

4647



REAL ESTATE  
FRASER VALLEY

BUREAU FOWELL STREET  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE No. 4647

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: AKAGAWA, Yonhimitau

HOME ADDRESS: R.R. No. 2, New Westminster, B.C. (North Road)

REGISTRATION NUMBER: 04806 SEX: Male AGE: 61

OCCUPATION: Minister, *Fraser Valley Japanese United Church of Canada*

(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: United Church *of Canada*

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yasuno

ADDRESS OF WIFE OR HUSBAND: Same as above.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: R.R. No. 2, New Westminster, B.C.  
about 8 acres, South side, of North Road between Campbell and  
Austin Sts., New Westminster, B.C. 2 acres under cultivation,  
(orchards.)

2. BUILDINGS AND OTHER IMPROVEMENTS: One 8 room wooden dwelling,  
and one 3 room wooden building, and chicken houses.

3. INSURANCE (Give particulars; state where policies are) \$2500.00 on buildings, Policy  
with A.W. McLeod Ltd., 50-6th St., New Westminster. Policies in  
Bank of Toronto, New Westminster, B.C.

4. TAXES (Amount and where payable) About \$107.00, payable at Coquitlam Municipal  
hall. Paid for 1941.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)  
None

6. OCCUPANCY AND LEASES (If vacant so state) Large house occupied by owner.

Mr. Jack Hanson occupies 3 room house, rented at \$9.00 per month (\$2.00  
to Mr. Brown, and \$7.00 to Mr. J. Dorgan, agent, 713 Columbia St. N.W.)  
Mr. Brown, will occupy large house when declarant leaves, renting it  
for \$20.00 per month. Mr. Joseph Dorgan, 713 Columbia St. New Westminster  
Agent, will collect rent, and forward same to owner.



- 2
7. STATE WHEREABOUTS OF TITLE DOCUMENTS In land Registry office, New Westminster, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN about one dozen fruit trees,  
planted around the houses.

**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:

Located in barn, (or chicken house) boxes of books, and a bookcase of books.

Located in one room of large house, - Dining table, unknown No. of chairs, 5 beds. (to be stored in this room, and looked after by Mr. Brown)

To be left for use of Mr. Brown, 1 kitchen stove, 1 chest of drawers.

1941 Dodge Coach, located in garage of Oliver & Overand Motors Ltd., Carnarvon & 8th St. New Westminster. Rev. W. R. Walkinshaw, 776-12th Ave New Westminster, has custody of it now, but it is to be transferred back to owner on June 6th, 1942.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none



4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None6. 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)

\$200.00 Victory Bonds, About \$70.00 War Savings Certificates, in ~~Safety Deposit Box~~ in Bank of Toronto, New Westminster, B.C.8. BANK ACCOUNTS: About \$300.00 Bank of Toronto, Joint Acct. with Wife.New Westminster.9. LIFE INSURANCE: \$1000.00 Manufacturers Life Ins. Co. Vancouver.Beneficiary my wife, Yasuno. Policy in Bank of Toronto, New Westminster.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

## LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneNote: This declarant states that he will receive permission from Security Commission (Capt. Jenkins) to drive his car to Winnipeg.

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 5th day of June 1942A. McManis

Witness

(Signature)

Y. Anagawa

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date June 4th 1943.

Full Name AKAGAWA, Yoshimitsu  
(Surname in Block Letters)

Registration No. 04806

<sup>x</sup>  
Male - Female  
(check)

Age July 13, 1880

Former Address R. R. No. 2, New Westminster, B. C.

Date Evacuated June 11th 1942.

<sup>x</sup>  
Naturalized - Canadian-Born - National  
(check)

Present Address Winnipeg, Manitoba (1942)

Morris, Manitoba (See Release, April 24/43)

<sup>x</sup>  
Married - Single  
(check)

nee  
Name of Wife (ONO) Yasuno #05824

Name of Husband -----

nee  
Name of Mother (SJIMOKAWA) Kiyo Dec'd

Name of Father Sadakichi Dec'd

Names of Children under 16 ONO, Joseph (adopted) 28/10/29

AKAGAWA Ko (daughter) 31/3/12 (File #15102)

Our File No. 4647

Registered with Custodian Yes  
(yes or no)

Requested By VCD

Additional Information Minister (United Church)

Joseph ONO

The child's mother is in Japan at present (Yasu Inase). He has never known his father but it is believed he is living in Japan. The child is believed to have been born out of wedlock and the origin of the name ONO is unknown.

June 14/46-Department of Labour, Japanese Division gave name as Samuel Joseph OHNO  
(orphan)



May 16, 1947.

MEMORANDUM.

File No. 4647

AKAGAWA, Yoshimatsu,

Reg. No. 04806.

District of Cocuitlan.

This is an example of Real Property sold to the Director, V.L.A. included in the original offer, the date of sale being fixed at January 1, 1943.

The file also deals with chattels which were either shipped to the Japanese owner at his request; sold by public auction or abandoned as valueless. A few items claimed were not found.

We forwarded Mr. Akagawa the balance of funds in his account in letter dated June 15, 1946. He acknowledged receipt of our cheque on June 28, 1946, with thanks, and without complaint.



REAL PROPERTY SUMMARY

Catalogue No.: Nil. Sold to Director, Veterans' Land Act.

File No.: 4647.

Japanese Name: (Mr.) Yoshimitsu AKAGAWA.

Reg. No.: 04806.

Civic Address: North Road, R. R. No. 2, New Westminster, B. C.

Legal Description: Part 3.11 acres more or less of Lot 5, Group 1 as shown and coloured Red on Sketch deposited No. 1256 "C" also part 20.16 acres more or less of Lot 5, Group 1 as shown and coloured Red on Sketch deposited No. 13095F Save and Except part 14.80 acres as shown and coloured Red on Sketch deposited No. 16430F Municipality of Coquitlam in the District of New Westminster.

Classification: Dwelling, Shack and Chicken-house.

\*\*\*\*\* S O L D \*\*\*\*\*

Registered in the name of: Yoshimitsu AKAGAWA. Evidence on file indicates that the correct spelling of the given name of Mr. Akagawa is Yoshimitsu.

State of Title: Clear.

Whereabouts of Title No. 84426-E: Land Registry Office, New Westminster, B. C.

Vesting: In Custodian. Filing No. 25359, January 26, 1943.

Sold to: Director, Veterans' Land Act for \$4,000.00 (cash) as at January 1, 1943. This transaction was part of the sale of lands in rural districts which was entered into between the Department of the Secretary of State and The Director, Veterans' Land Act.

Note: In appraising the above property the valuator omitted to include the larger of the two dwellings, the size of which was 24' x 34' x 24'. This house was, subsequently, appraised and the Director, Veterans' Land Act offered us \$3,531.00 for this asset which, together with the original offer of \$469.00 makes the total of \$4,000.00 shown above. See copy of letter on file dated January 7, 1944, regarding this matter. This letter was forwarded to us by Messrs. Crux & McMaster, Barristers and Solicitors, with their letter dated January 10, 1944. This firm of Solicitors conveyed the above property to the Director, Veterans' Land Act for the Department of the Secretary of State. The completed offer was approved by the Advisory Committee on June 1, 1943, and the date of sale was fixed at January 1, 1943.

Assessment: The above property was assessed by the Corporation of the District of Coquitlam as follows: Land, \$1,600.00; Improvements, \$2,200.00; total, \$3,800.00. Assessment on this file.

Title No. 166910E, in the name of the Director, Veterans' Land Act was delivered to said Director and acknowledged by him on August 15, 1944.

Funds derived from the above sale released to credit of Yoshimitsu AKAGAWA, Registration No. 04806, File No. 4647 on August 19, 1944. Charges for



REAL PROPERTY SUMMARY CONTINUED

( 2 )

Cat. No.: Nil. Sold to Director, Veterans' Land Act.

File No. 4647

Certificate of Encumbrance, \$1.00; Legal Fees, \$15.00; and Registration Fees, \$3.00; were deducted from Mr. Akagawa's account in our Office.

Fire Insurance: Transferred to the Director, Veterans' Land Act. See summary dated June 12, 1946.

Chattels: Not involved in sale.

ADMINISTRATION:

Mr. Yoshimitsu AKAGAWA, in his JP Form, declared owning the following Real Property: "R. R. No. 2, New Westminster, B. C. about 8 acres, South side, of North Road between Campbell and Austin Sts., New Westminster, B.C. 2 acres under cultivation, (orchards)...(with)...One 8 room wooden dwelling, and one 3 room wooden building, and chicken houses."

Note: The above property is in the District of Coquitlam and not in the City of New Westminster.

Under "Occupancy and Leases" Mr. Akagawa stated as follows: "Large house occupied by owner. Mr. Jack Hanson occupies 3 room house, rented at \$9.00 per month (\$2.00 to Mr. Brown, and \$7.00 to Mr. J. Dorgan, agent, 713 Columbia St. N.W.) Mr. Brown, will occupy large house when declarant leaves, renting it for \$20.00 per month. Mr. Joseph Dorgan, 713 Columbia St. New Westminster, Agent, will collect rent, and forward same to owner."

Mr. Akagawa declared owning chattels and a 1941 Dodge Coach, which are dealt with in relative summaries in this file.

Mr. Joseph Dorgan was appointed Custodian Agent for this property, in accordance with Mr. Akagawa's wishes, and in his report dated June 13, 1942, he advised us as follows:

"I have been instructed by the above mentioned to attend to collection of rentals, insurance etc., subject, of course, to instructions from your office.

"The description given you by the owner is, I should think, adequate. There are no leases. R. S. Brown of New Westminster, B. C., has taken over tenancy of the dwelling at \$20.00 per month beginning June 15th, having paid the first month's rent and taken up occupancy. Shack dwelling is occupied by a tenant, Jack Hanson at \$7.00 monthly, rent paid to owner to May 31st. He is to pay here from now on. Owner's family evacuated the property on or about the 10th. Late owner agreed with tenants to carry water rates which are \$2.25 quarterly. Fire insurance is carried on the dwelling only in the amount of \$2500.00."

Mr. Dorgan advised us, subsequently, that rent for the month of June was paid by Mr. Hanson to Mr. Akagawa before evacuation.

Both Mr. R. S. Brown and Mr. J. Hanson were satisfactory tenants and paid their rent regularly to Mr. Dorgan. They remained in occupancy until the property was taken over by the Director, Veterans' Land Act.

P.T.O.



REAL PROPERTY SUMMARY CONTINUED

( 3 )

Cat. No.: Nil. Sold to Director, Veterans' Land Act.

File No. 4647.

Mr. Dorgan forwarded to our Office his cheque for the net amount of rentals collected, together with rental statements showing deductions for collection commission and Water Rates, together with receipts from the Water Works Department from the Corporation of the District of Coquitlam, attached thereto.

Mr. Joseph Dorgan, our Agent, advised us in letter dated August 18, 1942, that the water supply to the above-mentioned premises was practically stopped by corrosion and that it would not be long until it was altogether obstructed.

Mr. Dorgan interviewed the tenants in answer to their complaints and also communicated with the District of Coquitlam Sanitary Inspector who checked the water system on the property. The Inspector informed Mr. Dorgan that it would require 300' of pipe to replace the service and the estimated cost of the work, including pipe, would be \$80.00 to \$90.00.

Mr. Dorgan also made the following statements in his letter:

"I am informed that the pipe is now available but how long it will be available is of course a question.

"It is rather strange that this owner allowed this condition to exist as certainly the service must have been very bad before Akagawa was evacuated."

The following extracts are from our letter, in reply, dated August 20, 1942:

"In view of what you say it would appear that if these tenants are to be retained it is absolutely necessary that this work should be done as soon as possible.

"If you are satisfied with the estimated cost of this work and could arrange for it to be done for the amount of money we now have on hand and for the balance to be paid out of the next rentals when received, we would authorise you to have this work carried out if it is definitely your recommendation that it should be done."

Mr. Dorgan had the work completed for the sum of \$78.94, including pipe and labour, and we forwarded our cheque for that amount, in favour of Mr. Kay Olsen, Plumber, to Mr. Dorgan with our letter dated September 9, 1942. Receipt and statement of work done, on file attached to letter dated September 1, 1942.

The file indicates that no further repairs were made to the above premises while the property was under the control of the Custodian.

Revenues received from the rental of the above-mentioned houses were more than sufficient to pay carrying charges in connection with this Real Property.

We wrote Mr. Akagawa from time to time concerning his affairs and forwarded funds to him for his personal use, when requested to do so. We also paid the sum of \$164.37 for crating, repacking, cartage and shipping personal effects to him at Morris, Manitoba.

In letter dated June 15, 1946, we sent him a letter outlining the administration of his affairs and enclosed our cheque for the balance of funds at credit to him in our Office. Subsequently, the small sum of \$1.53 was received from the sale of a few effects and this amount was also forwarded to him on May 6, 1947.

P.T.O.



REAL PROPERTY SUMMARY CONTINUED

( 4 )

Cat. No.: Nil. Sold to Director, Veterans' Land Act.

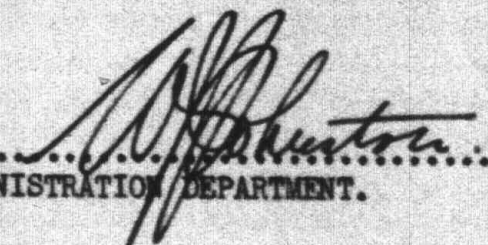
File No. 4647.

In acknowledging receipt of our cheque Mr. Akagawa wrote as follows:

"This is to acknowledge, with thanks, receipt of the cheque for the sum of \$56.29, being the balance of my account with Custodian. Also a statement of my account."

Completed statement in connection with the above Real Estate transaction was forwarded to Mr. Akagawa under date of September 7, 1944, together with a statement of his account taken from our records at that time.

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

  
.....  
ADMINISTRATION DEPARTMENT.

WJJ/HMS  
May 6, 1947.



| REG. NO.<br>04806     |                                         | NAME<br>AKAGAWA Yoshimitsu |            |     | FILE NO.<br>4647 |                                                                                           |
|-----------------------|-----------------------------------------|----------------------------|------------|-----|------------------|-------------------------------------------------------------------------------------------|
| COMPANY               | POLICY NO.                              | AMOUNT                     | EXPIRATION |     |                  | PROPERTY                                                                                  |
|                       |                                         |                            | MONTH      | DAY | YEAR             |                                                                                           |
| American Central Ins. | <i>Transferred to V. S. A.</i><br>40375 | \$2,500.00                 | Nov        | 3   | 1943             | East side of North Road, on Portion of Lot 5 Gp. 1 Mun. of Coquitlam, Dist. of New Westm. |
|                       |                                         |                            |            |     |                  |                                                                                           |
|                       |                                         |                            |            |     |                  |                                                                                           |
|                       |                                         |                            |            |     |                  |                                                                                           |
|                       |                                         |                            |            |     |                  |                                                                                           |
|                       |                                         |                            |            |     |                  |                                                                                           |
|                       |                                         |                            |            |     |                  |                                                                                           |
|                       |                                         |                            |            |     |                  |                                                                                           |
|                       |                                         |                            |            |     |                  |                                                                                           |
|                       |                                         |                            |            |     |                  |                                                                                           |

Mr. Yoshimitsu AKAGAWA declared in his 'JP' Form dated June 5th 1942 carrying: \$2,500.00 on buildings, Policy with A.W. McLeod Ltd., 50-6th St., New Westminster. Policies in Bank of Toronto, New Westminster, B. C."

June 13th 1942 Mr. Joseph Dorgan reported Fire Insurance carried on the dwelling in the amount of \$2,500.00.

July 24th 1943 American Central Insurance Policy No. 40375 was endorsed changing the name of the insured from Rev. Yoshimitsu AKAGAWA to the Secretary of State of Canada, acting in his Capacity as Custodian.

American Central Insurance Company Policy No. 40375 for \$2,500.00 expired November 3rd 1943. As the property covered by this policy was in course of sale to the Director, Veterans' Land Act we left the matter of renewing up to them.

A. W. McLeod Limited and Mr. Joseph Dorgan were advised on November 3rd 1943, that a renewal was not required.

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

*[Signature]*  
.....  
Administration Department

/HMS  
June 12th 1946.



File No. 4647

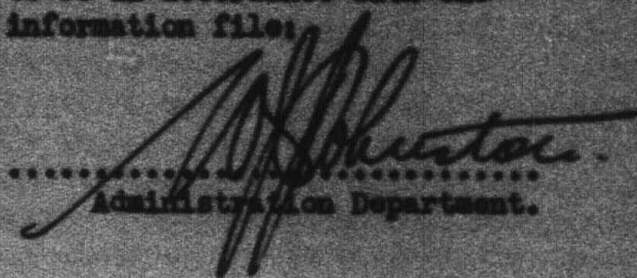
June 12th 1946.

SUMMARY OF LIABILITIES

Re: (Mr) Yoshimitsu AKAGAWA  
Registration No. 04806

This file reveals that the above Japanese had no  
liabilities of any kind.

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

  
.....  
Administration Department.

/1946



Personal Property Summary

File No. 4647

June 12th 1946.

Re: (Mr) Yoshimitsu AKAGAWA  
Registration No. 04806

1. Chattels: Yoshimitsu AKAGAWA owned Real Property at North Road, District of Coquitlam, at which address he declared in his 'JP' Form dated June 5th 1942, leaving a few chattels. Disposition of these effects is shown in the Chattel Summary and Schedule. See Specified Articles summary re disposition of car.
2. Securities: Declared in 'JP' Form:  
"\$200.00 Victory Bonds, About \$70.00 War Savings Certificates, in Bank of Toronto, New Westminster, B. C."  
The Custodian has never had access to the above.
3. Bank Accounts: Declared in 'JP' Form:  
"About \$300.00 Bank of Toronto, Joint Acct. with Wife. New Westminster."  
The Custodian has never had access to the above.
4. Life Insurance: Declared in 'JP' Form:  
"\$1,000.00 Manufacturers Life Ins. Co. Vancouver, Beneficiary my wife, Yasuno. Policy in Bank of Toronto, New Westminster."  
Reference is made on file to Manufacturers Life Insurance Policy No. 735,556, Premium \$90.90. This must be the same policy as the one declared by the Japanese in his 'JP' Form. Twice Yoshimitsu AKAGAWA requested the Custodian to remit funds to him for payment of premium on his Insurance Policy and that is all we have had to do in connection with the Life Insurance Policy on this file. Above Japanese takes care of this policy personally.

No property interests, other than the above-mentioned are found on this file.

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

.....  
Administration Department.

/HMS  
June 12th 1946.



C  
O  
P  
Y

File No. 4647

June 14th 1946.

CHATTEL SUMMARY

Re: (Mr) Yoshimitsu AKAGAWA  
Registration No. 04806

Yoshimitsu AKAGAWA in his 'JP' Form dated June 5th 1942, declared leaving a few articles in his house at North Road, District of Coquitlam, B. C. Some chattels were left in the shed and some were stored in a locked room upstairs in the large house; Mr. Brown, tenant of the property, confirmed this arrangement. These chattels were never inventoried nor listed by the Evacuee.

The above-mentioned arranged, before Evacuation, to rent his real property to Mr. Brown, including the use of a kitchen stove and a chesterfield. Mr. Brown confirmed this in a letter received by us July 3rd 1942.

Three shipment of goods were sent to the above Japanese and the remaining effects were removed from the house and shed and sold at Auction. A few articles were also sold to the tenant.

Proceeds from the sale of chattels amounted to \$130.62. Copy of the sales sheets, listing personal belongings sold at auction and the amount received for each article, were sent to Yoshimitsu AKAGAWA on October 12th 1944. Yoshimitsu AKAGAWA felt his personal property remaining in the Protected Area was worth more than the amount obtained by the Custodian.

A note on Mr. Iverson's letter of February 22nd 1945, stated that three additional boxes of clothes are in storage but they seem of little value. These boxes are the only effects, belonging to the above-mentioned, which have not been sold or otherwise disposed of.

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

.....

/HMS



File No. 4647

C  
O  
P  
Y

June 13th 1946.

CHATTEL SCHEDULE

Re: (Mr) Yoshimitsu AKAGAWA  
Registration No. 04806  
North Road, District of Coquitlam

Date Declared: June 5th 1942.

Date Evacuated: June 11th 1942.

Chattels never Inventoried.

| Declared                                                     | Inventory                                       | Auction                               | Unsold                                                     |
|--------------------------------------------------------------|-------------------------------------------------|---------------------------------------|------------------------------------------------------------|
| Boxes of Books (close to 1,000.00 books)                     |                                                 |                                       | Shipped to Evacuee Dec. 1944.                              |
| Bookcase                                                     |                                                 | May 31/44                             |                                                            |
| Dining Table                                                 |                                                 | May 31/44                             |                                                            |
| Unknown No. of chairs                                        | Listed by Mr. Iverson May 23/44<br>5 old chairs | 23 Sold May 31/44                     | 5 Abandoned                                                |
| 5 Beds                                                       |                                                 | 2 Sold May 31/44<br>1 Sold Jul. 11/44 | 2 beds, mattresses & springs shipped to Evacuee May 25/44. |
| 1 Kitchen Stove                                              |                                                 |                                       | Shipped to Evacuee May 25/44                               |
| 1 Osterfield & Chair                                         |                                                 |                                       | Shipped to Evacuee May 25/44                               |
| Declared in Release April 24/43.<br>100 Qts. preserved fruit |                                                 |                                       | Shipped to Evacuee August 3/43                             |
| Declared in Release April 24/44<br>1 Barrel of China         |                                                 |                                       | Shipped to Evacuee May 25/44.                              |
| 3 Trunks of Clothing                                         |                                                 |                                       | Shipped to Evacuee May 25/44                               |
| 1 Wooden Box of Clothing                                     |                                                 |                                       | Shipped to Evacuee May 25/44                               |
| 1 Large green Carpet                                         |                                                 |                                       | Shipped to Evacuee May 25/44                               |
| 3 Rugs                                                       |                                                 |                                       | Shipped to Evacuee May 25/44                               |
| Bedding & Clothing                                           |                                                 |                                       | Shipped to Evacuee Dec. 1944.                              |
| Declared in letter of Oct. 3/44<br>Desk                      |                                                 | May 31/44                             |                                                            |



CHattel Schedule Continued

| Declared                                                            | Inventory                                                                              | Auction   | Unsold    |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------|-----------|
| Silverware                                                          |                                                                                        |           | Not Found |
| Chinaware                                                           |                                                                                        | May 31/44 |           |
| Cut-glass                                                           |                                                                                        | May 31/44 |           |
| Carpets                                                             |                                                                                        | May 31/44 |           |
| Stock of Farm Implements                                            |                                                                                        | May 31/44 |           |
|                                                                     | 1 Rocker                                                                               |           | Abandoned |
|                                                                     | Small quantity of odd<br>lumber                                                        |           | Abandoned |
|                                                                     | Bottles & Boxes                                                                        |           | Abandoned |
|                                                                     | 2 Soiled Mattresses                                                                    |           | Abandoned |
|                                                                     | Large quantity of English<br>Magazines                                                 |           | Abandoned |
|                                                                     | 1 Broken Crock                                                                         |           | Abandoned |
|                                                                     | Sundries                                                                               |           | Abandoned |
|                                                                     | Listed by Mr. Iverson<br>June 15/44<br>Several pieces of floor July 11/44<br>covering. |           |           |
| Declared in letter<br>of Feb. 7/45.<br>2 vol. American Commonwealth |                                                                                        |           | Not Found |
| Standard Dictionary                                                 |                                                                                        |           | Not Found |
| Japanese Hymn Books                                                 |                                                                                        |           | Not Found |
| Linens                                                              |                                                                                        |           | Not Found |



June 13th 1946.

CHattel Schedule CONTINUED

Auctioned May 31st 1944, but  
not declared by Japanese nor  
listed

Sold to tenant July 11th  
1944, but not declared by  
Japanese nor listed.

2 Trays

Standard Lamp

Pots &amp; Pans

Kettle

Sundries

Heater

Blinds

Pictures

Side Board

2 prs. Skates

Golf Clubs &amp; Bag

Racquet

Wringer

2 Ironing Boards

2 Stands

2 Metal Safes

Several Tables

Broom

Carpet Sweeper

Baskets

Phonograph

2 Lamps

Clock

2 Dressers

Stretcher

Planks

Quantity of Boxes

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

.....  
/HMS



File No. 4647

June 14th 1946.

CHATTEL SUMMARY

Re: (Mr) Yoshimitsu AKAGAWA  
Registration No. 04806

Yoshimitsu AKAGAWA in his 'JP' Form dated June 5th 1942, declared leaving a few articles in his house at North Road, District of Coquitlam, B. C. Some chattels were left in the shed and some were stored in a locked room upstairs in the large house; Mr. Brown, tenant of the property, confirmed this arrangement. These chattels were never inventoried nor listed by the Evacuee.

The above-mentioned arranged, before Evacuation, to rent his real property to Mr. Brown, including the use of a kitchen stove and a chesterfield. Mr. Brown confirmed this in a letter received by us July 3rd 1942.

Three shipment of goods were sent to the above Japanese and the remaining effects were removed from the house and shed and sold at Auction. A few articles were also sold to the tenant.

↑ Proceeds from the sale of chattels amounted to \$130.62. Copy of the sales sheets, listing personal belongings sold at auction and the amount received for each article, were sent to Yoshimitsu AKAGAWA on October 12th 1944. Yoshimitsu AKAGAWA felt his personal property remaining in the Protected Area was worth more than the amount obtained by the Custodian.

A note on Mr. Iverson's letter of February 22nd 1945, stated that three additional boxes of clothes are in storage but they seem of little value. These boxes are the only effects, belonging to the above-mentioned, which have not been sold or otherwise disposed of.

*James letter to Akagawa  
Oct 12 1944*

/HMS

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

.....  
W.J. IVERSON.





File No. 4647

June 13th 1946.

CHATTEL SCHEDULE

Re: (Mr) Yoshimitsu AKAGAWA  
Registration No. 04806  
North Road, District of Coquitlam

Date Declared: June 5th 1942.

Date Evacuated: June 11th 1942.

Chattels never Inventoried.

| Declared                                                         | Inventory                                          | Auction                                                                                           | Unsold                          |
|------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------|
| Boxes of Books (close to 1,000.00 books)                         |                                                    |                                                                                                   | Shipped to Evacuee Dec. 1944.   |
| Bookcase                                                         |                                                    | May 31/44                                                                                         |                                 |
| Dining Table                                                     |                                                    | May 31/44                                                                                         |                                 |
| Unknown No. of Chairs                                            | Listed by Mr. Iverson<br>May 23/44<br>5 old Chairs | 23 Sold May 31/44 5 Abandoned                                                                     |                                 |
| 5 Beds                                                           |                                                    | 2 Sold May 31/44 2-1/2 beds, mattresses & 1 Sold Jul. 11/44 springs shipped to Evacuee May 25/44. |                                 |
| 1 Kitchen Stove                                                  |                                                    |                                                                                                   | Shipped to Evacuee May 25/44.   |
| 1 Chesterfield & Chair                                           |                                                    |                                                                                                   | Shipped to Evacuee May 25/44.   |
| Declared in Release<br>April 24/43.<br>100 Qts. preserved fruit. |                                                    |                                                                                                   | Shipped to Evacuee August 3/43. |
| Declared in Release<br>April 24/44<br>1 Barrel of China          |                                                    |                                                                                                   | Shipped to Evacuee May 25/44.   |
| 3 Trunks of Clothing                                             |                                                    |                                                                                                   | Shipped to Evacuee May 25/44    |
| 1 Wooden Box of Clothing                                         |                                                    |                                                                                                   | Shipped to Evacuee May 25/44    |
| 1 Large green Carpet.                                            |                                                    |                                                                                                   | Shipped to Evacuee May 25/44    |



June 13th 1946.

CHattel Schedule CONTINUED

| Declared                                                            | Inventory                              | Auction    | Unsold                               |
|---------------------------------------------------------------------|----------------------------------------|------------|--------------------------------------|
| 3 Rugs                                                              |                                        |            | Shipped to Evacuee<br>May 25/44.     |
| Bedding & Clothing                                                  |                                        |            | Shipped to Evacuee<br>December 1944. |
| Declared in lettr.<br>of Oct. 3/44.<br>Desk                         |                                        | May 31/44  |                                      |
| Silverware                                                          |                                        |            | Not Found                            |
| Chinaware                                                           |                                        | May 31/44  |                                      |
| Cut-glass                                                           |                                        | May 31/44  |                                      |
| Carpets                                                             |                                        | May 31/44  |                                      |
| Stock of Farm Implements                                            |                                        | May 31/44  |                                      |
|                                                                     | 1 Rocker                               |            | Abandoned                            |
|                                                                     | Small quantity of odd<br>lumber        |            | Abandoned                            |
|                                                                     | Bottles & Boxes                        |            | Abandoned                            |
|                                                                     | 2 Soiled Mattresses                    |            | Abandoned                            |
|                                                                     | Large quantity of English<br>Magazines |            | Abandoned                            |
|                                                                     | 1 Broken Crock                         |            | Abandoned                            |
|                                                                     | Sundries                               |            | Abandoned                            |
|                                                                     | Listed by Mr. Iverson<br>June 15/44    |            |                                      |
|                                                                     | Several pieces of floor<br>covering    | July 11/44 |                                      |
| Declared in lettr.<br>of Feb. 7/45.<br>2 vol. American Commonwealth |                                        |            | Not Found                            |
| Standard Dictionary                                                 |                                        |            | Not Found                            |
| Japanese Hymn Books                                                 |                                        |            | Not Found                            |
| Linens                                                              |                                        |            | Not Found                            |



File No. 4647June 13th 1946.CHattel SCHEDULE CONTINUED

Auctioned May 31st 1944, but  
not declared by Japanese nor  
listed.

Sold to tenant July 11th  
1944, but not declared by  
Japanese nor listed.

2 Trays

Standard Lamp

Pots &amp; Pans

Kettle

Sundries

Heater

Blinds

Pictures

Side Board

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

2 prs. Skates

Golf Clubs &amp; Bag

Racquet

Wringer

2 Ironing Boards

2 Stands

2 Meat Safes

Several Tables

Broom

Carpet Sweeper

Baskets

Phonograph

2 Lamps

Clock

2 Dressers

Stretcher

Planks

Quantity of Boxes

/HMS



June 14th 1946.

SPECIFIED ARTICLES SUMMARY

Re: (Mr) Yoshimitsu AKAGAWA  
Registration No. 04806

- (1) Yoshimitsu AKAGAWA declared in his 'JP' Form dated June 5th 1942, the following:  
  
"1941 Dodge Coach, located in garage of Oliver & Overand Motors Ltd., Carnarvon & 8th St. New Westminster. Rev. W. R. Walkinshaw, 776-12th Ave. New Westminster, has custody of it now, but it is to be transferred back to owner on June 6th 1942."
- (2) Mrs. McArthur's note on the 'JP' Form states:  
  
"This declarant states that he will receive permission from Security Commission (Capt. Jenkins) to drive his car to Winnipeg."
- (3) Miss Matheson stated in memorandum dated May 25th 1944, that this man's name did not appear on the list of owners of vehicles surrendered to the Royal Canadian Mounted Police.
- (4) June 14th 1946, Department of Labour, Japanese Division, advised us that on June 4th 1942, a permit was issued for Rev. Yoshimitsu AKAGAWA, his wife, Yasuno, and his orphan son, Samuel Joseph OHNO, to proceed to Winnipeg in their Dodge car, licence No. 50144. He was also given permission to use his car in Winnipeg to carry out his duty as a Minister of the United Church.

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

.....  
Administration Department

/HMS



4647

June 15th 1946.

Mr. Yoshimitsu AKAGAWA,  
Registration No. 04806,  
Morris, Manitoba.

Dear Sir:

Re: North Road, District of Coquitlam.  
Pt. 3.11 ac. m/1 of Lt. 5, Sp. 1 as shown &  
coloured Red on Sk. deposited #1256 "C" also  
pt. 20.16 ac. m/1 of Lot 5, Sp. 1 as shown &  
coloured Red on Sk. deposited #13095F Save  
and Except pt. 14.80 ac. as shown & coloured  
Red on Sk. deposited #16430F Municipality of  
Coquitlam in the District of New Westminster.

We are in receipt of a letter from the Department of Labour, Japanese Division, stating that you have requested the balance of your funds be forwarded to you. 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 appreciate being furnished 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.

On June 5th 1942, you registered with the Custodian, at which time you declared having rented the three roomed house to Mr. Hanson and the large house, which you occupied before Evacuation, to Mr. Brown. Rents received from these two tenants were paid to Mr. Joseph Dorgan, as arranged by you, and in turn Mr. Dorgan forwarded rents less commission to this Office to be credited to your account.

As previously advised in our letter of September 7th 1944, your property at the above-mentioned address was sold to The Director, The Veterans' Land Act for \$4,000.00, the net proceeds of which were credited to your account with the Custodian.

In August of 1942, the water supply to your property was practically stopped by corrosion and Mr. Dorgan suggested that the Water System be replaced. The Custodian approved of Mr. Dorgan's suggestion and \$78.94 was deducted from your account for payment of material and labour in this connection.

P.T.O.



4647

(2)

Mr. Yoshikatsu AKAGASA

June 15th 1946.

Our Protection Department have informed you at various times regarding the disposition of your chattels. A copy of the sales sheets, listing your personal belongings sold at auction and the amount received for each article, were forwarded to you on October 12th 1944, and you will note from same that the net proceeds received from the sale of your chattels at auction amounted to \$125.62. This amount together with \$5.00, received from the tenant of your property, from the sale of a few articles, represents the total amount of funds received from the sale of personal effects left by you in the Protected Area.

Your file reveals no claims against you and according to your Declaration no monies were owing to you.

Respecting Life Insurance, at your request funds were forwarded to you from your account with the Custodian, for payment of premiums on your Manufacturers Life Insurance Policy No. 735956, therefore, this policy has been your responsibility.

We wrote you on January 11th 1945, enclosing our cheque for the sum of \$2,900.00 and we are now enclosing herewith our cheque for the sum of \$56.29, being the balance of your account with the Custodian. Also please find enclosed herewith a statement of your account as it appears on our books.

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 above cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W. J. JOHNSTON  
ADMINISTRATION DEPARTMENT

WJJ/HMS  
Enc. (3)

c.c. Mr. F. G. Shears.



NAME AKAGAWA, Yoshimitsu

REGISTRATION NO. 04806

FILE NO. 4647

The following chattels were sold by public  
auction at Vancouver, B.C. on June 27 - July 3, 1946

|             |         |
|-------------|---------|
| Lanterns    | \$ 0.55 |
| Festive toy | 0.50    |
| Festive toy | 0.50    |
| Clothing    | 0.60    |

|                        |                           |         |
|------------------------|---------------------------|---------|
| Total                  | (Auctioneer's Fee: \$0.27 | \$ 2.15 |
| Less Expenses:         | (Advertising: 0.13        | \$ 0.62 |
|                        | (Moving: 0.22             | 1.53    |
| Net Proceeds Credited: |                           | \$      |

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

VANCOUVER 66.

Remarks.



NAME AKAGAWA, YoshimitsuREGISTRATION NO. 04806FILE NO. 4647

The following chattels were sold by public  
 auction at New Westminster, B. C. on May 31, 1944.

17.10.44. Original copies  
 sent to Akagawa  
 inf

|                                                    |                 |          |
|----------------------------------------------------|-----------------|----------|
| Trays & Carton Decorations                         |                 | 2.50     |
| ✓ Wire                                             | \$              | 1.25     |
| ✓ Hose                                             |                 | 4.00     |
| Dish pan, pot & Jug                                |                 | .25      |
| 2 Boxes Sundries                                   |                 | 1.50     |
| 2 Boxes Sundries                                   |                 | 2.00     |
| 2 Pans, Tub & contents                             |                 | 2.50     |
| 3 Boxes sealers                                    |                 | 1.25     |
| Box Crockery                                       |                 | .75      |
| Carton Pots etc.                                   |                 | 1.25     |
| ✓ Shears                                           |                 | 2.25     |
| ✓ Lawn Mower                                       |                 | 20.00    |
| Heater                                             |                 | 1.00     |
| ✓ 3 Saws                                           |                 | 1.25     |
| Box Sundries                                       |                 | 1.00     |
| Tub & Pot                                          |                 | .50      |
| Blinds & picture                                   |                 | 2.50     |
| 3 Boxes Sundries                                   |                 | 4.00     |
| Table                                              |                 | .50      |
| Side Board                                         |                 | 2.00     |
| Pictures                                           |                 | .50      |
| 3 Book Racks                                       |                 | .50      |
| Golf Clubs & bag                                   |                 | 3.00     |
| Wringer & Table                                    |                 | 2.00     |
| Iron Board                                         |                 | .25      |
| ✓ Wire Screen                                      |                 | 2.25     |
| Rocker                                             |                 | 2.50     |
| Rocker                                             |                 | 4.00     |
| Grate & Jardinere, stand & tray                    |                 | .25      |
| Total                                              |                 |          |
|                                                    | Carried forward | \$ 67.50 |
| Le <del>XXXXXXXXXX</del>                           |                 | \$       |
| Ne <del>XXXXXXXXXXXXXXXXXXXX</del>                 |                 | \$       |
| Me <del>XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</del> |                 |          |
| Ex <del>XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</del> |                 |          |
| Re <del>XXXXXX</del>                               |                 |          |



NAME AKAGAWA, YoshinakaREGISTRATION NO. 04806FILE NO. 4647

The following chattels were sold by public  
 auction at New Westminster, B. C. on May 31, 1944.

|                                          |                 |          |
|------------------------------------------|-----------------|----------|
|                                          | Brought forward | \$ 67.50 |
| Racquet                                  |                 | .50      |
| Saw                                      |                 | 2.00     |
| Spray                                    |                 | 1.25     |
| Desk & chair                             |                 | 10.50    |
| Seat & 4 Book Racks                      |                 | 1.00     |
| Meat Safe & planks                       |                 | .50      |
| Meat Safe & Drawers                      |                 | 1.00     |
| Tools                                    |                 | 1.00     |
| Tools                                    |                 | 1.50     |
| Tools                                    |                 | 2.50     |
| Seeder                                   |                 | 1.50     |
| Tools                                    |                 | 1.50     |
| Book Rack                                |                 | .50      |
| Extension table                          |                 | 1.00     |
| Collapseable bed                         |                 | 3.50     |
| Bed                                      |                 | 4.50     |
| Stretcher & broom                        |                 | .75      |
| 17 Chairs @ 75¢ each                     |                 | 12.75    |
| Carpet Sweeper & Drop leaf Table & chair |                 | 2.50     |
| 2 Square tables                          |                 | .25      |
| Roaster & water can                      |                 | .75      |
| Sundries on table                        |                 | 2.50     |
| Extension table & Book Rack              |                 | .75      |
| 3 Boxes Sundries                         |                 | 1.75     |
| 2 Boxes Crockery                         |                 | 1.25     |
| Box Pots & Baskets                       |                 | .25      |
| 2 Boxes Sealers & 2 Cartons Sundries     |                 | 3.50     |
| Total                                    |                 |          |

Carried forward

\$ 128.75

~~XXXXXXXXXXXXXXXXXXXX~~~~XXXXXXXXXXXXXXXXXXXX~~~~XXXXXXXXXXXXXXXXXXXX~~~~XXXXXXXXXXXXXXXXXXXX~~~~XXXXXXXX~~



NAME AKAGAWA, Yoshimitsu

REGISTRATION NO. 04506

FILE NO. 4647

The following chattels were sold by public  
 auction at New Westminster, B. C. on May 31, 1944.

|                              |                             |           |
|------------------------------|-----------------------------|-----------|
| Chest, Box & carton sundries | Brought forward             | \$ 128.75 |
| 2 Boxes Sundries             |                             | 2.75      |
| 3 Mats                       |                             | 1.25      |
| 6 Mats                       |                             | 2.25      |
| Lot Glass Ware               |                             | 2.00      |
| Shelf Crockery               |                             | 1.00      |
| Shelf Glass                  |                             | 1.25      |
| Shelf Crockery               |                             | 1.00      |
| 2 Pair Skates                |                             | .75       |
| Phonograph                   |                             | 1.00      |
| Pot & Lamp                   |                             | 13.00     |
| Lot Pictures                 |                             | 1.50      |
| Clock                        |                             | 3.25      |
| Book Rack & paper stand      |                             | 3.00      |
| Cups & Saucers               |                             | 1.00      |
| Iron Board                   |                             | 2.50      |
| Dresser                      |                             | .25       |
| Dresser                      |                             | 8.00      |
| Sundries                     |                             | 6.00      |
| Table                        |                             | 2.00      |
| Wicker chair                 |                             | .50       |
| 2 Percolator                 |                             | 1.50      |
| Percolator & kettle          |                             | 1.75      |
| 2 Book Racks (Bamboo)        |                             | 2.00      |
| 2 Book shelves & Lacquer     |                             | 1.00      |
| 3 Section Book Case          |                             | 1.00      |
| Wire & Lantern               |                             | 10.00     |
| Total                        |                             | .25       |
| Less Expenses:               | (Auctioneer's Fee: \$ 20.04 | \$ 200.50 |
|                              | (Advertising: 5.58          |           |
|                              | (Moving: 40.85              | \$ 74.88  |
|                              | (Rent: 8.41                 |           |
| Net Proceeds Credited:       |                             | \$ 125.62 |

Members of Custodian Staff Present. Mr. Iverson  
 Extracted from Auctioneering List No. New Westminster 12

Remarks *As listed in file. See Mr. Iverson's  
 memo 12/6/44*



**CRUX & McMASTER**

*Revisitors and Solicitors*

G. F. McMASTER  
A. G. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

January 10, 1944

Dept. of the Secretary of State  
Office of the Custodian  
506 Royal Bank Bldg.  
VANCOUVER, B. C.

Attention Mr. F. G. Shears, Director

Dear Sir:

We enclose herewith a copy of letter  
received from Col. Chandler which is self explanatory.

Would you please advise as to your opinion  
of the value of the house on the property. I believe  
that if we can agree on the value that some simple method  
of adjusting the error can be devised.

Yours very truly,

CRUX & McMASTER

PER

A. G. DUNCAN CRUX

AGDC/OH  
Encl.

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JAN 11 1944 |
| File No.           | 4647        |
| Ans.               | Heck        |
| Referred           | Shears      |

*Mr. Richardson  
for our file indicate  
the value of this house?  
2507*

*\$45*

*House insured for 2500.00*

*Assessed value 2200, <sup>on inaccurate</sup> covers*

*this house and 3-room shack.*

*208.*



SOLDIER SETTLEMENT and VETERANS' LAND ACT

VANCOUVER B.C. January 7th,  
1944.

A. D. Duncan Cruz, Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B. C.

Dear Sir:

Re: Yoshimitsu AKAGAWA,  
District of Coquitlam

It has just been brought to my attention that by some unexplained error in appraising the above property, there was omitted from the parcel a house, 24x34x24 feet, with a verandah and back porch, which appears to be worth about \$2000.00. The District Superintendant is at Ottawa on a conference and I cannot, in his absence, deal with the question of the amount by which the purchase price should be increased to cover this dwelling house.

I notice that you have a Deed to us from the Secretary of State for \$469.00 and that is the amount which also appears in the Master Conveyance. I do not think it would be necessary to alter your Deed, if we exchange correspondence dealing with the omission of the house from the parcel and settling the proper purchase price, which will have to be substantially increased. Please let me have your view on this and I will take the matter up with Mr. Barnett immediately on his return in order to have a fair purchase price fixed between us.

The error was discovered when our Regional Office came to make new rental arrangements with regard to the property.

Yours truly,

"W.K. CHANDLER"

W.K. Chandler,  
Legal Adviser.



NOTARY PUBLIC  
COLLECTIONS, VALUATIONS  
CONVEYANCING  
LOANS, RENTALS, ETC.

PHONE 4 6 6

## JOSEPH DORGAN

FIRE INSURANCE SERVICE  
LIABILITY, ALL BRANCHES  
AUTOMOBILE, BURGLARY, LIFE  
AND ACCIDENT INSURANCE

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
AUG 26 1942

101-110 WESTMINSTER TRUST BUILDING

NEW WESTMINSTER, B. C.

August 25th, 1942.

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

Gentlemen:

Re: Yoshimitsu Akagawa - File #4647

I have to thank you for yours of the 20th  
authorizing repairs to the water system.

I investigated the situation thoroughly  
to-day and feel certain that these tenants, particularly  
in the small house, would have to move shortly.

The situation in the smaller house which is on  
higher ground, is really worse than the large dwelling.  
There are hours at a time when you can get no water at  
all and when taps are open at the large house the hot water  
tank siphons out completely. As there is a very young  
baby in this small dwelling the mother has been forced to  
put up with very great inconvenience.

I have arranged with a plumber named K. Olsen,  
who is employed more or less steadily by Coquitlam Municipality and he will do the labour and supply the material for  
the amount mentioned, \$80.00. It is my opinion that it  
could not be done cheaper. He is ordering the pipe now and  
expects that he can complete the work within a week. I  
believe we can arrange the financing of the job and to help  
in this matter the tenant Brown is advancing his rental  
payment from the 15th to the 1st of September.

You might inform me as to whether I should  
send all the rentals directly to you and let you pay the  
bill or otherwise as you prefer.



- 2 -

August 25th, 1942.

Department of the Secretary of State-

I am, Trusting that this matter is satisfactory,

Yours very truly,

JD/S

Jos.



4647

August 20, 1942

Joseph Dorgan Esq.,  
101-110 Westminster Trust Building,  
New Westminster, B. C.

Dear Sir:

re: Yoshimitsu AKAGAWA.

We are in receipt of your letter of the 18th instant giving us information in connection with a water supply to the property of the above.

In view of what you say it would appear that if these tenants are to be retained it is absolutely necessary that this work should be done as soon as possible.

We have recently paid a water account and have on hand a credit in this account of \$42.40 and we understand from your letter that you have \$27.00 on hand which would make a total of \$69.40.

If you are satisfied with the estimated cost of this work and could arrange for it to be done for the amount of money we now have on hand and for the balance to be paid out of the next rentals when received, we would authorise you to have this work carried out if it is definitely your recommendation that it should be done.

Please advise us in regard to this matter.

Yours truly,

F. G. Shears,  
Assistant Manager.

FGS/PMH



NOTARY PUBLIC  
COLLECTIONS, VALUATIONS  
CONVEYANCING  
LOANS, RENTALS, ETC.

PHONE 468

## JOSEPH DORGAN

FIRE INSURANCE SERVICE  
LIABILITY, ALL BRANCHES  
AUTOMOBILE, BURGLARY, LIFE  
AND ACCIDENT INSURANCE

101-110 WESTMINSTER TRUST BUILDING

NEW WESTMINSTER, B. C.

August 18th, 1942.

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

Gentlemen:

Re: Akagawa- North Road.  
Tenants- Brown in Dwelling.  
Hanson in Shack

I have to advise that the water supply to these properties is practically stopped by corrosion. In fact it is so close to stopping altogether that it will not be long until the supply is altogether obstructed.

I have examined the place and interviewed both tenants in answer to their complaints. There is a 1/2" service which is slowly closing as above described and unless this water situation is corrected in due course the tenants will simply have to vacate. I have had the place gone over by the Coquitlam Sanitary Inspector and he informs me that it will require roughly 300' of pipe to replace the service. The run is a long one from the North Road. This amount of pipe will only reach the dwellings and will not provide any pipe for inside replacement. The Inspector is of the opinion, however, that no replacement will be required inside.

Estimated cost for the work including pipe is \$80.00 to \$90.00. I am informed that the pipe is now available but how long it will be available is of course a question.

It is rather strange that this owner allowed this condition to exist as certainly the service must have been very bad before Akagawa was evacuated.

I have on hand, - rentals totalling \$27.00 covering tenancy to September 15th in Brown's case and August 31st in the case of Hanson.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
AUG 19 1942



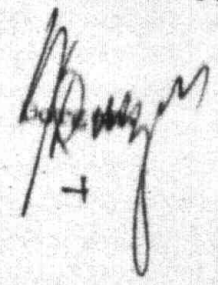
- 2 -

August 18th, 1948.

Department of the Secretary of State-

I shall appreciate your early advice in this matter and have been informed that a man is available at this time to do the necessary work.

Yours very truly,

JOS. 

JD/S



NOTARY PUBLIC  
COLLECTIONS, VALUATIONS  
CONVEYANCING  
LOANS, RENTALS, ETC.

PHONE 488

## JOSEPH DORGAN

101-110 WESTMINSTER TRUST BUILDING

NEW WESTMINSTER, B. C.

June 13th, 1942.

FIRE INSURANCE SERVICE  
LIABILITY, ALL BRANCHES  
AUTOMOBILE, BURGLARY, LIFE  
AND ACCIDENT INSURANCE

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
JUN 15 1942

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

Gentlemen:

Your File No. 4647  
Re. Y. Akagawa, R. R. #2,  
New Westminster, B. C.  
8.11 acres of lot 5, Group 1,  
N.W.D. Sketchs No. 13905E  
and 1256C

I have been instructed by the above mentioned  
to attend to collection of rentals, insurance, etc.,  
subject, of course, to instructions from your office.

The description given you by the owner is, I  
should think, adequate. There are no leases. R. S. Brown  
of New Westminster, B. C., has taken over tenancy of the  
dwelling at \$20.00 per month beginning June 15th, having  
paid the first month's rent and taken up occupancy. Shack  
dwelling is occupied by a tenant, Jack Hanson at \$7.00  
monthly, rent paid to owner to May 31st. He is to pay here  
from now on. Owner's family evacuated the property on or  
about the 10th. Late owner agreed with tenants to carry  
water rates which are \$2.25 quarterly. Fire insurance is  
carried on the dwelling only in the amount of \$2500.00.

Your circular states present intention is to use  
monies received for various rates. Will you please instruct  
me whether I am to attend to this or remit in full to your  
office, leaving such payments in your hands.

Yours very truly,

Jos. Dorgan.

JD/S

Note.  
Telephoned Mr. Dorgan & he states  
rent for June was paid by Hanson  
to AKAGAWA before Evacuation. 10/8/42



VETERANS' LAND ACT

SMALL HOLDING APPRAISAL REPORT

R. O. New Westminster

R.O. File B.C.P/ 241

D. O.

D.O. File.

Veteran's Name

Legal land description Pt. 3.11 ac. lot 5-Sketch 1256. Pt 20.16 ac. of lot 5-Sk. 13095 less 14.80 ac. exception from Sk. 16430.

Area, or acreage 0.47

Vendor's Name Custodian Enemy Property. Address 806-Royal Bank Bldg. Vancouver.

Nearest city, town, or village New Westminster, miles 3 1/2 Rail point New Westminster 3 1/2 miles

Municipality (in Prairies and B.C.) Coquitlam County (in East)

GENERAL DESCRIPTION OF COMMUNITY

Is community a desirable one? Yes very. Is it likely to improve or deteriorate and in what way?

It is a rapidly expanding area, where commuters, and people who find part time employment in New Westminster.

Is it a new development, or subdivision? an old development Are present property values normal,

subnormal, or inflated? INFLATED Predominating nationality Cosmopolitan Religion Various

Employment opportunities, what are they and where? In New Westminster, and new hills along the Fraser river.

Principal centre and population New Westminster Number of industries eighty odd.

Normal number employed Is employment seasonal or continuous? both.

PARTICULARS OF PROPERTY

Has property access to main road? yes Distance to main road It fronts on Type and condition of this road and is it usable the year round? a main highway.

Transportation facilities to employment bus Cost of fares six cents

Distance to nearest: Transportation 50 yards Place of employment 3 1/2 mi Shopping centre 3 1/2 Market 3 1/2

Primary School 1 mi High School 1 1/2 mi Churches and denominations at New Westminster. 4647

| Public utilities                           | Water supply | Sewer       | Electricity | Telephone |
|--------------------------------------------|--------------|-------------|-------------|-----------|
| Is service available.                      | Yes          | Septic Tank | yes         |           |
| If installed, yearly cost.                 | 15.00        |             | about \$30. |           |
| If not installed, cost to provide service. |              |             |             |           |

WATER. If no public utility water supply, is drinking water available from other source? If not, what is required and cost?

DRAINAGE. Natural, sewers, pump, ditches, etc. and cost Natural drainage, to ditches along highway.

FENCING. Type, condition, ownership of line fences; if fencing required give type and cost The fences are old and of little or no value, and not altogether necessary this locality

RIGHTS. Describe any rights or easements concerning property none

WEEDS. Name and extent a little couch grass, but none other evident;

TREE FRUITS. Number of trees, varieties, age and condition nine old cherry trees in front yard eleven, mixed varieties back of the house, poorly cared for.

SMALL FRUITS. Area, kinds and condition none, patch of raspberries gone to ruin, and should be cleaned out.

If property has any valuable features not already indicated, specify None other than its splendid location as to transportation



BC/841-P  
BC/792-B  
LAND VALUE AND CLASSIFICATION Page 2

| Area |                            | Level, rolling, hilly | Soil: kind, depth in inches | Kind of subsoil | Nature of crops | Value per acre | Total Value |
|------|----------------------------|-----------------------|-----------------------------|-----------------|-----------------|----------------|-------------|
| 4.82 | Cultivated                 | rolling               | sandy loam 2" to 6"         | sandy loam      | nil             | 275.00         | 1325.50     |
| 3.65 | Suitable for cultivation   | rolling               | sandy loam 2" to 6"         | sandy loam      | bush            | 65.            | 237.25      |
|      | Unsuitable for cultivation |                       |                             |                 |                 |                |             |

8.47 Total area Value including fencing and water supply \$1562.75  
Value orchards, small fruits or other assets add to land \$ nil  
Total value of land \$ 1562.75

Cost of breaking, or clearing and breaking the land shown as "Suitable for cultivation" is \$200, per acre, there are old tough stumps to be removed as well as thick alder.

State how property was identified map, and enquiry.

BUILDINGS

| Kind of Building         | Size    | Height | Brick, frame, log, etc. | Foundation  | Roof: type and condition | Age of bldg. | State of repair of bldg. | Present Value \$ |
|--------------------------|---------|--------|-------------------------|-------------|--------------------------|--------------|--------------------------|------------------|
| House No. (1)            | 24 x 34 | 24     | frame                   | concrete    | shg.                     | 15yr.        | fair                     | 2400.00          |
| House No. (2)            | 16 x 18 | 9      | frame                   | cedar posts | shg.                     | old          | fair                     | 150.00           |
| addition                 | 12 x 16 | 9      | frame                   | cedar post  | shg.                     | old          | fair                     |                  |
| ben House                | 18 x 36 | 9      | frame                   | cedar post  | shg.                     | old          | poor                     | 50.00            |
| ben House                | 16 x 26 | 9      | frame                   | cedar post  | shg.                     | old          | poor                     | 25.00            |
| ben House                | 12 x 36 | 8      | frame                   | cedar post  | shg.                     | old          | poor                     | 25.00            |
| brooder House            | 12 x 16 | 8      | frame                   | cedar post  | shg.                     | old          | fair                     | 35.00            |
| Total value of buildings |         |        |                         |             |                          |              |                          | 2685.00          |

HOUSE. Basement: Size 24x34 Finish bare studs Floor none Drainage natural

Chimneys: Number one Material Brick Built from ground or brackets from ground

Number of rooms: Downstairs four Upstairs four Attic nil Interior finish: Floors f'r

Walls s'ply s'plaster board Woodwork painted Exterior finish siding

Are buildings painted? house yes Condition of paint? good Are buildings equipped with

lightning rods? (specify which) no

Heating system: Type, suitability and condition cook stoves only.

Is house wired for electricity? yes. If plumbing installed, describe fixtures and condition

Old style bath room fixtures, toilet reservoir in bed shape.

Are there any unusual features or peculiarities about these buildings? The upstairs rooms are very small and the building is built high, providing for a first class basement when finished with a floor, and furnace.

Detail building restrictions, if any none other than sewerage disposal system that must be septic tank. By whom confirmed local enquiry

Is there any special fire hazard adjacent to property? none, except old wiring to ben house If so describe and state distance: which are 100 yards from the house Distance from nearest bush 200 yards

Distance from adjacent buildings in each direction House No. 2 and other bldgs all east of house

Itemize repairs, additions or alterations required and cost none, needed just now other than some small repairs to the back steps.

Total cost \$ 25.00

List new buildings required and cost none needed.

Total cost \$





BC/241-P-  
BC/792-B

Page 3

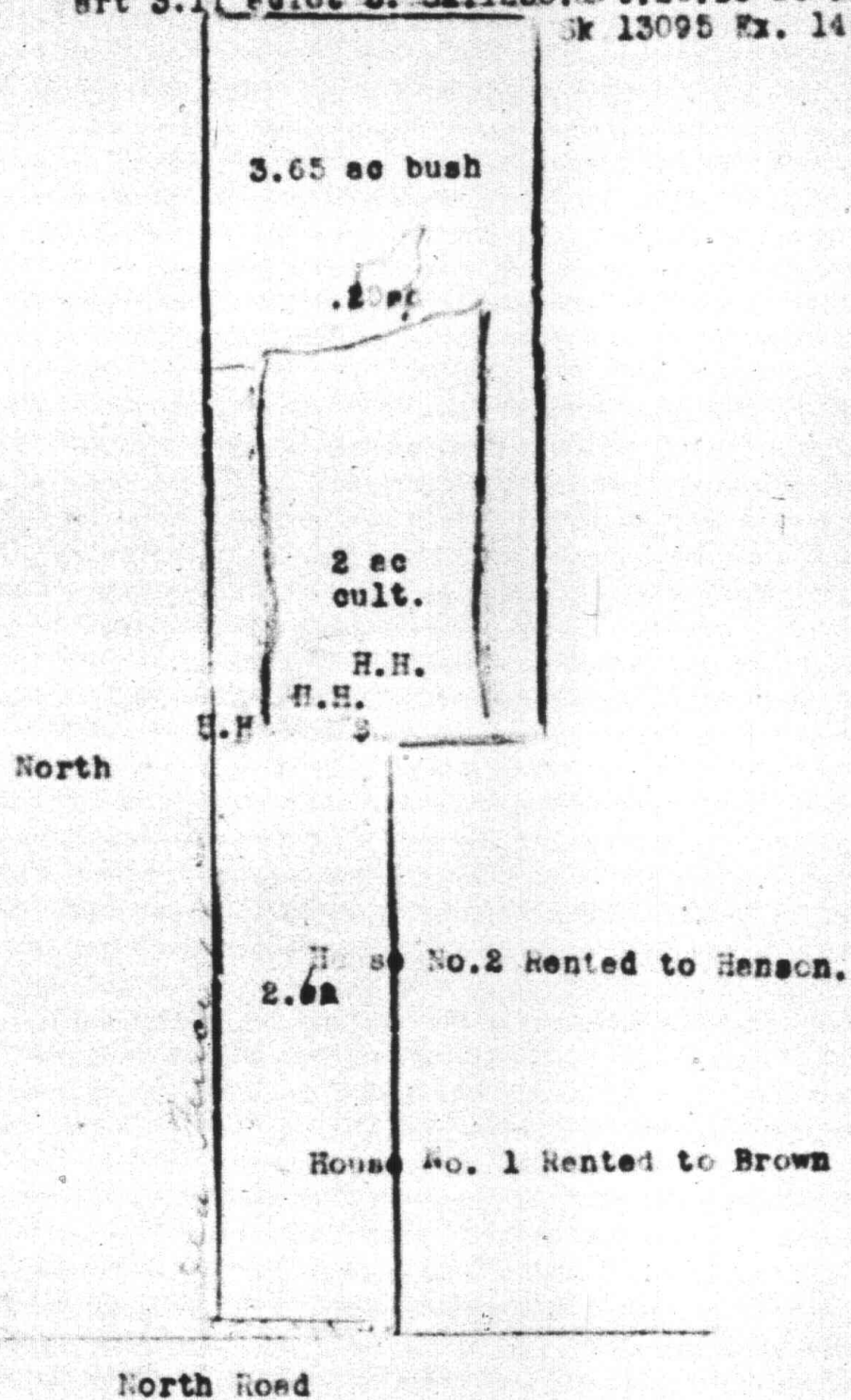
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

Diagram-Y. Akagawa- B.C.241.P

Part 3.11, lot 5. Sk.1256.&Pt.20.16 ac lot 5. Gr.1.  
Sk 13095 Ex. 14.80 ac. Sk.16430.





Are there any other V.L.A. holdings in this locality? none If so distance from this property

Have any post-war small holdings, housing or subdivision plans been started or projected by municipal or other public authority, or by private enterprise? none If so explain and describe

Is property above or below average for the district? very good average Explain in what way. It is in a closely settled, rapidly expanding area, right on a good highway near the city, where cheap transportation is available.

Give available information on recent sales of properties in the vicinity. a comparable property two doors south (3ac) was bought just a year ago for \$5000.00, and is held today for \$12,000.00 after minor improvements have been made.

What was the date and what were the conditions of the last sale of this property? It has been continuously occupied by the Japanese owner for twenty years about.

What is average rental cost of homes in the vicinity? from twenty to forty five dollars. Most folk living out here however own their own houses.

Is your valuation based on real estate prices, agricultural productive capacity or other special feature? In this location, real estate prices are the dominating factor in reaching a value of this property, though it does not at the present time lend itself well to sub-division.

Do you consider this a suitable proposition for a small holding? yes. It is a very desirable parcel.

Give your opinion as to salability or ready marketability of property under ordinary conditions. There should never be any difficulty in disposing of it at a good figure, considerably in excess of the value placed on it, after a little tidying up is done.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and location of the property it is my opinion that its value is \$4200.00

Date of inspection 17th February 1944 19 Appraiser J. J. McLellan

We have considered the above appraisal and all available information regarding the property.

In our opinion its sound value, under present conditions is \$4,200.00

We consider this property (insert suitable or unsuitable) Suitable for the purposes of the Veteran's Land Act. We recommend that it be purchased within the following price range \$4,000.00 to \$4,200.00

Remarks A desirable Small Holding in good locality.

Date Feb. 22nd, 19 44 Chairman, Regional Advisory Committee "T. Godfrey"

(Chairman and at least one member of Committee must sign this statement) Member, Regional Advisory Committee "E. E. Carnecross"

Member, Regional Advisory Committee "J. J. McLellan"

District Office Review

Approved for purchase at \$4000.00

Reviewing Officer

District Superintendent's decision

Date JUN 2 1944 19 District Superintendent J. J. McLellan



BC/241-P  
BC/792-B

# DIAGRAM OF PROPERTY

Scale 3-chains to the inch.

(Appraiser should fill in scale  
used in making diagram)

Page 5  
R.O. New Westminster

R.O. File B.C.P./1

D.O.

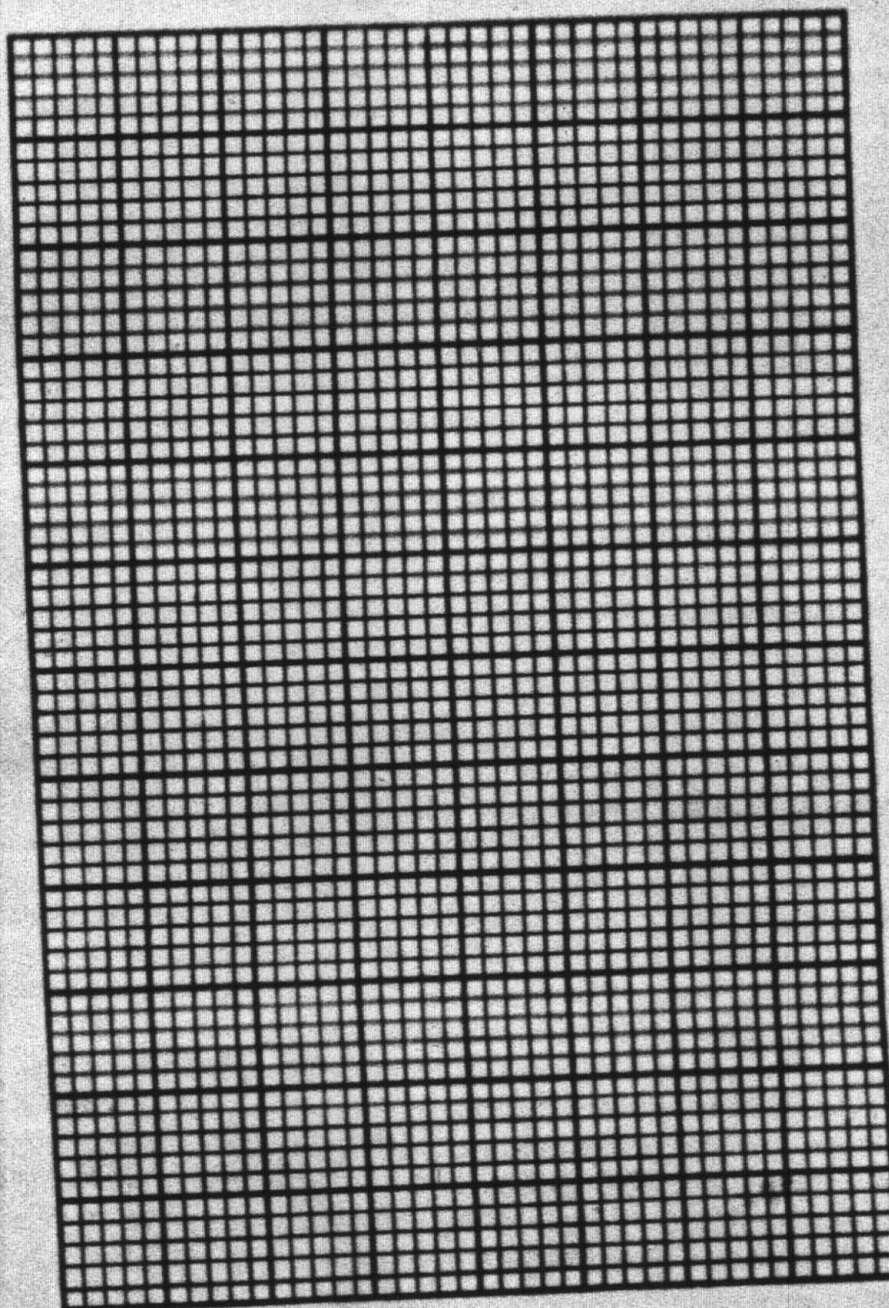
D.O. File

Legal land description Pt. 3.11 ac. Lot 5. Sketch 1256. (Pt. 20.16 ac Lot 5  
Sketch 13095, excepting, 14.80 ac. of Sketch 16430.

Area, or acreage 8.47 ac

## LEGEND

- Cultivated area - yellow outline
- Cultivable after clearing and/or breaking - green outline
- Waste land - leave white
- Steep slopes - wavy line
- High knolls - circle with dot
- Fence: barbed wire - x-x-x-x
- Fence: woven wire - o-o-o-o
- Fence: rail, stump or stone - line with cross-ticks
- Buildings: house - rectangle with 'H'
- barn - rectangle with 'B'
- granary - rectangle with 'G'
- Well - circle with dot
- Soil test holes: - (1)  
                  - (2)  
                  - (3) etc.
- Trees: - x x x x x  
          x x x x  
          x x x



Indicate  
north  
by  
arrow  
N  
↑

## SUMMARY OF VALUES

|                             |            |
|-----------------------------|------------|
| Total value of land         | \$ 1562.75 |
| Value buildings add to land | \$ 2600.00 |
| Total value of holding      | \$ 4162.75 |

## RECAPITULATION OF PERMANENT IMPROVEMENTS REQUIRED AND COST

|                                                  |            |
|--------------------------------------------------|------------|
| Water supply                                     | \$         |
| Drainage                                         | \$         |
| Fencing                                          | \$         |
| Clearing and breaking... 3.65 ac @ 200.00 per.ac | \$ 730.00  |
| Repairs to existing buildings                    | \$         |
| New buildings                                    | \$ 730.00  |
| Total cost of improvements required              | \$ 1000.00 |

Above improvements would add to value of property \$ 1000.00  
Taxes: Present assessment, Land \$ 1600.00 Buildings \$ 2200.00 Total \$ 3800.00  
Specify land, school, drainage, dyking, irrigation or other taxes or charges against land nil

Taxing authority Municipality of Coquitlam Total annual taxes \$ 103.26  
Insurance in force on buildings \$ Expiry date



Canada

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

SEP - 7 1944

## JAPANESE EVACUATION SECTION

File No. 4447  
Reg. No. 04806

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Yoshimitsu AKAGAWA,  
Morris, Man.

Dear Sir:

Re: Municipality of Coquitlam - Part 3.11 acres more or less of Lot 5, Group 1, as shown and coloured red on sketch No. 1256 "C", also part 20.16 acres more or less of Lot 5, Group 1 as shown and coloured red on sketch No. 13095F save and except part 14.80 acres as shown and coloured red on sketch Dep. 1643F, District of New Westminster. C. of E. 51026.

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              | - - - - - | \$ 4,000.00 |
| Add:                                                |           | 12.55       |
| Unexpired insurance premium as at January 1st, 1943 | - - - - - | 4,012.55    |
| Less:                                               |           |             |
| Tax arrears to December 31st, 1942                  | - - - - - | \$ 3.00     |
| Registration fee                                    | - - - - - | 3.00        |
| Encumbrance—Principal                               | - - - - - |             |
| —Interest                                           | - - - - - |             |
| Net proceeds of sale                                | - - - - - | 4,009.55    |

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.



1943

|        |                                                      | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|--------|------------------------------------------------------|--------------|---------------|----------------|
| Jan. 1 | Balance Brought Forward                              |              | 66.49         | 66.49          |
|        | Cr. re Sale of Property                              |              | 4,009.55      |                |
|        | Land Registry Office -<br>Certificate of Encumbrance | 1.00         |               |                |

1944

|         |                                 |              |                 |                     |
|---------|---------------------------------|--------------|-----------------|---------------------|
| Jan. 12 | Cheque to Yoshimitsu AKAGAWA    | 50.00        |                 |                     |
| June 29 | B. C. S. C. Charges on Shipment | 25.00        |                 |                     |
| July 5  | Proceeds of Auction Sale        |              | 125.62          |                     |
|         | Sale of Chattels                |              | <u>5.00</u>     |                     |
|         |                                 | <u>76.00</u> | <u>4,206.66</u> | <u>4,130.66 Cr.</u> |



166905

No.

## LAND REGISTRY ACT

FORM A. (Section 124.)

## Application for Registration of Fee-Simple

Date

Dec 23

19 43

I,

Geo. C. Crax

, solemnly

declare that I am [or Solicitor for or the duly authorized Agent of The Honourable the Secretary of State of Canada, and that he is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is The Honourable the Secretary of State of Canada, acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), Victoria Building, 7 O'Connor Street, Ottawa, Ontario.

\* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.\* [Or]

I am not a British subject.\* [Or]

I am informed by

(Adapt to suit circumstances.)

, and

† For use where the application is made by a solicitor or agent.

verily believe, that the person so entitled to be registered as owner is a British subject [or] is not a British subject.\*†

The fee-simple is registered in Vol.

, Fol.

, of the Register.

## DESCRIPTION OF LAND

| MUNICIPALITY OR ASSESSMENT DISTRICT | LOT OR SECTION                                                                                                                                                                                                                                                                                                                           | ADMEASUREMENT OR ACREAGE |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Mun. of Coquitlam                   | Part 3. 11 acres more or less of lot 5 group 1, as shown and coloured red on sketch No. 1256 C <sup>h</sup> also part 20.16 acres more or less of lot 9 group 1 as shown and coloured red on sketch No. 13095F save and except part 14.80 acres as shown and coloured red on sketch dep. 1643 F, Dis. of New Westminster, C. of B. 51026 |                          |

## LIST OF INSTRUMENTS

| DATE                | PARTIES                                                                                                                                                                                                                                                                                                                         | CHARACTER OF DEED                                 |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| December 7th, 1943. | Yoshimitsu Akagawa #04806<br>Transmission pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941 to<br>The Honourable the Secretary of State of Canada, acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy 1943)<br><br>Tax Certificate herewith | Certificate vesting in the Custodian<br>No. 25359 |

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is 469.00 dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [in the case of a Solicitor or Agent, add] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [in the case of an Agent, add] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 this

23

day of

Dec

, 19 43

(Signature)

at Vancouver, British Columbia.

(Full Post-office address) 308 Randall Building, Vancouver, B. C.

For mailing notices and documents.



AKAGAWA  
Yoshimatsu 4647  
04506

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

J.L.465

File No. BC/241P

Vancouver, B.C.

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

Dear Sir:-

Re: Part 3.11 acres m. or l. of lot 5, Gp. 1  
as shown colored red in sk. No. 12560, also  
part 20.16 acres m. or l. of Lot 5, Gp. 1,  
as shown colored red on sk. deposited No.  
13095F, save & except part 14.80 acres as  
shown colored red on sk. No. 16430F, N.W.D.  
MUNICIPALITY OF COQUITLAM

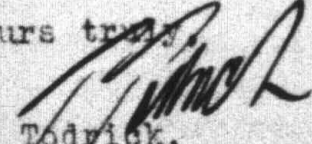
I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 166910E of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque  
for \$ 4000.00, in favour of The Secretary of State,  
dated August 14, 1944, being the amount of the purchase  
price in full of the above land arrived at as follows:-

|                                                |              |
|------------------------------------------------|--------------|
| Purchase Price                                 | - \$ 4000.00 |
| Less arrears of taxes to<br>January 1st, 1942, | - \$ Nil     |
| Amount paid to Secretary<br>of State:          | - \$ 4000.00 |

✓  
Pay to the order of  
3000  
already paid

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

Yours truly,  
  
T. Todrick,  
DISTRICT SOLICITOR

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

Aug 15/44  
D to

Solicitor for The Secretary  
of State.