir:

Re: Your 1937 Chevrolet Truck

Thank you for your letter dated January 9th asking for some particulars in connection with the sale of your 1937 Chevrolet truck.

Briefly, we have to report that this truck was sold to the Lands Department for the sum of \$325.00 and that \$325.00 was the value of this truck as appraised by a technically qualified individual well known in automobile circles in Vancouver.

A report on the tires showed that one was in good condition, that five were smooth, that the approximate mileage was sixty thousand miles and that certain repairs were necessary at the time of appraisal, and that said repairs to make the car safe to drive would cost the buyer approximately \$106.00.

Administrative expenses of \$22.40 regarding which you enquired represent actual disbursements only incurred during the period commencing with the date your car was turned over to the Custodian up to the date relative vehicle was sold. All calculations covering administrative expenses were made as of the end of November, 1942, but each car was charged pro rata depending on periods involved, as mentioned above.

Your letter dated January 9th acknowledges receipt of the cheque for \$300.00 we sent to you on December 24th and we are pleased to hear that this cheque reached you safely.

Yours truly,

R. P. Alexander
Manager

RPA:LF

J. O. Carabine Ave
Grand Bl.
March 21, 1942

Mr. D. McPheeters
Claim Department
Office of the Custodian
Vancouver B.C.

RECEPTION SECTION	
Rec'd	APR 3 1942
File No.	3463
Ans.	DM
Referred	Mr. McPheeters

Dear Sir:—

I will accept 12⁰⁰ as settlement
of my claim of 20⁰⁰ against the
W. H. H. Co. & Co. Inc.

Will you please send the money
as soon as possible and also the
rest of my money that the Custodian
has in charge?

I have heard rumors to the effect
that Japanese properties are being sold
by the Custodian. Are the properties
being sold without the consent of
the property owner? Are they sold
at market value or just what
the buyer is willing to pay for them?

The Japanese trucks were sold
without the consent of the owner
at and at a price way below value

Trucks were sold without the
owners consent therefore I take it
that they, after being seized were
not the property of the Japanese yet
storage, insurance and handling
charges were charged up to us.
Why?

Will you please answer my
inquiries or send them along to the
right department?

Thanking you

Yours truly,

M. Nitta Reg # 12821

3963

9th April, 1943.

Sun Life Assurance Company of Canada,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re: Policy No. 2,065,757

-Masaru NITTA-

We are in receipt of copy of your letter dated
April 3rd addressed to the above named.

We wish to advise that we have no objection to
your making payment direct to your Policyholder of the Cash
Surrender Value of the above numbered Policy which according
to your letter will amount to approximately \$190.00.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

3963

April 27th, 1943

Mr. Masaru NITTA,
Registration No. 12821,
80 Caroline Avenue,
Toronto, Ontario.

Dear Sir:

Re: Law Union & Rock
Policy No. 29450

We have placed the above numbered policy to cover for \$650.00 on Dwelling; \$50.00 on Food-shed and Packing shed; \$75.00 on Chickenhouse; \$75.00 on Chickenhouse; \$100.00 on Chickenhouse; and \$50.00 on Private Garage located on your property described as Lots 51 and 52, E. 1/2 of Section 36, Township 8, in the Municipality of Langley, B. C.

The premium for three years amounting to \$21.75 is being paid to the Insurance Company. As you have no funds on credit in this office will you kindly let us have your cheque for this amount.

We trust that this arrangement is satisfactory to you, but if on the other hand you prefer that no fire insurance be carried on your property and if you are willing to take the risk yourself, then of course we will instruct the Insurance Company to cancel the policy and refund the premium.

B. M. Gibson
Yours very truly,

S.M. Gibson
Insurance Department

BMG:KT

*Ins. available
after June 1/43*

3963

May 24th, 1943.

Mr. Masaru NITTA,
Reg. No. 12821,
80 Caroline Ave.,
Toronto, Ontario.

Dear Sir:

We are in receipt of your letter dated May 3rd. We wish to inform you that Mr. Eric Clarke's lease on your property was extended until the 30th of September of this year for the additional sum of \$75.00, payable June 1st, so we are, therefore, unable to cancel his agreement on account of the extensive work he has put in on the property.

Trusting you will find this satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of a 1937 Chevrolet
1½ ton truck, engine No. 179203,
serial No. 715 1400 768.
To wit:

J. ROY BURNELL, of Am. 5, 1212 Granville Street the City

of Vancouver

in the Province of British Columbia, shipyard
worker,

Do Solemnly Declare that

- (1) On the 18th day of August, 1941 I sold the above captioned truck to a Japanese, one Massey Nitta for \$475.00 payable \$150.00 down and \$30.00 per month.
- (2) Now produced and shown to me and marked exhibit "A" to this my declaration is a bill of sale signed by the purchaser.
- (3) The said bill of sale has not been registered pursuant to the Conditional Bills of Sale Act.
- (4) There is at present a balance due to me in respect of the said transaction of \$200.00.
- (5) Now produced and shown to me and marked exhibit "B" to this my declaration is an acknowledgment signed by the said purchaser confirming the amount of the said balance due.
- (6) I am enlisting in the Royal Canadian Air Force and desire to have the said balance due paid to me as soon as possible.

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

DECLARED before me at Langley
in the
Province of British Columbia this
14 day of May.
A.D. 1942

Roy Burnell

3963

4th November, 1942.

Mr. Masaru Nitta, #12821,
365 Parkside Drive,
Toronto, Ont.

Dear Sir:

We have for acknowledgment yours of the 26th ultimo, and are accordingly enclosing herewith our cheque in the amount of \$150.00 on account of funds we hold to your credit.

We will not consider any further request by you for money until you advise us whether or not the claim against you by the Royal Columbian Hospital, New Westminster, B.C., in the amount of \$78.86 is correct. We requested this information from you in our letter to you of September 29th. We also wrote you on October 1st regarding your chattels, and ask that you let us have a reply to this letter by return mail.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

3963

November 30th, 1942.

Mr. Masaru NITTA,
Reg. No. 12821,
365 Parkside Drive,
Toronto, Ont.

Dear Sir:

We refer you to our letters dated October 1st, November 2nd, and also mentioned the subject of your chattels left in the protected area in ours of November 4th, asking you to kindly return, signed, the list of chattels we forwarded to you on October 1st.

This is to advise that, in view of not receiving any replies to our letters, this office as of this date assumes that the list is correct and shall administer your belongings accordingly.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

3963

December 7, 1942.

Mr. John Stanton,
503 Holden Building,
16 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Masaru NITTA and Roy BURNELL

Referring again at this time to your letter dated June 27th in connection with balance due by Mr. Masaru Nitta to your client Mr. Roy Burnell of \$200.00 on a 1937 Chevrolet truck, please find attached our cheque No. 1084 payable to your order and amounting to \$200.00.

We would appreciate your acknowledging receipt of this cheque and at the same time would appreciate your confirming to us that there has been no change in the status of Mr. Burnell's claim subsequent to May 14th, 1942 and that Mr. Burnell now has no further claim against Mr. Masaru Nitta.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA
Enc.

3963

December 7, 1942.

Mr. Masaru Nitta,
Registration No. 12821,
365 Parkside Drive,
Toronto, Ont.

Dear Sir:

Your letter dated November 10th has today been referred to me for attention and it is my pleasure to report to you that, having reviewed the contents of our file covering your affairs, we have today forwarded a cheque to the Royal Columbian Hospital for \$78.86, representing settlement in full of their claims against you, payment of which was authorized in your letter dated November 10th.

It is also our pleasure to inform you that we have today forwarded a cheque to Mr. John Stanton for \$200.00 in settlement of claim made by Mr. Roy Burnell for the same amount representing balance which was due by you to Mr. Burnell on your 1937 Chevrolet truck. Both cheques have been charged against your account with us.

In response to your request for funds, we are forwarding to you attached our cheque No. 1086 payable to your order and amounting to \$150.00, the receipt of which we would appreciate your acknowledging by return mail.

With reference to the claim you have of approximately \$20.00 against the West Langley Church, please be advised that the Custodian has been pressing the West Langley Church for payment and upon receipt of your letter dated November 10th we have also written to Mr. Devine in this connection. If we are successful in obtaining payment, the amount thereof will be credited to your account with us. It would be helpful to us if you would kindly provide us with any receipts or documents which may have been signed by either Mr. Devine or the West Langley Church in support of your claim of approximately \$20.00. We would also appreciate receiving some information as to the date of the transaction or transactions involved.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA
Enc.

out to N. Alcock

JOHN STANTON

BARRISTER AND SOLICITOR
NOTARY PUBLIC

503 HOLDEN BUILDING
16 EAST HASTINGS STREET
VANCOUVER, BRITISH COLUMBIA

December 9, 1942.

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

Dear Sirs:

Re: Your file 3963 - Nitta and Burnell

I acknowledge your letter of the 7th instant enclosing your cheque for \$200.00 in my favour in full settlement of this matter. So far as my instructions go, there has been no change in the status of my client's claim since May 14 last.

Yours very truly,

John Stanton

JOHN STANTON.

JS:RH

not to Alexander
R.R. Milner B.C.
Dec 14th 1943

R P Alexander
Manager
Japanese Evacuation Section
Office of the Custodian
506 Royal Bank
Hasting & Granville St
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 16 1942

WPC

Dear Sir -

In answer yours of Dec 4th just to hand owing to wrong address our Board met Sunday Dec 13th and went into the question

The facts are as following -

Our church is being built by voluntary effort some donating time, material and some other sort of help. It is true that Mr Mitta did haul some of the material and to other trucks did likewise. It was arranged at the time that if and when any funds came to hand at any future date we would indemnify those who hauled or used gas on the building behalf. So far no one has even suggested any figure much any definite amount. We are naturally held up on our work as the war has taken away our help. So we must wait till times are better. No one has received any money for their but rather have put out of their own. We feel that Mr Mitta has not kept the fact

of the arrangement enter into long before his
country came into the war

We are Your Very Truly
Vernon W Stewart

Sec. Treas. The Walnut Grove Church

342-P

BC/342-P

Page 1

S.S. Form No. 43
(Sheet 1)Farm Appraisal ReportFile No. JL-372Land Description Lots 51 & 52 of E $\frac{1}{2}$ of Sec. 36, Tp. 8, Map 1125.Containing 12.67 AcresOwner's Name NITTA, MasaruPost Office Address Milner, R.R. #1.Nearest Rail Point MilnerDistance 3 milesMarket Town Langley PrairieDistance 5 "Church (give denomination) All denominations-Langley or closerDistance 5 "Nearest School Town Line RoadDistance 1 "State how property was identified: Roads, map, owner.

Roads: State whether property has access to main road, the kind of road and its condition.

On fair cross road.Is this district a good one? Fair.Employment opportunity Seasonal farm work.Predominating Nationality and religion: British, Protestant.Describe Fencing and its condition: N. & S. line fences only.

Value \$

Water supply: Well.

Value \$

BUILDINGS ON FARM

3963

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT Eave.	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	20 x 26x18	Frame	10'	Shgl.	10	Wood	Good	800.00
	16 x 20x12	"	9'	"	10	"	"	
Garage-1 $\frac{1}{2}$ st.	12 x 16x14	"	12'	Shke.	Old	"	Poor	50.00
Attached	12 x 16x10	"	8'	"	"	"	"	
Shed	20 x 24x13	"	12'	"	5	"	Fair	
Lean to	9 x 24x10	"	8'	"	5	"	"	90.00
Old Shed	12 x 12x7	"	5'	"	Old	"	Poor (nil)	-
Old Hen hse.	12 x 24x7	"	5'	"	"	"	"	-
" " "	18 x 42x8	"	6'	"	"	"	"	-
Stable attached	10 x 18x7	"	6'	"	"	"	"	-
Also - 2	10 x 12	Packing sheds	-	of no value.				
	x							

Lights.

Total present day value \$ 940.00

Total Value Buildings add to farm

\$ 810.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: 1 brick to ground; 1 brick on bracket.No. rooms downstairs? 5 Upstairs? nil How finished T. & G. lumber, siding out.Are buildings painted? House was Condition of paint Finished.Distance from nearest bush None near.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.19	Undulating	4-8" Grav. clay loam	Gravelly Clay	Berries & small crops - good.	70.00	503.30
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.45	Near Clear	4" gr. lm.	Gr. clay	Roots, Brush.	15.00	6.75
5.03	Bush	"	"	Bush	125. up	625.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 626.40

Total added by buildings to value of farm \$ 810.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 45.00

Total value of farm \$ 1481.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied and tilled. Appears fair heart, but has been in
berries under commercial fertilizer for years. Will need barnyard
manure or green manure crops.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small mixed.

Noxious weeds:
A little couch.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities: Langley - \$23.50.

Date: June 24, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 19 day of June 19 42.

Inspector's Signature

"R.L. RAMSAY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

JL-372 - M. NITTA

Farm Appraisal ReportRemarks:

Location is fairly good, though on a secondary road. Soil is rather inclined to gravelly but will produce fairly well, just the same as there is enough clay to make it a fair wearing soil. The house is the only building of any great consequence on the place though there is a shed just behind the house of use.

There are 4 acres of strawberries; .36 acres asparagus; .3 acres rasp; and .45 acres newly planted gooseberries.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

33 newly planted prunes; 10 old mixed trees - - - - - \$ 45.00

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

As above.

\$ 45.00

\$

\$

\$

\$

\$

\$

\$

\$

Total \$ 45.00

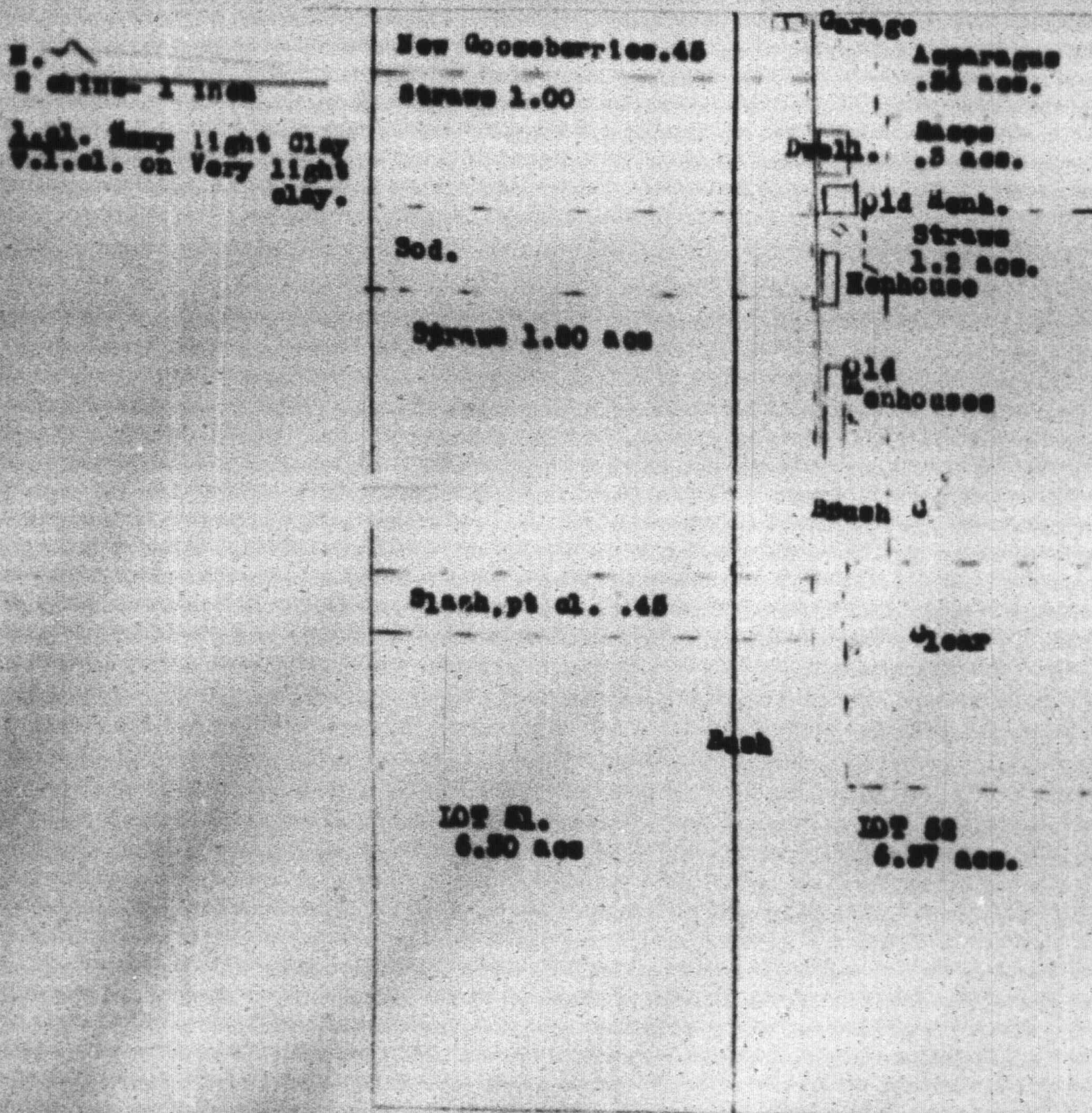
Amount fruit trees add to value of farm \$ 45.00

Lots 21 & 22 of B.L. of Sec 28, Tp.3, Map 1135

M. Hitta

Diagram of Property B. Ste across road.

Holmstead Rd.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1400.00

Date 27th June 19 42.

"I. T. BARNET"
District Superintendent.

3962
12521

SOLDIER SETTLEMENT and VETERANS' LAND ACT

NO/3427
File No. (31-572)

Vancouver, B.C.
FEB 29 1944

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

NITTA, *Chandler*

Dear Sir:-

Re: Lots 51 & 52 of 1/2 of Sec. 36,
Sp. 8, Map 1123,
MUNICIPALITY OF LANGLEY

I beg to acknowledge receipt of Duplicate Certificate of Title No. 1009002 of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 23,924.11, in favour of The Secretary of State, forwarded to you and dated February 26th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 1,454.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- \$ 1,454.00 /

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

FEB 29 1944

Date

Solicitor for
The Secretary of State

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 3763

Reg. No. 12821

506 Royal Bank Building,
Vancouver, B. C.

Mr. Masaru NITTA,
80 Caroline Ave.,
Toronto, Ontario.

APR 13 1944

Dear Sir:

Re: 389 Homestead Road, Milner, B. C.
Lots 51 and 52 of the East half of Sec. 36,
Township 8, Map 1125, Dist. of New Westminster,
Mun. of Langley, C. of R. 90738.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	1454.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1454.00
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 1451.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

STATE OF MICHIGAN
 DEPARTMENT OF THE TREASURER
 OFFICE OF THE COMPTROLLER

1941

		Debit	Credit	Balance
Jan. 1	Balance brought forward		\$ 42.29	\$ 42.29 CR
	Credit re Sale of property		1451.00	
	Land Registry Office C/E	\$ 1.00		
Apr. 10	V. W. Stewart re Walnut Grove Church		12.00	
19	Cheque to you.	53.29		
		854.29	\$1505.29	CR\$1451.00

3963

May 25, 1944.

Mr. Masaru NITTA,
Registration No. 12821,
80 Caroline Avenue,
Toronto, Ontario.

SEND c/o Mr. E. G. Trueson,
174 Spadina Avenue,
Toronto, Ontario.

Dear Sir:

Your letter was received May 15, 1944 and your remarks have been carefully read.

We can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

In accordance with your request we have enclosed herewith a cheque in the amount of \$1400.00 pending the settlement of a small legal fee in connection with the conveyance of your property. Upon the settlement of this account the balance will be forwarded to you.

Yours truly,

H. E. Anderson,
Farm Department.

Enc. (cheque)
HEA/EO

Credit Balance - \$51.00

December 4th, 1944

M
Mr. Masaru NITTA,
Reg. No. 12821,
80 Caroline Avenue,
Toronto, Ont.

Dear Sir:

We thank you for your undated letter, and in reply may say that the first part is fully covered in our letter of May 25, 1944.

With reference to your request that Mr. James Wright be given permission to send personal effects to you - we may say in reply that in accordance with the Canadian Government's policy of liquidating effects of evacuees which have a resale value, your chattels were duly sold at auction sometime ago. Therefore, no purpose could be served by Mr. Wright.

We do note however, that you declared the possession of a Ford tractor and a Gravelly tractor. As there is no further record of these at a later date, we assume that you disposed of these prior to your evacuation. It is also noted that you signed a declaration to the effect that there was no furniture left in the house. Notwithstanding this, we removed everything found on the property as mentioned above.

The policy referred to in the foregoing, was fully announced by the B.C. Security Commission.

Your credit balance in the hands of the Custodian at present is \$51.00.

Trusting this will fully answer your inquiries.

Yours truly,

W.J. Iverson,
Protection Department

*Original
sent 19/6/45*

NAME RETTA, MARY

REGISTRATION NO. 12821

FILE NO. 3963

The following chattels were sold by public
auction at Langley, S.C. on May 23, 1944.

Dashboard & etc.	\$ 0.25	
Iron pot	1.00	
Bumkins	0.75	
Rishes	0.75	
Bed warmer	1.00	
6 chairs	2.25	
Fish	0.50	
Box & fork	1.00	
G.O. box	2.50	
Gramophone	3.50	
Gas tank	1.00	
Trunk & contents	5.50	
Sprayer	1.00	
Grinder	2.50	84 53
Split pulley	1.00	
Fire	2.50	
Gas lamp	0.50	
Gas lamp	1.00	
Aquarium	0.25	
Magazine rack	0.25	
Iron pot & jug	0.50	
Lawn mower	10.00	
Whistleblower	0.75	
Gas window	0.25	
Capboard	0.50	
2 Axes	0.50	
Buttons	1.00	
Total to be carried forward:	\$	10.00
Less expenses:	\$	
Net proceeds received:	\$	

~~Witnessed by the undersigned at the place of sale~~
~~Witnessed by the undersigned at the place of sale~~
~~Witnessed by the undersigned at the place of sale~~

Original
sent 19/6/46

NAME WITPA, Bazaar

REGISTRATION NO. 12821

FILE NO. 3963

The following chattels were sold by public
auction at Langley, B.C. on May 23, 1946.

	Brought forward:	\$ 10.00
Mattock		12.50
Shovel		0.75
Chain		0.50
Garden tractor		2.00
Box		27.00
Mail box		3.00
Mail box		4.00
Baby walker		4.00
Picture chair & mattress		0.50
Range		1.00
2 tire rim		67.50
Table		2.50
Table		1.50
Screen door		1.50
Baby crib		1.00
Centre table		1.00
Wire		0.50
Organ		1.00
Flour	Transferred from file 8653. June 1, 1946	11.00
Oil	" " " 10225 " "	6.00
Flour	" " " " " "	2.25
Graham	" " " " " "	1.25
Flour	" " " " " "	0.25
Flour	" " " 10034 " "	1.50

Total

(Auctioneer's Fee: 127.00 16.75
Less Expenses: Advertising: 6.00 5.62
Moving: 32.25 21.48

Net Proceeds Credited:

278.75 167.50
278.75 167.50
278.75 167.50
278.75 167.50

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Langley 3.

Remarks. Transfer to 8650 and 8653. June 1, 1946.

C.G.

O. Caroline Lee
Second Lt.

Custodian of former Properties
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JUN 19 1948
File No.	3265
App.	W. J. [unclear]
Refused	[unclear]

Dear Sir:

Re. Farm Lease

In your recent letter you state that you leased my property in Langley to Mr. P. C. Black of P. R. & Milner for \$75.00 till Sept. I wonder if you looked up the amount of money that came off that farm in 1947? The net proceeds of the farm was approximately \$2200.00. Now do you think it is a fair price for such a farm to be leased for \$75.00? I think it is absurd and I cannot accept such a price. I think you should at least conferred with me before leasing at all.

I am a Canadian citizen and
I do not see any reason for
not being treated as such. ^{must}
When the lease is at an end
in Sept. It is my wish that
it should not be renewed at
such a ridiculous price and it
is my wish that I should receive
at least 300⁰⁰ for this year's
lease.

Your immediate attention
will be appreciated

Yours truly,

M. Kitta Ry 9/28/21

80 Caroline Ave.
Toronto Ont.

May 3, 1943

Captain of Chain Properties
Royal Bank Bldg.
Toronto Ont.

Dear Sir: —

EVACUATION SECTION	
Rec'd	MAY 3 1943
File No.	3963
Ans.	W
Referred	Anderson

Re. Farm Lease.

In 1942 before evacuation I leased my farm in Langley to Mr. A. E. Clarke of RR #1, Milner. The conditions of the lease was that either party may cancel the lease at any time. This spring I had a party who was interested in the farm so I went to Mr. Clarke telling him I wanted to cancel our lease. Apparently, he went to you and leased my farm through you. I would like to know what you charged for the lease and the conditions. Seeing that you leased the farm without my consent I hope you made the deal that would pay me for my investment on the farm.

Thanking you for your immediate attention

Yours truly,
to Sept 30/43

Yours truly,

M. Mita Reg # 12821