

5331

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: NAKANO, RikimaHOME ADDRESS: 32nd Ave. Ruskin, B. C.REGISTRATION NUMBER 13381 SEX: Male AGE: 53OCCUPATION: Fruit Farmer

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

EMPLOYER: SelfMARRIED? Widower

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: (M) Koichiro, Tutomu, Kioshi, Kenichi, Kioko,
(F) Kayoko, Ayaku, MariADDRESS OF CHILDREN: 32nd Ave. Ruskin, B. C.AGE OF CHILDREN: 23, 21, 17, 10, 22, 15, 12, 8.

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

1. LOCATION AND DESCRIPTION: NoneEXHIBIT NO. 1010-5DATE 5 May 1948FILED BY J. W. G. Munn2. BUILDINGS AND OTHER IMPROVEMENTS: None3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) None5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 10 room house
2. LANDLORD'S NAME AND ADDRESS: Koichiro Nakano
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: None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$1,000.00 in Sun Life, Vancouver, B. C.
Beneficiary Koichiro NAKANO
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

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

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 22 day of April 1942.

(Signature) Rikima Nakano.

M. Wright
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date March 3/43

Our File No. 5331

Full Name NAKANO Rikima
(Surname in Block Letters)

Registration No. 13381

Male - Female
(check)

Age June 24/1888

Former Address Ruskin P.D., B.C.

Date Evacuated Oct 13/42 Naturalized - Canadian-Born - National
(check)

Present Address Island B.C.

WIDOWER
Married - Single
(check)

Name of Wife ^{nee} (NASHIMOTO) Kiyomi (Dec)

Name of Husband —

Name of Mother ^{nee} (KASUOKA) Kiku

Name of Father Yasumatsu (Dec'd)

Names of Children under 16

Kayoko (F) 11/11/26

Ayako (F) 23/2/29

Kenichi (M) 22/11/31

Mariko (F) 11/9/33

Requested by J. Apratt

Registered with Custodian Yes
(Yes or No)

Additional Information Fruit farmer

Owner of 12 acres

1 house 1/2 ton truck (new)

interested in this only

5331

October 27th, 1950.

Mr. R. J. Walker,
1408 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

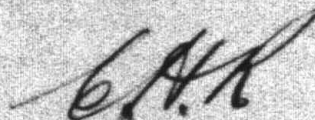
Re: Case No. 1010 - Rikima MAKANO.

According to Mr. MAKANO'S Release Form his address
is 710 Centre Street, Hamilton, Ontario.

The enclosed letter and cheque have been returned
to us today with the notation on envelope "Not called for".

Would you kindly remit this cheque and letter to the
above claimant.

Yours truly,



G. H. Reed,
Office of the Custodian.

/js
2 encls.

REAL PROPERTY SUMMARY

Files 5818
Int. 1263
5331

V.L.A. B.C. 10 P

JAPANESE NAMES: Hikosaku FUJITA - - Reg. No. 13466
Shiosaku IWATO - - In Japan
Rikima NAKANO - - Reg. No. 13381

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

PROPERTY ADDRESS: 32nd Ave., Ruskin, B. C.

LEGAL DESCRIPTION: Part (22.38 acres more or less) of the South West quarter of Section 4 Township 15 as shown and outlined in red on Sketch deposited No. 54135-F Municipality of Maple Ridge in the District of New Westminster.

TITLE: In names of Hikosaku FUJITA, Rikima NAKANO and Shiosaku IWATO.

ENCUMBRANCE: 1. 47566-C, 19th December 1922 Mortgage in Fee to Peter Brass for the sum of \$1500.00 with interest at the rate of 12% per annum.
2. 80611-C, Transmission of Mortgage No. 47566-C to Jack Milton Straight "In Trust" (Filing 22010)
3. Vesting in Custodian 24412, July 31st, 1942.

ASSESSED VALUE: 1942 -
Land \$1200.00
Improvements \$2800.00 Total \$4000.00 Taxes \$69.47.

CLASSIFICATION: Neither of the two evacuees interested in this property declared their interest in their JP form and there is no record on file of an inspection of the property.

HISTORY OF ADMINISTRATION: It appears from extracts from lease on file "no copies of lease on file" that the N. $\frac{1}{2}$ of the property was leased to the Berco Exploration Co. Ltd. on the 2nd May 1942 for a period of one year for \$40.00 with option to renew, which was not exercised. There is no record of who executed this lease on behalf of the owners. This N. $\frac{1}{2}$ was leased on the 22nd March 1943 to Jacob Jansen for a period of 9 months, from the 1st April 1943 at a rental of \$63.00 payable monthly with space reserved for storage of chattels at \$7.00 per month, and \$28.00 being the rent for property to June inclusive was paid to the Custodian and credited to the Director The Veterans' Land Act. The lease was transferred to the Director, The Veterans' Land Act on the 5th August 1943.

to Jacob Jansen
A lease of 13 acres of this parcel dated the 22nd April 1942 for a period of 9 months from the first May 1942 with option to renew at an option of \$5.00 was extended by

was extended by

Collateral Agreement to the 30th September 1943 at a rental of \$150.00 which was paid to the Custodian on the 31st July 1943 and credited to The Director The Veterans' Land Act. Lease and Collateral Agreement assigned to the Director The Veterans' Land Act on August 6, 1943.

A Discharge of Mortgage in favour of Peter Brass, deceased, was obtained from the Official Administrator, J.M. Straitht and registered on May 10th, 1944. The amount due on Mortgage for Principal and interest being \$1655.90.

SOLD:

To The Director The Veterans' Land Act for \$2757.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of the Joint Account of Hikosaku FUJITA, Shiosako IWATO and Rikima NAKANO, purchase price \$2757.00 plus refund of Insurance \$68.75, total \$2825.75; less debits of Certificate of Encumbrance \$1.00, insurance \$68.75, taxes \$79.48, registration fees \$4.00, discharge of mortgage \$3.50, legal fees \$15.00, Mortgage \$1652.40, total debits \$1824.13. Net amount released jointly \$1001.62.

TITLE:

Included in C. of T. number 172837-E and payment of consideration made to Custodian by cheque dated March 24th, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED January 14th, 1946.

IN:ML

Authaspherson

BC-10-P
BC-19L-A

BC/10-P
BC/196-A

Page 1

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL-391

Land Description Pt. 22.38 acs. of SW¹/₄ Sec. 4, Tp. 15, Sk. 54135-F, N.W.D.

Owner's Name FUJITA, H.
NAKANO, R.
IWATO, S. Containing 22.38 more or less Acres
Post Office Address Ruskin, B.C.

Nearest Rail Point Ruskin on C.P.R. Distance 1¹/₂ miles

Market Town Whonnook - 2 miles, or New Westminster - Distance 29 "

Church (give denomination) Whonnook-2 miles-Presby., & Anglican Distance

Nearest School Ruskin Public-1 mile; Haney High School - Distance 9 "

State how property was identified: Regat., Plan, road and owner.

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

Direct access to a good gravel road (32nd Ave.) along West boundary & lies about ¹/₂ mile North of Lougheed Highway & the Fraser River.

Is this district a good one? Only fair.

Employment opportunity Very limited.

Predominating Nationality and religion: British & Protestant, with some Japanese.

Describe Fencing and its condition: Fencing negligible. Value \$

Water supply: Adequate from 2 wells about 14' deep, pumped by electric pump & on tap in dwelling #1 & poultry houses. Similar well at #2 house near old box plant, but no pump or pipe.

BUILDINGS ON FARM

#	BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
#1	House	24x 42	Lumber	14'	Shgl.	20	"	Fair	900.00
	Leanto	10x 20	"	8'	"	20	"	"	80.00
	Henhouse	18x 78	"	7'	Shke.	20	"	Only	50.00
	"	18x 52	"	7'	"	20	"	"	100.00
	BARN	34x 36	Rough	12'	"	20	"	Poor	60.00
	Henhouse	20x 48	"	7'	"	20	"	Fair	70.00
	"	18x 48	"	7'	"	3	"	Vy.	180.00
	"	18x 80	"	7'	"	1	"	"	70.00
	"	18x 34	"	7'	"	1	"	"	20.00
	GRANARY	16x 16	"	6'	"	3	"	"	500.00
	Brooder	24x 32	"	14'	Shgl.	10	"	Fair	-
#2	House	10x 20	"	6'	Shke.	10	"	Poor	20.00
	Shed	20x 24	"	8'	Shgl.	10	"	Fair	150.00
	Garage	24x 50	"	14'	Shke.	10	"	Poor	-
	Old Box Factory	24x 50	"	14'	"	10	"	"	-
	Leantos at N.S. & W. each	14' wide - R. Lbr. 8'	"	"	"	10	"	"	-
	Old shack	24x 24	Rough Lbr.	8'	"	10	"	"	-

Total present day value \$ 2200.00

Electric light installed in both dwellings & outbuildings. \$ 1650.00
Total Value Buildings add to farm

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

habitable? Both houses fairly serviceable, but cheap construction & cut up rooms. Outbuildings fairly adequate and serviceable. Box factory very dilapidated and makeshift and no asset to the property.

Describe the basement and chimneys: No cellar in House #1. 2 Br. chimneys on bracket. #2. Brick chimney to ground.

#1- No. rooms downstairs? 5 Upstairs? 3 How finished V. Joint
#2- " " " 4 " " Lath covered with brown paper
Are buildings painted? #1 dwelling only. Condition of paint Poor.

Distance from nearest bush Unexposed.

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

Cultivated Land

BC/10-P
BC/196-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
16.80	About 12 acs. level or slop- ing, balce side- hill or steep banks.	Clay loam 12"-15"	Clay	Straws; rasps; hops; rhubarb; asparagus; oats & mixed crops. Fair condition.	70.00	1146.60
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
Area Unsuited for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
6.00	Creek & steep banks & ravine towards East boundary.		Logged over scrub bush and stumps. No marketable timber left.		2.00	12.00

Total value of Land \$1158.60

Total added by buildings to value of farm \$1650.00

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

Total value of farm \$2808.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land in fair condition & tillage. Farm buildings only fair, but serviceable &
adequate. Shed dwelling & old box factory unnecessary & a liability. Property
occupied & developed by Japanese owners in the last 24 years & Fujita &
Nakama still in residence.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Diversified farming along with small fruit and poultry.

Noxious weeds:
Fairly clean.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Municipality of Maple Ridge - 1942 Land & School taxes -
\$69.47.

Date: June 26th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 24 day of June 1942.

Inspector's Signature

"J.D. PATTERSON"

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

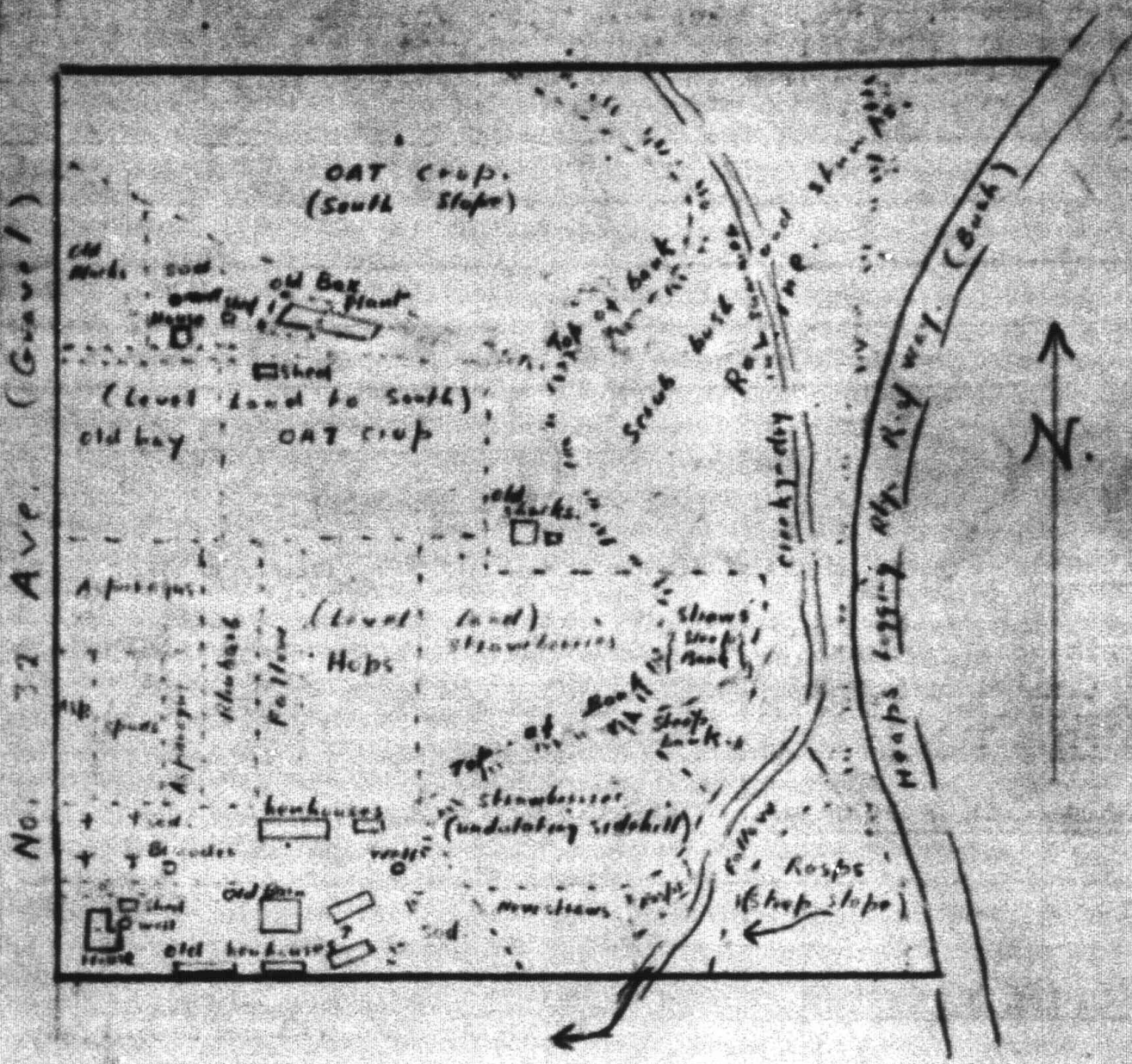
Scale 200' = 1 inch

In Red

Diagram of Property

H. Fujita, R. Yokawa
and S. Iwano.

Pt 22.38 Acs. of the S.W. 1/4 Sec. 4 T. 15 S. R. 135 E. N. 42 D.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2500.00

Date 29th June 1942.

"I.T. BARNET"
District Superintendent.

farm multiple
(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Rikima Nakano

File No. 5331

Insurance B.C.

Reg. No. 13381

Company Sun Life

Agency Vancouver Agency

Policy No. 2124816

Premium - \$55.80

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month October Day 1

REMARKS:

\$50.12 - net prem

34

letter sent 28/9/43

File No. 5331.

CLAIMS DEPARTMENT

February 17th, 1944.

Rikima NAKANO - Reg. No. 13381

CREDITORS:

Prov. Board of Health \$2832.00
a/c Mrs. Nakano @ St. Joseph's Hospital
admitted Sept. 19/35 - died Apr. 20/38.

Advised with address

*Revised
2-29-44
3-8-44*

Credit account as at Feb. 17/44 - \$357.59

/DR

*No further action
by Claims
10-5-44
S*

13301

NAME _____

HAKANO, Hikino

FILE NO.

5931

(See also Files 5412 & 1263 Int.)

[illegible]

MEMORANDUM

To: File 5331

March 24, 1944.

From: Specified Articles Department

Re: NAKANO, Rikima - Reg. 13381

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1938 Int. Pickup No. T169 License No. (42) CU 725	Not given

This truck was released to the Pacific Co-operative Union on April 30, 1942, and was later sold by the P. C. U. for the above Japanese on May 6, 1943, for \$300.00

Warker

ROYAL CANADIAN MOUNTED POLICE

Detachment

Station No. 2 140

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
 Sub-Division File No.
 Division File No. 2 269-6-13-3
 Headquarters File No.

Detachment
 Sub-Division
 Division "E"
 Date

March 19th

19 42

RE: NAKANO, R. Ruskin, B.C.
 On March 19th 19 42, 1

H.P. Price RCMP
 MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDER UNDER O.C.P.C. 1486

Pacific Corp.

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	(42) CU725 International 38 pickup truck not available 44257	TIRE NUMBERS 5
EXTRA EQUIPMENT	appears fair, windshield broken fish tail exhaust	
DESCRIPTION & CONDITION VERIFIED	Signature of Owner Japanese Registration No.	# 13444 delivered by Koichiro NAKANO
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder	<i>[Signature]</i> DATE: March 19/42	<i>[Signature]</i> SIGNATURE OF MEMBER SUBMITTING REPORT

21st April, 1948.

Mr. John J. Booth,
Mission City, B.U.

Dear Sir:

Re: Rikima NAKANO - Regn. No. 13381

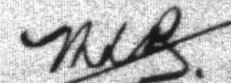
On the 23rd April, 1946, this office wrote to you regarding a gramophone, electric record player and ultra violet ray lamp, claimed to have been left in your care by the above named Japanese.

Your reply to this letter on the 8th May, 1946, was very evasive and extremely unsatisfactory.

A further letter from this office to you on 16th August has failed to elicit a reply.

Please be advised that Mr. NAKANO has lodged a claim for the above mentioned articles with the Commission now investigating Japanese property losses. As the claim is slated for hearing in the very near future, we must insist that you advise us, without delay, whether or not the said articles were intrusted to your care by Mr. NAKANO.

Yours truly,



W.L. Brown,
Office of the Custodian.

MLB:HA

Mission City B.C.
Apr. 29 /48.

Box 347

Dept of the Sec. of State
Office of the Custodian
506 Royal Bank Bldg.
Vancouver.

EVACUATION SECTION	
APR 30 1948	
File No.	5331
Referred	Blumen

Dear Sirs: —

Received your letter Re:
Rikima Nakano. Regn No. 13381
regarding gramophone,
electric record player and
ultra violet ray lamp.
Now I told you these

for an account of them
right then not 4 years
later.

Yours truly
Mr. J. J. Booth.

5331

5th October, 1948.

Mr. Hikima NAKANO,
Regn. No. 13381,
72½ King Street East,
Chatham, Ontario.

Dear Sir:

Enclosed please find cheque for \$873.98 representing balance of your account at this office, accruing from sale of your real and personal property.

Please be assured that your acceptance of this cheque will in no way prejudice any claim you may have made to the Commission as the Honourable Mr. Justice H.I. Bird, Commissioner, has so ruled.

Please acknowledge receipt.

Yours truly,



Office of the Custodian.

MLB:HA
Encl.

72 1/2 King St. East,
Chatham, Ont.,
December 15, 1948.

Office Of The Custodian,
Department of the Secretary of State,
Japanese Division, Vancouver.

EVACUATION SECTION	
Rec'd	DEC 20 1948
File No.	5331
Ans.	
Referred	

Dear Sir:

I'd like to enquire about our hop sprayer which I was informed to have been sold by the Western Canada Hop Cooperative Union and that the money from it was forwarded to our account at your office. When the statement of my account was sent to me the sprayer was not listed on it.

Having forgotten to put this in, in the recent property claim I'd like very much for you to look into this matter.

Thank you,

Yours truly,
Mr. Rukima Nakano
Reg. No. 13381.

20th Dec. 1948.

Mr. Hikima NAKANO,
Regn. No. 13381,
72½ King Street East,
Chatham, Ontario.

Dear Sir:

Referring to your letter of the 15th December, we shall be pleased to assist you in tracing your hop sprayer. However, before we can do so, in view of the length of time that has elapsed, we will require the following information from you:

1. The name of the party in whose custody the sprayer was left.
2. The name of the party informing you that the sprayer had been sold by the Western Canada Hop Co-operative Union.
3. The year in which the sale was made.

Your early reply will be appreciated.

Yours truly,

M. L. Brown,
Office of the Custodian.

MLB:HA

92 1/2 King St. E.,
Chatham, Ont.,
Jan 4, 1949.

Dept of the Sec. of State,
Office of the Custodian,
Vancouver, B.C.

RECEIVED SECTION	
Rec'd	JAN 8 1949
File No.	5331
Ans.	
Referred	

Dear Sir:

I wish to thank you for the letter dated the twentieth of December concerning my tape sprayer.

Here are the informations you required to assist me in tracing the implement.

At the time of evacuation the sprayer was left in custody by "The John's Shop. Co. of Sarnia, B.C. and later on they sold it, not having anyone for it. The party informing me about this sale was Mr. Z. Shum, who at that time was the manager of the Western Canada Shop Co-operative Union. I believe the sale was made late in 1943 or early in 1944.

I hope this information is clear enough to you. Thank you.

Yours truly,
Rikima Mahano
Reg # 13381.

Encl. 25/12

7500
Encl. 25/12 - (Marianne)
Jan 4/49

5331

3rd March, 1949.

Mr. Rikim NAKANO,
Regn. No. 13381,
72 1/2 King St. E.,
Chatham, Ontario.

Dear Sir:

Replying to your enquiry regarding your Hop
Sprayer which you left with the John I. Haas Hop Co.,
we wish to state that we are unable to find any trace
of same after a search of the records of the Company.

We have taken the matter up with the Hop
Company and shall be pleased to inform you of the
results of our enquiry in due course.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

5331

3rd March, 1949.

Messrs. John I. Haas Hop Co.,
Sardis, B.C.

Dear Sirs:

Re: Rikima NAKANO - Regn. No. 13381

The above named claims to have left with you

1 Motor Spray Pump, (Briggs & Stratton)
4 cycle gasoline pump. Type No. 95845
Model W.T. Serial No. 79744

at the time of his evacuation in 1942.

We would appreciate it if you could give us
any information regarding this pump.

Thanking you in anticipation.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

72 1/2 King Street, East,
Chatham, Ontario,
March 15, 1949.

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

EVACUATION SECTION	
Rec'd	MAR 19 1949
File No.	5331
Ans.	
Referred	Proton

Dear Sir:

Please accept my thanks for your letter's
dated March 3rd and also March 10th.

I regret to hear that my spray pump was
returned to my property after my evacuation.
Mr. J. J. Booth, my tenant at that time did
not mention a thing about it to me. It was
not listed in the auction sale either.

I wonder if there is any way of locating
Mr. J. J. Booth? If you know the whereabouts
of the same please kindly forward me his
address.

I thank you,

Yours truly,
Mr. Reuben Nakano,
Reg. # 13381.

5331

19th March, 1949.

Mr. Rikima NAKANO,
Regn. No. 13381,
72¹/₂ King Street East,
Chatham, Ontario.

Dear Sir:

Replying to your letter of the
15th instant, we wish to state that the address
of Mr. J.J. Booth is Box 347, Mission City, B.C.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

5331

10th March, 1949.

Mr. Rikiso NAKANO,
Regn. No. 13381,
72½ King Street East,
Chatham, Ontario.

Dear Sir:

Further to our letter of March 3rd, please be advised that the John I. Haas Hop Co., now informs us that your spray pump was returned to your property shortly after your evacuation. The Hop Company holds a receipt for same signed by Mr. J.J. Booth who was your tenant at that time.

Yours truly,


H.L. Brown,
Office of the Custodian.

MLB:HA



JOHN I. HAAS HOP CO. (CANADA) LTD.

"GOLDING FARM"

GROWERS OF CHOICE HOPS

SARDIS, B. C., CANADA

PHONES: CHELLIWACK

MANAGER'S RESIDENCE AND OFFICE 5451
FOREMAN'S HOUSE 5452

Your File No. 5331

March 8, 1949.

Mar 10/49
Mr. M. L. Brown,
Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

RECEIVED
MAR 10 1949
FILE NO. 5331
Ans.
Referred <i>Brown</i>

Dear Sir,

Re: Rikima NAKANO - Regn. No. 13381

We acknowledge your letter of March 3rd, with reference to a Briggs & Stratton Spray Pump. We have made a thorough investigation of this matter and find this sprayer was left in possession of J. J. Booth who was the tenant on the farm at the time the Japanese were evacuated or took possession shortly after the evacuation.

We have a signed receipt from J. J. Booth showing he received the above mentioned sprayer.

If you wish further information on this sprayer please advise us.

Yours truly,

JOHN I. HAAS HOP CO. (CANADA) LTD.

J. J. Coplan, Manager.

JJC/agn

5331

12th April, 1946.

Mr. Hikima NAKANO,
Registration No. 13381,
Tashme, B.C.

Dear Sir:

We wish to acknowledge receipt of your two letters dated 7th and 8th April, and in accordance with your request we have enclosed herewith your trunk key, together with personal property papers which were held in safe-keeping at this office. These include the passports of yourself and your wife, and your son Koichiro.

Regarding your chattels, your electric washing machine was sold for the sum of \$50.00, in accordance with your letter to Mr. Booth, dated 20th June, 1944. This sum was paid into this office and you will note from the attached statement of your account that it has been credited to you.

The sum of \$183.32 was also credited to your account, when this office made collection of your Pacific Co-operative Union cheque.

When you registered with this office, you declared that you had no personal property or chattels, and while at a later date a list of furniture and equipment was sent to this office, they had been included in your lease to Mr. Booth. Your letter now enquiring about a gramophone, electric record player, and a violet ray lamp, is our first knowledge of these items, and your file reveals no record of them. Mr. Booth left your property some time ago but we will attempt to locate him, to ascertain where they might be.

Regarding your water pump system, it would appear that you should be entitled to some consideration for the enhanced value it would give to your part of the property. The Custodian intends to make a complete investigation regarding the distribution of funds derived from the sale of the property, but first we would appreciate your supplying us with the following information:-

1. When you originally purchased the property, what proportion of the down payment on the property was made by each of you?
2. Was the mortgage registered against the property for \$1500.00 a loan made by you three, or was it the balance of the purchase price of the property?
3. What payments against the mortgage were made by each of you?

Upon receipt of the above information, the Custodian will attempt

to arrive at an equitable distribution.

Yours truly,

F.E. Anderson,
Administration Department.

WEA:HA

EVACUATION SECTION

Rec'd APR 10 1946

File No. 5331

Ans.

Referred *R. Nakano*

Tashme, B. C.,
April 7th, 1946.

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

Dear Sirs:

Re: NAKANO, Rikima. Reg. No. 13331
File No. 5331

As to your letter of March 18th, 1946, I wish to draw you to attention that it was the sewing machine which was shipped out to me on the 12th of February, 1945 instead of the washing machine which has been claimed as sent.

According to the same writing I notice that the Electric Water Pump system was considered as a fixture on the property. But as the property is considered jointly owned by three parties, I wish to advise that the pump is of my own private property, thereby it should not be entered as a fixture to the property.

As of your sales list of February 13th, 1946, I find the following chattels which was left at my residence at Ruskin has not been listed: gramophone, electric record player, and an ultra-violet-ray lamp.

Kindly reply at your earliest convenience whether it has been sold or it it is still being held for further disposal.

*no more
of these at
all.*

Concerning the electric washing machine and water pump, I trust that you will give your earliest attention.

I am,

Yours truly,

Rikima Nakano.
Rikima Nakano.

*Sold in accordance with
letter Jan 20/44 for \$50.00*

18th March, 1946.

Mr. Hikima NAKANO,
Registration No. 13381,
Boulevard 70,
Tashme, B.C.

Dear Sir:

We wish to acknowledge your letter inquiring about chattels etc., which were not listed as being sold on our auction sheets.

According to our records your washing machine was shipped to you on the 12th February, 1945, to Tashme.

The Electric Water Pump system was considered a fixture on the property, and was included in the sale to the Director of Veterans' Land Act as such.

The carpets and beds not disposed of, were considered by our fieldmen, as being of such low value, that sufficient funds could not be derived to cover the expenses of handling, carting and auctioning, and they were therefore, abandoned on the property.

We trust this is the information you desire.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:RA

File No. 5331

Date Jan 10/45

SUMMARY

Name: NAKANO, R

Address: Rushin

(1) - We have today moved to auction room at Murphy effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Missing - Window shades, Forks 3 shovels

2 mauls, jack, carpenter boots

Abandoned as no value - curtains, 5 bed
broken clock, box

The tenant gave us the following explanation: Selling

radio - some other items of tools shipped to
Nakano.

Whitman

NAME

NAKANO, Rikina

Original sent
15 Jan / 46

REGISTRATION NO. 13381

FILE NO. 5331

The following chattels were sold by public

auction at Mission, B. C. on January 10, 1945.

<i>Dining</i>		
Dinner set and chairs		\$ 10.50
-1 Heater		0.50
-1 Heater		0.75
-1 Range		4.00
-4 Chairs		1.25
-1 Chesterfield		60.00
-1 Lamp		1.50
-1 Clock		1.00
-1 Bar and 2 hoes		0.50
-1 Hoe and shovel		0.25
-1 Hoe and shovel		0.70
-1 Shovel, hoe and auger		1.25
2 Bars and axe head		0.60
-1 Pruning knife		0.35
-6 Feed troughs		1.00
-3 Feed troughs		0.35
-3 Feed troughs		0.60
-2 Electric brooders (poor)		4.50
-1 Electric brooder		11.00
-1 Electric brooder		6.75
-1 Saw		0.40
-1 Saw		0.35
-4 Saws		0.50
-Scales (poor)		1.75
-1 Wheelbarrow		0.75
1 Axe head and hatchet head		0.35
-1 Arm chair		1.50
Total		\$ 112.95
Less Expenses: (Auctioneer's Fees	\$ 11.30	
(Advertising	0.36	
(Movings	7.75	
		\$ 19.91
Net Proceeds Credited:		\$ 93.04

Members of Custodian Staff Present.

Mr. W.E. Anderson

Extracted from Auctioneering List No.

Mission 13.

Remarks.

NAME

long sent Feb 27/44

REGISTRATION NO. NAKANO, Rikina

FILE NO. _____

13381

5331

The following chattels were sold by public
auction at _____ on _____.

Abbotsford, B. C.

January 5, 1944

\$

Power cultivator

125.00

Total:

Less Expenses:

Net Proceeds Credited (Auctioneer's Fee: \$ 12.50
Advertising: 3.28
Moving: _____)

125.00

\$ 109.22

109.22

Members of Custodian Staff Present.

Extracted from Auctioneering list No. Mr. S. C. Carlson

Remarks.

Abbotsford 3

LIST OF CHATTELS BELONGING
To R. NAKANO — FILE - 5331.

6	POOR DINING SET	\$10.50	
1	TIN HEATER	50¢	
1	" "	75¢	
1	RANGE (POOR)	\$4.00	
4	KITCHEN CHAIRS	\$1.25	
3	PC CHESTERFIELD SUITE	\$60.00	
1	TABLE LAMP	\$1.50	
1	ARM CHAIR	\$1.50	
1	WALL CLOCK	\$1.00	
1	BAR + 2 HOES	50	
1	HOE + SHOVEL	25	
1	HOE + SHOVEL	70	
1	SHOVEL + AUGER + HOE	\$1.25	COMMISSION
2	BAR + AXE HEAD	60¢	10%
1	PRUNING KNIFE	35¢	\$11.30
6	FEED TROUGHS	\$1.00	
3	" "	35¢	BALANCE
3	" "	60¢	DUE
2	ELECTRIC BROODERS (POOR) AT \$2.25	\$4.50	R. NAKANO
1	ELECTRIC BROODER	\$11.00	\$101.55
1	" "	\$6.75	
2	CROSSCUT SAWS	75¢	
4	" "	50¢	
1	FIELD SCALE (POOR)	\$1.75	
1	WHEEL BARRON WHEEL	75¢	
1	AXE HEAD + HATCHET HEAD	35¢	
	TOTAL	\$112.95	

5331

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

NAKANO, R. of Ruskin and John J. Booth,

Furniture:

- ✓3 Stoves
- ✓4 Kitchen chairs
- ✓3 Pc. Chesterfield suite
- ✓6 Pc. Diningroom suite
- ✓1 Table lamp
- ✓1 Armchair
- ✓4 Window shades (Not Here)
- ✓13 Prs. Curtains (N.V.)
- ✓5 Beds (N.V.)
- 1 Washing machine *Sold*
- 1 Sewing machine *Shipped*
- ✓1 Wall clock

Implements:

- 1 Rototiller (Briggs & Stratton)
4 cycle gasoline motor
Type No. 300191
Model B
Serial No. 39132
- 1 Motor spray pump (Briggs & Stratton)
4 cycle gasoline pump
Type No. 95845
Model W.T.
Serial No. 79744
- ✓5 Hoes
- Not Here 4 Hay forks
- Not Here 1 Potato fork
- 3 Not Here 6 Shovels
- ✓1 Crowbar
- ✓2 Wrecking bars
- Not Here 2 Mattocks
- ✓1 Pruning knife
- Not Here 100 ft. Garden hose
- ✓1 Dos. Feed troughs
- ✓4 Electric brooders
- 3 6 Crosscut saws
- 1 House jack *Not Here*
- XI Field scale *Not Here*
- 1 Wheelbarrow *WHEEL*
- 1 2 Axes
- 1 Hatchets *HEAD*
- Some small wrenches
- 2 Planes
- 2 Squares *NOT HERE*
- 1 Handsaw
- 1 Hacksaw *SUPPOSED TO HAVE BEEN TAKEN BY OWNERS OR SENT TO THEM*

The above signed by both parties

Canada

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

JUL 19 1944

JAPANESE EVACUATION SECTION

File No. 5812/5331/Int. 1263

506 Royal Bank Building,
Vancouver, B. C.

Reg. No. 13466/13381/Japan

Joint Owners: FUJITA, Hikosoku
IWATO, Shiosaku

Mr. Rikima NAKANO,
Reg. 13381,
Tashme, B. C.

Dear Sir:

Re. Municipality of Maple Ridge - Part 22.38 acres more or less,
of the south west quarter of sec. 4, Tp. 15 as shown and
outlined in red on sketch deposited No. 54135F, District
of New Westminster, C. of T. 54135F

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 - - - - - \$ 2,757.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - -

Less:

Tax arrears to December 31st, 1942 - - - - - \$ 79.48

Registration fee - - - - - 4.00

Encumbrance—Principal - - - - - 1,490.61

—Interest - - - - - 165.29

1,739.38

Net proceeds of sale - - - - - 1,633.90

1,633.90

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.

JOINT ACCOUNT: FUJITA, Hikosoku
NAKANO, Rikima
IWATO, Shōsaku

1943		Debit	Credit	Balance
Jan. 1	Cr. re Sale of Property		1,017.62	
	Land Registry Office Certificate of Indemnity	1.00		<u>1,016.62 Cr.</u>

Discharge of Mortgage

Know all Men by these Presents

That **JACK MILTON STREIGHT "IN TRUST"**

of _____ in the Province of **British Columbia,**

DO HEREBY CERTIFY

That **HIKOSAKU FUJITA #15466A, RIKIMA NAKANO #13381A, and SHIOSAKU IWATO (In Japan)**

Sub
of **British Columbia,**
in the Province of

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by **Hikosaku Fujita #15466A, Rikima Nakano #13381A, and Shiosaku Iwato**

Ans
as Mortgagor, to **Peter Brass** as Mortgagee
for the sum of **Fifteen Hundred Dollars (\$1500.00)** Dollars,
which said Mortgage bears date the _____
and was registered in the Land Registry Office in the City of **New Westminster,** in the Province
of **British Columbia,** on the **19th** day of **December A.D.,**
of **1944**, and which was transmitted to the said
Jack Milton Straight "In Trust", filing number **22010,** on behalf
of the Estate of **Peter Brass,**

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being
in the Municipality of **Maple Ridge,** in the District of **New Westminster,** Province of **British Columbia,** and more particularly
known and described as **Part (22.38 acres more or less) of the south west quarter of Section 4 Township 15 as shown and outlined in red on sketch deposited No. 541357.**

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am
entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at
this **8th** day of

New Westminster
May

A.D. 1944.

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

(If given by a Company) The Common Seal
of

was herewith affixed in the presence of:

John Henry
Administrator of the
Estate of Peter Brass
deceased.

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is personally known to me, and that he is the person of the said _____, and affixed the seal of the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____, in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty-_____.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

The Chartered & Statutory Law Firms and Solicitors
Vancouver, B.C.

CHUI & MCMASTER
SOLICITORS
RANDALL BLDG
VANCOUVER B.C.

Discharge of Mortgage

HIKOSAKU FUJITA, #134664.
RIKIMA MAKANO, #13981A,
SHIOSAKU IWATO (In Japan)

—TO—

JACK MILTON STRAIGHT "IN TRUST"

Dated _____, 194____

36-133

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is personally known to me, appeared before me and acknowledged to me that _____ the maker thereof, and whose name subscribed thereto as part _____, that _____, the contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years, IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____, in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty-_____.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

FOR WITNESS

Province of British Columbia
To Wit:

I, William Eric Anderson

of the City of New Westminster
in the Province of British Columbia.

1. I was personally present and did see the within instrument duly signed and executed by Jack Milton Straight
of New Westminster
2. The said instrument was executed at New Westminster
3. I know the said party, and that he is
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____, in the Province of British Columbia, this _____ day of _____, 194____.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Extract from Lease.

Lease No. 442.

Files Nos. 5331, 5818 & Int. 1263.

Lessor: The Secretary of State. (Shiosako IWATO, Rikima NAKANO &
Hikosaku FUJITA)

Lessee: Jacob JANSEN.

Date: 22nd March, 1943.

Term: 9 months from 1st April, 1943 to 31st December, 1943.

Consideration: \$63.00 - payable \$7.00 monthly commencing 1st April, 1943.
No Taxes.

Property:

Land: W. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of Section 4 Tp.15, being 11.19 acres (more or less)
of part of 22.38 acres (more or less), outlined red on Sketch
54135 P. C. of T. 54135 P. Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 5/8/43.

Extract from Lease.

Files #5818, 5331 & 11193. Drawn by P. McD. Kerr.

Lessor: Hikosaku FUJITA, Rikima NAKANO, Shiosaku IWATO.

Lessee: BERCO EXPLORATION CO., LTD.

Date: 2nd May, 1942.

Term: 1 year from 2nd May, 1942, with option to renew lease.
for another year.

Consideration: \$40.00, paid. No taxes.

Property:

Land: N. $\frac{1}{2}$ consisting of 11.19 acres more or less of that part of S.W. $\frac{1}{4}$ of Section 4, Tp.15, as shown on Assessment Roll of xx District of Maple Ridge as No.3170. The dividing line between the N. $\frac{1}{2}$ and S. $\frac{1}{2}$ of said parcel described as No.3170 in said Assess't Roll commences at a post on the public road marked and agreed upon by the parties hereto, which post is the terminus of a line running from the front to the back of the said property parallel to the North & South boundaries of the property.

House: Included.

Chattels: Not included.

*Replaced by Leg
442 to Jacob Jansen*

Extract from Lease.

File #5331.

Lessor: Rikima NAKANO.

Lessee: John J. BOOTH.

Date: 22nd April, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with P.C.U.

Consideration: \$500.00, paid.

Property:

Land: 13 acres of S.W. $\frac{1}{4}$ of Section 4 Township 15 Sketch 54135P. Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: Livestock and farm implements.

*No schedule of
chattels in lease*

PDC 183 73

*Total average 22.58 the whole
property is jointly owned.*

*Lease extended by Cea Agrmt to
Sept 30/43. 150.00 July 31/43*

*Lease Cea Agrmt given to SSI
Aug 6/43*

This Indenture

Made in duplicate the **fifth** day of **July** in the year of our
Lord one thousand nine hundred and **eleven**

In Pursuance of the Real Property Conveyance Act Between

John C. Laidlaw
of the City of Vancouver in the Province of
British Columbia

Hereinafter called the Grantor

AND

John Timms,
of the City and Province aforesaid

Hereinafter called the Grantee

Witnesseth, that, in consideration of **four thousand six hundred and
sixty-two (\$4662) dollars**

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor
(the receipt whereof is hereby by **him** acknowledged). **he** the said
Grantor **Do Grant** unto the said Grantee **his** heirs and assigns **FOR EVER:**

All and Singular th at certain parcel or tract of land and premises

situate, lying and being in the Province of British Columbia in the
District of New Westminster, being composed of a portion of the West
one half of the South West one quarter Section four (4) Township
fifteen (15) and which may be more particularly known and described
as follows: that is to say,

Beginning at a point on the Northerly boundary of the said South
West one quarter Section four (4) said point being thirty-three (33)
feet East from the North West corner of the said South West one quarter
Section four (4) thence East twelve hundred and eighty-nine (1289)
feet to the Easterly boundary of the said West one half of South West
one quarter Section four (4).

Thence South along the said Easterly boundary two hundred and twenty (220) feet, more or less, to the point of intersection with the West-
 erty boundary of the right of way of the Heaps Timber Company Logging
 Halfway; thence Southerly and Westerly following the said Westerly bound-
 ary of the said right of way to the point of intersection with the line
 drawn parallel to and between the said Easterly boundary of the said
 quarter section four (4) and the said Easterly boundary of the said
 quarter section four (4). Thence West along the said
 line 960.7 feet, more or less, to the point of intersection with a line
 drawn parallel to and thirty-three (33) feet East of the Westerly bound-
 ary of the said South West one quarter section four (4); thence North
 and parallel to the said Westerly boundary 1746 feet, more or less, to
 the point of beginning and containing 42.38 acres, more or less, as
 shown on a plan colored red of said sub-division deposited in the
 Land Registry Office at the City of New Westminster.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, ease-
 ments, and appurtenances to the said hereditaments belonging, or with the same or any part
 thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property,
 claim and demand of the said Grantor in, to, or upon the said premises.

To have and to hold unto the said Grantee **his** heirs and assigns, to
 and for **his** and their sole and only use forever: **Subject nevertheless**
 to the reservations, limitations, provisos, and conditions, expressed in the original grant
 thereof from the Crown.

The said Grantor **Covenant** with the said Grantee that he has the right to
 convey the said lands to the said Grantee notwithstanding any act of the said Grantor
 and the said Grantee shall have quiet possession of the said lands, free from all
 encumbrances.

And the said Grantor **Covenant** with the said Grantee that he will execute
 such further assurances of the said lands as may be requisite.

And the said Grantor **Covenant** with the said Grantee that **he** **ha** done
no acts to encumber the said lands.

And the said Grantor **Release** to the said Grantee **All his** **Claims** upon
the said lands.

In Witness whereof the said parties hereto have hereunto set their hands and
seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Ernest Gordon

J. C. Fairclaw



FOR WITNESS.

I HEREBY CERTIFY that
personally known to me, appeared before me and acknowledged to me that **he** is the person whose
name is subscribed to the annexed Instrument as Witness, and that **he** is of the full age of sixteen
years, and having been duly sworn by me did prove to me that
being of the full age of twenty-one years, did execute the same in **h** presence voluntarily.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at **British Columbia,**
this **day of** **in the year**
of Our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.

NOTE.—Where the person making the acknowledgement is not personally known to the Officer taking the same, instead of the words
"personally known to me" insert the words "proved by the evidence on oath (or affirmation) of E. F."

FOR ATTORNEY.

File No. 5331

NAKANO, Rikina

Reg. No. 13381

32nd Avenue, Ruskin, B. C.



Picture taken March, 1943.

5818 / 5331 / 2nd 12th
12466 / 13381 / 2nd 12th

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/10P

(J.L. 391)

Vancouver, B. C.

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

FUJITA, Nikosaku
NAKANO, Rikimo

Dear Sir:-

Re: IWATO, Shiosaku
Pt. (22.38 acs. m. or l.) of SW $\frac{1}{4}$
of Sec. 4, Tp. 15, shown Red on
Sketch 54135-F.
MUNICIPALITY OF MAPLE RIDGE.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 172837-E 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 \$ 14,756.20 in favour of The Secretary of State,
forwarded to you and dated March 24, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 2757.00 - <i>Regd</i>
Less arrears of taxes to January 1st, 1943,	- \$ 79.48 - <i>400</i>
Amount paid to the Secretary of State	- \$ 2677.52

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.

Date

Solicitor for
The Secretary of State

File No.

5331
5818
11193 (New Int. 182)

NATURE OF ENCUMBRANCE Mortgage or
(registered) (unregistered)

Name of Owner of Property FUJITA, Hikosaku et al. Reg. No. 13466

SEE OVER Address 32nd Avenue, Ruskin

Occupation Age

Registered Owner of Property .. Hikosaku FUJITA et al. C.T.No. .. 54135-F

Property: SEE OVER

Property Address Mun. .. Maple Ridge

Legal Description Part. (22.38. acres. more or less). of the S.W. 1/4 of Sec. 4,
Tp. 15, as shown & outlined red on sketch deposited
No. 54135-F L.R.O. .. 47566-C

Nature of interest

Particulars of Encumbrance:

Date 19th December, 1921

Parties to document:

Name Hikosaku FUJITA, Rikima NAKANO, Shiozaku IWATO Mortgageors

Address

Name .. Peter Brass, deceased Mortgagee

Address J.M. ... Straight, Trustee, New Westminster

Principal Amount \$1500.00

Terms of Payment .. To be paid 19th December, 1923

..... Rate of Interest 12%

Arrears, if any: Principal See Straight's Interest

Balance owing as at this date statement as attached to this.

Standing of Taxes: Arrears Current

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at New Westminster 8th day of June, A.D. 1942.

CERTIFIED CORRECT:

(Signature)

5331 & 5818

17th December, 1947.

Mr. Rikima NAKANO,
Regn. No. 13381,
72 1/2 King Street East,
Chatham, Ontario.

Dear Sir:

Replying to your letter of the 20th November, we regret to inform you that we are unable to comply with your request as the affairs of Mr. FUJITO precludes any withdrawals from his account at this time.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

EVACUATION SECTION	
Rec'd	NOV 24 1947
File No.	5818
Ans.	
Referred	<i>Answer</i>

72 1/2 King St. E.,
Chatham, Ont.,
Nov. 20th /47.

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

Dear Sir,

Could you kindly send the sum of
one hundred dollars (\$100) from Mr.
Kikacatu Fujita's account? This is the
sum loaned by me to him to pay the
mortgage prior to evacuation. I am
enclosing a letter signed by Mr. Fujita
regarding to this matter. Please forward
it as soon as possible.

Also could you let me know
how much my Hop's spraying machine
was sold for?

Thank you very much,

Yours truly,
R. Nakano.

Copy for File 5331

6 Sumas St.,
Toronto, Ontario,
Nov. 12, 1947.

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

Dear Sir:

Prior to evacuation two hundred dollars (\$200.00) was paid by Mr. RIKIMA NAKANO of which half the sum was paid for me against the mortgage of our joint property.

At that time I approved to have it cleared through my accounts at your office.

Please have this one-hundred dollars (\$100.00) repaid to Mr. NAKANO from my accounts.

Thank you,

Yours truly,

"H. Fujita"

7355

29th October, 1947.

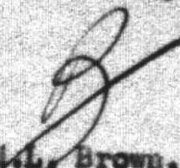
Mr. Hikima NAKANO,
Registration No. 13381,
R.R. No. 6,
Chatham, Ontario.

Dear Sirs

Complying with your request in letter of the 19th October,
we enclose herewith our cheque for \$202.49, being Pacific Co-operative
Union cheque No. 663 for \$183.32, and proceeds from sale of hops
in 1942 for \$19.17.

Please acknowledge receipt.

Yours truly,


H.L. Brown,
Office of the Custodian.

MLB:HA
Encl. (cheque)

R. R. No 6,
Chatham Ont.,
Oct. 19th /47

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

EVACUATION SECTION	
Rec'd	OCT 24 1947
File No.	5331
Ans.	✓
Referred	Praven

Dear Sir:

I am requesting to you if you please
to send me the cheque of Pacific Cooperative
Union No 663 for one hundred and eighty three
dollars and thirty two cents (\$183.32) which
was sent to your office at the time of evacuation.

And also the sum of nine dollars and fifteen
cents for the hope return.

Please send them as soon as possible
since I am in need of it right away.

I thank you,

Rikima Nakano, Bel. 473.99

R. R. No 6,

Chatham,

Ontario.

Yours Truly,

Rikima Nakano.

File Nos. 5331, 5818, Int. 1263

14th September, 1946.

TO: Accounting Dept.

FROM: W.E. Anderson

Re: Rikima MAKANO - Reg. No. 13381
Hikosaku FUJITA - Reg. No. 13466
Shiosake IWATO - In Japan

Real property at Buskin owned by the above three Japanese, as Owners-in-common, was sold to the Director of Veterans' Land Act for the gross sum of \$2757.00, from which registration charges and fees were paid in the amount of \$1755.38, leaving a balance for distribution of \$1001.62. This amount was divided equally between the above three Japanese.

The two Evacuees have disputed this distribution in view of the fact that one of the registered owners, Shiosake IWATO, Int. 1263, returned to Japan some time ago and had no equity in the property other than land value, while the other two both had houses and buildings on their divided portions.

I have obtained a purchase valuation covering buildings and land from the V.L.A. and the following sets out the values, and a proposed re-distribution of the proceeds. Mr. Shears confirms that this proposed re-distribution is equitable and I should appreciate your making the necessary transfer.

Encl.	Enemy 1263 S. IWATO	5818 H. FUJITA	5331 R. MAKANO
Sale of Houses	\$1140.00	-	-
" " Land	<u>1617.00</u>	<u>5402.56</u>	<u>8736.44</u>
	\$2757.00	<u>532.00</u>	<u>539.00</u>
	539.00	941.56	1275.44
Reg. charges	1739.38		
Administration	<u>16.00</u>		
	1755.38	<u>565.13</u>	<u>585.13</u>
	45.12 Dr.	396.43	690.31
Distribution of S. IWATO's debit for which other two are equally responsible		<u>22.56</u>	<u>22.56</u>
Distribution of Net Proceeds from Property sale \$1001.62		<u>332.87</u>	<u>667.75</u>

5331

16th August, 1946.

Mr. John J. Booth,
Mission City, B.C.

Dear Sirs

Re: Rikima NAKANO - Reg. No. 13381

Some time ago we wrote to you regarding certain chattels of the above Japanese, whose property you were renting at Ruskin. You replied to our letter very evasively, offering us no information regarding our enquiry.

We are surprised at your attitude in this matter in view of the fact that you signed for safe-keeping a list covering chattels left in your care. Of articles on this list we request assistance in locating a Briggs and Stratton Motor spray. The Custodian has no desire to use authority vested in the Department under the Dominion Government law, but have no other alternative but to request a definite answer.

The above Japanese now informs us that he left a gramophone, electric record player and an ultra violet ray lamp on his property, of which we did not have previous knowledge. We also request any information you might be in a position to give us regarding these items.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

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

Tasmanian CBATCO SECTION
April 28th, 1946.

Rec'd MAY 3 1946

File No. 5331

Ans.

Referred

Dear Sir:

Re: NAKANO, Rikima. Jap. Reg. #13381.

I wish to acknowledge receipt of your letter of 12th April, together with the key and personal property papers including the passports.

Pertaining to the key which I have been in receipt, it's the wrong type and is of no use to me. It seems to be a key of a suitcase instead of the trunk key which I have requested of you to forward. Enclosed please find the key under the same cover and trust that you send the proper key.

In regard to the inquiry as to the payment on the original purchase of the property and of the said mortgage of the same, I will supply you with the necessary information as follows: The purchase price of the property was \$3000.00 of which was met by all cash payment. All party concerned made an equal payment on the above sum of a \$1000.00 each. As Hikosaku Fujita and I were in no position to meet the payment by ourselves, we procured a loan from Shiosaku Iwato of the said sum thereby acquiring a clear title to the land. At the time of the transaction an agreement was drawn up by three party concerned that Shiosaku Iwato was to have a third title to the land till we have made payments of the loan.

The mortgage of \$1500.00 of which was registered against the property was a loan by Peter Brass, deceased, to us three concerned, the amount was equally divided amongst us mortgagers accordingly to the terms of the same agreement mentioned. The payments against the mortgage were made by Hikosaku Fujita and I. A joint monthly payment from May, 1940 concurrent to April, 1942 at the rate of \$25.00 per month to J. M. Streight, Official Administrator of Peter Brass's Estate, P. O. Drawer 200, New Westminster. To date Shiosaku Iwato has not been involved in any of the payments. Prior to evacuation a further payment of \$200.00 was made by myself in May, 1942 of which half of the sum was paid by me for Hikosaku Fujita with the approval that he was to return the amount. As the matter has not been settled he has approved to have it cleared through his account with the Custodian.

Trusting that this matter will be attended to and finding that the above information is in answer to your letter I am,

Yours truly,

Rikima Nakano
Rikima Nakano.

5231

23rd April, 1946.

Mr. John J. Boothe,
Steel Head,
B.C.

Dear Sir:

Re: Rikima NAKANO - Reg. No. 13381

For a period of years you leased property of the above Japanese, located at 32nd Avenue, Ruskin. The above Japanese has now written us stating that a gramophone, electric record player, and an ultra violet ray lamp were left on his property. According to our records a Briggs and Stratton Motor Spray pump was also left in your care.

Would you please advise as soon as possible what became of these items?

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

✓
5331, 5818 & Int. 1263

17th April, 1946.

Soldier Settlement and Veterans' Land Act,
Rogers Building,
470 Granville Street,
Vancouver, B.C.

Dear Sirs:

Re: Your File No. BC/10P

^{32nd}
Property located at 37th Avenue, Ruskin, was purchased by your department from the Custodian for the sum of \$2757.00. This property was registered in the names of three Japanese, and it is now necessary that the funds be proportioned to their individual accounts. In view of the fact that two of the owners had dwellings and out-buildings built on this property, we would appreciate your advising us of your purchase value of the buildings on the North and South halves.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

VACUATION SECTION	
Rec'd	APR 10 1946
File No.	5331
Ans.	
Referred	<i>Anderson</i>
<i>out to you</i>	

Tashme, B. C.,
April 8th, 1946.

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

Dear Sir:

Re: NAKANO, Rikima. Reg. No. 13381
File No. 5331

In the early part of 1943, I sent a key to the trunk which was left at my residence in Ruskin, to the Administration Department which was at the time under Mr. P.H. Russel. It was sent to the department to acquire documents locked in the trunk. At your earliest convenience I wish to have the Trunk key returned.

In concern with the Pacific Co-operation Union, cheque No. 663 in the amount of \$183.32 which I sent soon after my arrival here in October, 1942, I wish to know if the above amount has been credited in my own account. Also kindly let me know as to the entries to date credited to my account.

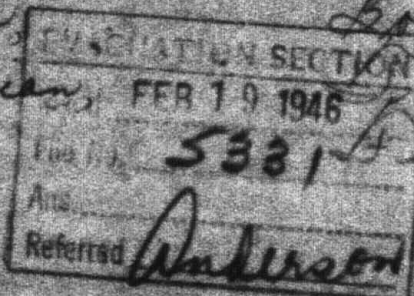
Trusting that you would give the above matters your earliest attention.

I am,

Yours truly,

Rikima Nakano.
Rikima Nakano.

Dept. of Secretary of State
Office of the Custodian
Vancouver, B.C.



R. Nakano,
Boulevard 70,
Vancouver, B.C.
Feb 18th 46.

Dear Sir:

I have received ^{see 6 page} your letter and
statement of my property ^{able} on Saturday,
Feb. 16th /46. I thank you very much.

On the statement there were few things
^{not mentioned} such as our carpets, beds,
^{sewing machines,} and electric water pumps. Please let us know
what has been done to them.

Also will you kindly tell me about my
accounts.

I thank you again

Yours truly,
R. Nakano.

Reg. No. 13381.

5331

13th February, 1946.

Mr. Hikima Nakano,
Registration No. 13381,
Tashme, B.C.

Dear Sir:

In reply to your letter of the 5th February, please be advised that the property to which you refer was registered in the names of yourself, Hikosoku FUJITA, and Shiosaku IWATO, and in accordance with the policy of liquidation decided upon by the Canadian Government, the property was sold to the Director of Veterans' Land Act, as of the 1st January, 1943. Full details of the property sale were sent to you on the 19th July, 1944. However in case you have mislaid it we have attached a copy hereto.

You will note that the net proceeds from the sale, as shown on the statement, is \$1017.62. These funds were credited to a joint account in the names of the three owners. Charged against these proceeds was a Land Registry Office fee for a Certificate of Encumbrance amounting to \$1.00, and legal fees in connection with the conveyance of the property amounting to \$15.00. This left a net sum of \$1001.62 in the account, which was then divided equally between the three registered owners. The share credited to your personal account being \$333.87.

Your chattels were liquidated in accordance with the Canadian Government's policy, and we have attached hereto a statement of their sale. The net proceeds were credited to your account.

We are also attaching a statement of your account with this office, showing credits and remittances made from time to time. We trust you will find this satisfactory.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls. (2)

MEMORANDUM

File No. 5331

9th January, 1946

Re: Rikima NAKANO - Reg. No. 13381

TO: Jack Moryson

FROM: W.E. Anderson

The above Japanese owned property at 32nd Avenue, Ruskin, and it was under lease to J. Boothe.

A Briggs and Stratton Motor Spray pump was on this property but does not appear to have been sold. Please investigate and locate this as soon as possible.

WEA:HA

MEMORANDUM

File No. 5331/5979

17th October, 1945.

TO: Mr. Jack Moryson

FROM: W.E. Anderson

Re: Keihiro MATSUI - Reg. No. 03651

A horse belonging to the above Japanese was in the care of
Mr. John J. Booth, NAKANO property, 32nd Avenue, Ruskin.

Please arrange for the sale of this horse The balance of the
chattels on the property have been liquidated.

WEA:HA

also - horse drawn cultivator

5331

March 3rd, 1945.

Mr. Rikima NAKANO,
Registration No. 13381,
Tashme, B. C.

Dear Sir:

Enclosed herewith is a copy of the freight bill covering shipment of your sewing machine to you. The crating and hauling charges plus prepaid freight in the amount of \$5.69 have been debited to your account at this office.

Yours truly,

W. E. Anderson,
Farm Department.

WEA:OH
Enc.

1

Agent's No.

RECEIVED, subject to the classification and tariffs in effect on the date of issue of this Original Bill of Lading.

Session Bill *Feb. 1924* *45*
Custodian Office *19*

from _____ the goods described below, in apparent good order, except as noted (contents and condition of contents of packages unknown), marked, consigned and destined as indicated below, which said Company agrees to carry to its usual place of delivery at said destination, if on its road, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said goods over all or any portion of said route to destination, and as to each party at any time interested in all or any of said goods, that every service to be performed hereunder shall be subject to all the conditions, whether printed or written, herein contained (including conditions on back hereof) and which are agreed to by the shipper and accepted for himself and his assigns.

is in Cents per 100 Lbs.

[illegible]

Destination Hope Province or State of SC County of _____

Route	Car Initial	Car No.
-------	-------------	---------

No. Charges	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	WEIGHT (Subject to Correction)	CLASS OR RATE	CHECK COLUMN	If charges are to be pre- paid, write or stamp here, "To be Prepaid."
1	Old Sewing Machine O.R.R.	130	53		Prepaid
					Received \$ 69 ⁰⁰ to apply in prepayment of the charges on the property described hereon. Gust
					Agent or Cashier
					Per
					(The signature here acknowledges only the amount prepaid.)
					Charges Advanced :
					\$

Per

Agent

(This Bill of Lading is to be signed by the shipper and agent of the carrier issuing same.)

I shipped this machine
on Feb 12/45 after crating
it carefully

A. E. Hartley

The Custodian of Enemy Property
Royal Bank Bldg
Vancouver, B.C.

To Crating and shipping R. Nakano's
Sewing machine prepaid

Crating & hauling	5.00
Prepaid freight	69
	\$5.69

A. E. Hartley

MEMORANDUM

October 18, 1944.

File No. 5331

TO: Mr. Jack Moryson

FROM: W. E. Anderson

Re: Rikina NAKANO. Reg. #13381.

Subject Japanese, whose chattels were left at 32nd Avenue, Ruskin, has requested the shipment of his sewing machine to Tashme, B. C.

If this article has not already been sold, would you please arrange to have it crated and shipped.

WEA/EG

5331
5818
Int. 1263

July 7, 1944.

Mr. J. M. Streight,
Official Administrator,
713 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Hikosaku FUJITA, Rikima NAKANO and
Shiosaku IWATO - Pt. 22.38 ac. of SW $\frac{1}{4}$
of Sec. 4, Twp. 15, Municipality of
Maple Ridge.

Pursuant to our letter of May 4, 1944, we enclose
herewith a cheque in the amount of \$1655.90 representing
payment of the balance owing by subject Japanese on mort-
gage of the above described property, made up as follows:

Balance Mortgage Principal	\$1490.61
Int. @ 5% from May 8/42 to July 10/44	161.79
Release of Mortgage	<u>3.50</u>
	\$1655.90

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
RDR/EG

Yakone B6
June 20th/44

Dear Mr + Mrs Booth.

Received your letter yesterday asking about the trunk and books.

Will you please put all the books, like school book, gap, story books etc. in the trunk and ship it by freight. I wonder if you could send us some china-ware like cups saucers bowls etc.

About you wanting to buy our washing machine. I am willing to sell it for \$50.00.

What do you mean by the power sprayer, did we have one, isn't it a hand sprayer, we would like to sell it but can't say how much for we don't know what it is.

Yakashiro's address is. House 30. B.
Sandon B6.

I don't know if they're still there for all the Sandon people are moving out and I haven't heard from them for a long time. You can try though.

Glad to hear that you're all fine. As for us we're all doing our daily chores. Our neighbour got a rabbit

File No. 12277, 5818,
5331, 4980

May 23rd, 1944

MEMORANDUM FOR FILE.

Re: Buskin Box Company

The Buskin Box Company operated in an old wooden building which is situated on property known as the Fujita farm.

Hikosaku FUJITA, File No. 5818, has a one-third interest in this property described as Pt. 22.38 acres, S. W. 1/4, Sec. 4, Tp. 15, which has been sold to the Director, the Veterans' Land Act.

Fusanosuke OKUBO, File No. 4980, has an interest (R.P.) in Lot 3 of L.S.D. 6 of Sec. 5, Tp. 15, which has been sold to the Director, the Veterans' Land Act.

GDH/GH

5818
5331
Int. 1263

May 4, 1944.

Mr. J. M. Streight,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Hikosaku FUJITA, Rikima NAKANO & Shiosaku
IWATO - Pt. 22.38 ac. of SW $\frac{1}{4}$ of Sec. 4, Twp.
15. Municipality of Maple Ridge.

According to advice received from you the balance
owing on the mortgage which you hold on the above property
amounted to \$1628.93, as of February 29, 1944.

This property has been sold to the Director, Veterans'
Land Act, and discharge of mortgage is now required in order
to complete the sale.

We are enclosing herewith form of discharge for your
signature and we would be obliged if you would sign the
document and deliver same forthwith to our representative,
Mr. W. E. Anderson, whose signature appears in the margin
of this letter.

The Custodian hereby undertakes to forward you a cheque
for the above mentioned sum together with interest as soon
as the sale is completed. We expect that this transaction
will be closed in the course of the next two weeks but if
for any reason the sale is not completed, the discharge of
mortgage will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Encl. (dup.)
RDR/EO

5331

March 4th, 1944.

Mr. Rikima NAKANO,
Registration No. 13381,
Tashme, B.C.

Dear Sir:

re: Provincial Board of Health (St. Joseph's Hospital)

We are in receipt of your letter of the 29th ult. in reply to ours of the 17th ult. in which we submitted the Hospital accounts relative to Mrs. Nakano. We are forwarding a copy of what you say to the Board, and shall await their reply.

In the meantime we shall take no further action,

Yours truly,

B. R. Dusenbury,
Claims Department.

~~BRIDGE~~

5331

March 4th, 1944.

TO MRS. NAKANO
PS 10-5-44
Mr. J.G. McRae,
Collector of Institutional Revenue,
Court House,
Vancouver, B.C.

Dear Sir:

re: \$2832.00 - Rikima NAKANO
a/c Mrs. Nakano

We submitted the above claim to NAKANO for payment and have received reply, from which we quote as follows:

"In reply to your letter of the claims by the Provincial Board of Health (T.B. Unit) during the confinement of my wife at St. Josephs Orreintal Hospital. I placed my wife for confinement at the said hospital with the clear understanding with the Sisters that no compensation for hospitalization was necessary because of it being a charity hospital. Therefore since my wife's death which is six years ago, I haven't received any claims for settlement on the sad matter."

We shall be obliged for your early comments in regard to the foregoing for our guidance.

NAKANO's address is:

Registration No. 13381,
Tashme, B.C.

should you wish to write to him.

Yours truly,

B. R. Dusenbury,
Claims Department.

BRIDE

(2832.00)

Tashone, B.C.,
February 29, 1944

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

EVACUATION SECTION	
Rec'd	MAR 3 1944
File No.	5331
Ans.	BH
Referred	Bushbury

File # 5331

Dear Sirs:

In reply to your letter of the claims by the
Provincial Board of Health (T. B. Unit) during the
confinement of my wife at St. Josephs Oriental
Hospital. I placed my wife for confinement at
the said hospital with the clear understanding
with the Sisters that no compensation for
hospitalization was necessary because of it
being a charity hospital. Therefore since my
wife's death which is six years ago I haven't
received any claims for settlement on the
sad matter.

Yours truly,
R. Nakano.

5818
4331
Int. 1263

February 22, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sirs:

Re: Hikosaku FUJITA, Rikina NAKANO & Shiosaku IWATO
Pt. 22.38 ac. of SW $\frac{1}{4}$ of Sec. 4, Twp. 15,
Municipality of Maple Ridge.

We enclose herewith Certificate of Encumbrance No. 49757, showing registered owners of property as Hikosaku FUJITA, Evacuee, Registration No. 13466, Rikina NAKANO, Evacuee, Registration No. 13381 and Shiosaku IWATO, a resident of Japan. There is a registered mortgage to Jack Milton Streight "In Trust". We are in receipt of a statement from Mr. Streight showing the unpaid balance plus interest at February 29, 1944, as follows:

Unpaid balance of Principal	\$ 1,490.61
Interest @ 5% from May 8/42 to Feb. 29/44	<u>134.82</u>
	1,625.43
Release of mortgage	<u>3.50</u>
Total amount owing on mortgage	\$ <u>1,628.93</u>

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

File No. 5228, 5231,
Int. 1243.

January 24th, 1944.

MEMORANDUM

To: File

FROM: Mr. Ian Macpherson

RE: Peter Brass Estate

Mr. Edwards submitted on January 20th, 1944, our letter to Mr. Straight of that date, in respect to Mortgage in favour of Peter Brass Estate. Mr. Straight confirmed the statement of 28th February, 1942, showing a balance of principal and interest amounting to \$1546.52, and intimated that he would be ^{willing} to recommend to the Mortgagee, who resides in the Old Country, acceptance of \$1490.61 in satisfaction of this Mortgage.

Jes

MAIL

5331, 5818,
& Int. 1263.

January 22nd, 1944.

Registered A/R

Mr. Hikima NAKANO,
Registration No. 13381,
TASHI, B. C.

Dear Sir:

RE: Part (22.38 acres more or less) of
the S.E. $\frac{1}{4}$ of Sec. 4, Tp. 15, sketch
54135L.

Mr. J.M. Straight, Official Administrator, acting on
behalf of the Estate of Peter Brass (deceased), Mortgagee, has
filed with us a statement dated 8th February, 1943, showing that
you, together with Hikosaku FUJITA and Shiosaku IWATO, are in-
debted to him in the sum of \$1546.52 and Interest, being balance
of Mortgage. Details as follows:

Balance of Principal \$1490.61
Interest to 8 Feb.,
1943 @ 3%..... \$ 55.91

Will you be good enough to confirm this by sign-
ing the duplicate of this letter and return the copy you sign
at once to this office using the stamped, addressed envelope
enclosed herewith.

If any differences exist, please let us have full
particulars.

Failing to hear from you by return of mail we will
have no alternative but to decide that the claim is correct.

Yours truly,

RM:ML
Encls.

Ian Macpherson
Title Examiner

*See signed approval by R. Nakano.
on file # 5818.*

Approved Correct:

(Japanese Name)

5818, 5331
& Int. 182 1/2%

January 20th, 1944.

Mr. J. M. Streight,
Official Administrator,
New Westminster, B. C.

Dear Sir:

RE: Part 22.36 acres more or less
of the S.W. 1/4, Sec. 4, Twp. 15,
Sketch No. 54135-F.

Mortgage in favour of PETER BRASS Estate.

We note that you filed with us a declaration dated 30th April, 1942, of the amount due this estate in respect to the Mortgage given by Hikosaku FUJITA, Hikima WAKABO and Shiosaku IWATO, the amount being \$1687.54 including interest to April 15th, 1942, and with interest from that date at the rate of 5%.

On the 8th of February, 1942, you signed a statement of the amount due on this Mortgage as follows:
July 12/39 Principal & Interest owing \$1750.00
Interest from July 12/39 to May 28/40 240.61

Cash paid from May 1940 to May 1942
\$700.00

Balance owing as at May 8, 1942
with Interest at 5%
Interest to February 8/43, 9 Mos.
at 2%.

\$2190.61
<u>700.00</u>
\$1490.61
<u>55.31</u>
\$1545.92

We are unable to reconcile this statement with the amount declared in the first paragraph above, and we should be pleased to have your comment thereon.

Yours truly,

Ian Macpherson
Title Examiner

IM:GL

Jan. 19-44.

C O P Y

Nakano file 5331

Matsui file 5979

R E P O R T

One power cultivator, sold for \$125.00 at
Abbotsford Auction Sale, came from the Nakano property
at Ruskin. It seems that Mr. Booth, the tenant, made
(Matsui) Downy Road
an exchange with Mr. Robert A. Jackson, for a horse and
equipment. The horse etc. is still on the Nakano pro-
perty at Ruskin and can be sold through the Haney Auc-
tion sale.

"S. C. Carlsen"
S. C. Carlsen

SCC:IF

Send copy to J.M. for his record
Sent 29/1/44

Cultivator duly sold and credited to Nakano.
Horse will be sold and money credited to Matsui.

File #5331

MCDERMOTT MOTORS APPRAISAL.

R. NAKANO - T-169	\$580.00
Less repairs	<u>39.00</u>
	<u>\$541.00</u>

5331

June 16, 1943.

Mr. Rikina NAKANO,
Registration No. 13381,
Tashme, B. C.

Dear Sir:

By mortgage dated December 19, 1921 you,
Hikosaku FUJITA and Shiosaku IWATO mortgaged to Peter
Brass 22.38 acres of the southwest quarter of Section 4,
Township 15, outlined in red on Sketch No. 54135-F.

The original amount of the mortgage was \$1,950.00
and it appears that up to April 27, 1943 there was a balance
due to the mortgagee, whose interest is represented by the
Administrator of the Estate of Peter Brass, amounting to
\$1,490.61 and interest amounting to \$72.26.

Does this amount agree with your records of payments
made and interest due? The Provincial Government Auditor has
enquired in this connection and if you do not agree that this
is the amount due from you and the two other mortgagors, please
inform this office immediately.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDK

cc: Internee File No. 1263

June 14, 1943.

MEMORANDUM - MR. HUSSELL

Attached are all three files. Please see original letter on File No. 5812 dated May 25th from Mr. Touseau, Travelling Auditor, together with Mr. Anderson's reply dated June 1st.

Insofar as the Controlling and Auditing Branch in the Parliament Buildings, Victoria, is concerned, and they are apparently auditing the books of the Official Administrator, it is hardly satisfactory for them, when conducting such an audit, purely to receive a statement from this office to the effect that we are unable to confirm and can only certify statement supplied to us by the Official Administrator whose records they themselves are auditing.

Would you please endeavour to secure confirmation from Messrs. Fujita and Nakano and through Mr. Wright from Mr. Iwato and thereafter report your findings in writing to Mr. D. P. Edwards, Auditor, Controlling and Audit Branch, Parliament Buildings, Victoria, B. C.

Mr. Edwards called at this office on June 12th.

RP:MA

5818
5331
Int. 1263

1st June, 1943.

Mr. H. P. Touzeau,
Travelling Auditor,
405 Westminster Trust Building,
New Westminster, B.C.

Dear Sir:

re: H. FUJITA. R. NAKANO & S. IWATO.

We are in receipt of your letter of May 25th asking for confirmation of the balance of mortgage and interest owing by subject Japanese to the Peter Brass Estate, and have to advise that we are unable to confirm the correctness of same as the only figure we have on our files at present is \$1,490.61, which was supplied by Mr. J.M. Streight of the Official Administrator's Office and certified by him as being correct.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

MEMORANDUM

File Nos.: 5975
5331
3397
5419

June 2nd, 1943

To: FILES

From: Mr. Green

Re: NAKANO, Jisaburo
NAKANO, Rikima
NISHIKAWA, Inosuke
NAKASHIMA, Teizo

The position of the spray pumps belonging to these Japanese is now as follows.

- (1) Inosuke Nishikawa, our file 3397. Still in the possession of Mr. Nielsen the tenant. Mr. John Larson wishes to buy this pump but Mr. Anderson advises this is not desirable.
- (2) Rikima Nakano, our file 5331. Still on the farm in care of Mr. Booth, the tenant.
- (3) Jisaburo Nakano, our file 5975. This has been sold to Mr. Eddie for \$75.00 at the request of the Japanese and the money will be sent to him.
- (4) Teizo Nakashima, our file 5419. The P. C. U. now advise that this has been sold to Mr. Storey for \$75.00. It is not clear whether the sale has been authorized by Teizo Nakashima and this matter is being followed up.

HFG:IF

5975
5331
3397
5419

May 21st, 1943

The Pacific Co-operative Union,
Mission City, B. C.

Dear Sirs:-

Re: NAKANO, Jisaburo
NAKANO, Rikima
NISHIKAWA, Inosuke
NAKASHIMA, Teizo

Further to our letter of May 12th, we are not sure whether there has been some confusion and we think the position is now somewhat as follows.

(1) Inosuke NISHIKAWA, our file 3397. The position here appears to be unchanged, the sprayer being still on the premises and in use by Mr. Nielsen.

(2) Rikima NAKANO, our file 5331. This man is from 32nd Avenue, Fuskin. This was the sprayer that we thought Mr. Eddie bought as mentioned in ours of May 12th. Actually, however, Mr. Eddie may have bought the sprayer of:

(3) Jisaburo NAKANO, our file 5975. This man comes from First Avenue, Port Hammond. His sprayer is apparently sold as per Mr. Ure's letter of April 30th to Mr. Storey and ours of April 5th to you. If this is not sold to Mr. Eddie, to whom is it sold?

(4) Teizo NAKASHIMA, our file 5419. The position remains unchanged as per our letter of May 12th. Parts of the sprayer stored with you are missing and we have written to the Japanese about this.

Yours truly,

H. F. Green
Protection Department

HFG:IF
c/c sent to Mr. Ure.

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65, Plant 55
Metzqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

May 19th, 1943.

EVACUATION SECTION	
Rec'd	MAY 20 1943
File No.	
Ans.	RPA
Referred	Alexander

Mrs. R. P. Alexander, Manager,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:- Re Your File No. 5331
 Rikima Nakano

We issued a cheque #4738 in your favour
covering sale of Nakano's truck. His account is
now all clear with us.

We remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per *Geo. A. Reid*

GAR/EK

Geo. A. Reid
Office Manager.

5331

May 12th, 1943

Mr. Eddie,
c/o Eddies Nurseries Ltd.,
Sardis, B. C.

Dear Sir:-

Re: Rikima NAKANO

Further to ours of April 16th asking you to sign for custody of motor spray pump belonging to the above. We now understand from the Pacific Co-operative Union that on Mr. Anderson's authority you purchased this spray pump for the sum of \$75.00. Please forward your cheque for this sum payable to the Deputy Custodian, to this office at your early convenience.

Yours truly,

H. F. Green
Protection Department

Review 25-54

HFG:IF

3397
5331
5419

May 12th, 1943

The Pacific Co-operative Union,
Mission City, B. C.

Dear Sirs:-

Re: NISHIKAWA, Inosuke
NAKANO, Eikima
NAKASHIMA, Teizo

Thank you for yours of April 22nd, the
net effect of which now seems to be as follows.

(1) Inosuke Nishikawa, our file 3397.
This sprayer appears to be still on the premises and
being used by Mr. Nielsen.

(2) Eikima Nakano, our file 5331. Mr.
Anderson is of the opinion that this is the Eikima Naka-
no of Buskin. We note that Mr. Eddie has permission
to purchase this outright for \$75.00 but we have not
yet received this money. We are writing to Mr. Eddie
direct about this.

(3) Teizo Nakashima, our file 5419.
Parts of this sprayer which is stored with you are mis-
sing and we ourselves have written to Teizo Nakashima
about this.

Yours truly,

H. F. Green
Protection Department

HFG:IF

c/c sent to Mr. Ure

5331

7th May, 1943.

Mr. Rikima NAKANO,
Registration No. 13381,
TASHME, B.C.

Dear Sir:-

Re: Fire Insurance

Will you kindly refer to our letter to you of April 30th to which there was attached a copy of our letter of the same date to J.M. Streight, Official Administrator.

The North West Policy, being 210035, referred to in those letters, was put on at the request of Mr. Streight because apparently there was no insurance in force covering on the property. On the "JP" form that you completed and signed on the 22nd of April, 1942, you stated that there was no insurance in force. In fact, you did not even declare the property in which you have an interest along with Hikosaku FUJITA and Shiosako IWATO.

Today I am advised that you did have a policy covering on this property, shown to be on 32nd Avenue, Ruskin, and located on the South-west quarter of Section 4, Township 15. The dwelling is covered to the extent of \$1000.00 and household furniture contained therein - \$500.00.

North West Policy No. 210035 referred to in ours of April 30th covers to the extent of \$1500.00 on one dwelling and \$700.00 on a second dwelling located on this same property, but there is no coverage under the new policy on household furniture.

The best thing to do under these circumstances is to let the North West Policy No. 210035, dealt with in ours of April 30th - stand, and if you desire we can have added to that policy sufficient to cover on household furniture to whatever extent you deem advisable and let North West Policy 193950 expire on the 15th of this month.

Please let me hear from you by return mail.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

*see letter
July 13*

*No mention in 210035
No will not add cover*

AL H H F

AGENT'S COPY

Agency; Vancr. B.C.
Amt. \$1500.
Rate 2%
Prem. \$30.
Term 36mos.
From 15th. May '40 -
To 15th. May '43

Ins'd. RIKIMA NAKANO, - *File 5331*

(Farm Property)

\$1000. On 1 sty. fr. shingle rf. Dwelling, situate on the
E. side of 32nd. Av., bet. River Rd. & No. 7 Rd., RUSKIN, B.C.,
on Subdivn. "C", S/W. $\frac{1}{4}$ Sec. 4, Twp. 15, Mun. Maple Ridge, and
\$ 500. On Household Furniture contained therein.

(Isolated)

*Let expire
cover replaced under
North West 210035*

9th May, 1943.

To: Mr. [unclear]
From: Mr. [unclear]

Re: T. [unclear]
International [unclear]

Among the trucks held by the Pacific Co-operative Union
and the above.

The P.C.U. refused to buy this at the appraised value supplied
by the National Motor Vehicle [unclear]. They wrote to the owner, Mr. [unclear]
and he replied that he will accept \$300.00 for this truck.

In view of this we are prepared to complete this deal and I
attach cheque received from the P.C.U. in favour of the Custodian for
the amount of \$300.00.

R. L. [unclear],
Acting Director.

R.L./[unclear]
[unclear]

Int. 1263,
5331, 5818

May 3rd, 1943.

Mr. J. Jensen,
Ruskin, B. C.

Dear Sir:

Re: S. IWATO, R. MAKINO
H. FUJITA

In reply to your letter of April 17th, the Custodian would have no objection to your building a fence on subject Japanese property that you have under lease and would also have no objection to your removing whatever part of said fence is built at your expense at the time of your vacating the premises.

Trusting this is satisfactory, we are

Yours truly,

R. D. Richardson,
Pera Department.

WEA/EM

5818, 5331 and Int. 1263

April 30, 1943.

Mr. J. M. Straight,
Official Administrator,
405 Westminister Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Re: North West Policy No. 210035, and
Rikiso NAKANO,
Rikosaku FUJITA, and
Shiozaki IWATO.

I am attaching hereto the original of the above
numbered policy which you are entitled to hold as Mortgagee.

This policy, as you will see, covers on
buildings located on property belonging to the three above
named and located on land described as a 22.38 Acre Portion
of the S. W. $\frac{1}{4}$ of Section 4, Township 15, Sketch 54315 F on
the East Side of Parker Road (32nd Avenue), Ruston, B. C.,
with loss, if any, on buildings payable to yourself.

We are paying the premium and charging it to
a joint account in this office in the names of the three
Japanese mentioned above.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI
Enclosure

File Address
Address
ACCO

PHONES
Mission Office 65, Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.
April 22nd, 1943.

EVACUATION SECTION	
Rec'd	APR 24 1943
File No.	
Ans.	12/5
Ref.	Green

5331 - Gibson

Mr. H. F. Green,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir: File No. 5331 and No. 3397

Replying to your of April 16th re Rikima Nakano and
Inosuke Nishikawa.

There appears to be some mix up in regards to these
sprayers. Mr. Eddie arrived in our office with an order signed
by Mr. Anderson instructing us to turn over the sprayer belonging
to Teizo Nakashima of Dewdney. When we checked up on this par-
ticular sprayer we found that it had no nuzzle, therefore, it
could not be used. We had another sprayer belonging to Mr. R.
Nakano stored here with us and the price ticket on it was the
same as the one on Mr. Nakashima's, namely, \$75.00.

We phoned Mr. Anderson and told him about the nuzzle
being missing on Nakashima's sprayer and asked him if we could
substitute with Nakano's sprayer. Mr. Anderson said yes and we
wrote Mr. Anderson to that effect. This, therefore, is not a
lease transaction but a purchase by Mr. Eddie, arranged with him
by Mr. Anderson. We understood that Mr. Eddie would be paying
the \$75.00 into the custodian's office direct if he has not
already done so. We were of the opinion that the sprayer stored
with us belonging to R. Nakano; was the R. Nakano of Hammond and
not R. Nakano of Ruskin. We are, however, inquiring from Mr.
Booth, who is the tenant on Mr. R. Nakano's farm at Ruskin to
find out if he has a sprayer on this farm. We will report to you
after we have done so and remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

J. B. Shimek

Gen. Mgr.

JBS/EK

~~5331~~
~~5318~~
1263 328 (Int.)

16th April, 1943.

McGregor, Johnston & Thomas Limited,
414 West Pender Street,
Vancouver, B.C.

Dear Sirs:-

Re: Hikoshichi FUJITA, Hajime HAKANO and
Shionaka ISATO

We have been making arrangements through Mr. Hal Mansie to cover property belonging jointly to the three persons above named.

We have received Mr. Mansie's report dated April 13th in which he encloses a letter addressed to you, along with the application for fire insurance with diagram of buildings on a separate sheet attached which I am forwarding to you herewith.

I notice on his application form Mr. Mansie mentions the three Japanese names and of course, as you know, those names will not appear on the face of the policy. Otherwise, kindly write the policy as applied for, letting us have both the original and a certified copy, upon receipt of which we will mail the original to the Public Administrator with covering letter.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FW

Enc.

Gibson

4331
3397

April 16th, 1943

Mr. J. B. Shinek,
c/o Pacific Co-operative Union,
Mission City, B. C.

Dear Sir:-

Re: NAKANO, Hikima
NISHIKAWA, Inosuke

We note from your letter of April 12th that you have supplied Mr. Eddie with the motor spray pump belonging to R. Nakano. Our records show this to have been included in the lease between this Japanese and the tenant of the property belonging to R. Nakano, but we suppose that this tenant, Mr. Booth, does not require this piece of equipment. We are enclosing herewith our form letter #14 which we request you to have Mr. Eddie sign and return to this office.

Turning to the spray belonging to Mr. I. Nishikawa, this is also included in the lease to Mr. Nielsen. We have other plans in mind and do not wish to sell this machine to Mr. Larson.

Yours truly,

H. P. Green
Protection Department

Enc.
HFO:IF

c/c sent to Mr. Ure

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65, Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B. C.
April 12th, 1943.

RECEPTION SECTION	
Rec'd	APR 13 1943
File No.	
Ans.	H/ab
Referred	Anderson

Mr. Anderson,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

R. Nakano
I. Nishikawa

Dear Mr. Anderson:

We supplied Mr. Eddie of the Eddies Nurseries Ltd., Sardis, B. C. with Mr. R. Nakano's sprayer instead of T. Nakashima's. Mr. Nakashima's sprayer has no nuzzle. We have written Mr. Nakashima and asked him what he has done with this nuzzle.

We have an offer from Mr. J. Larson of Whonock, B. C. for Mr. I. Nishikawa's sprayer which is on Mr. Nishikawa's farm at Whonock for \$75.00 cash.

We would like to know if it is alright to sell this machine to Mr. Larson.

Thanking you for an early reply,
we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

J. B. Shimek Gen. Mgr.

JBS/EK

5311, 5813,
Int. 308, 1263

March 25, 1943.

Hai Menzies, Esq.,
Nancy, B. C.

Dear Sir:

Re: Hikosaku FUJITA, Hajime NAKANO,
and Shiosaka IWATO

On February 22nd you asked us for information regarding fire insurance covering on property registered in the name of the three Japanese listed above.

I can find no evidence of fire insurance now being carried on buildings located on the property described as 22.38 acres of the S. W. 1/4, Section 4, Township 15, in the Municipality of Maple Ridge, New Westminster District. It will be in order for you, as requested by Mr. Streight, to insure the buildings to protect his interest as mortgagee. The amount to be carried will have to depend on the insurable value of the buildings in question at the present time, and at least sufficient to protect the mortgagee's interest.

When doing this, please adhere to general instructions contained in our form letter No. 102. Mr. Streight will be entitled to hold the original policy and we will require a certified copy for our records.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:EA

C
O
P
Y

HAL MENZIES

Haney, B. C.

The Custodian,
Japanese Evacuation Section,
Vancouver.

Dear Sir:

Attention Mr. Anderson.

If the subject matter of my letter is not handled in your department I trust you will pass it on to the proper party.

The Public Administrator, J. M. Streight, New Westminster, has asked me to insure the buildings on the following described property:

22.38 acres of the South-west quarter, Section 4, Township 15, Sketch 54315F, in the names of Hikosaku Fujita, and Rijima Nakano, and Shiosaku Iwato.

I imagine that the two dwellings may be already insured. If so will you please let me know the amounts that are carried. The Administrator's interest is \$1500. which he wishes to protect. I presume it would be in order for me to insure the buildings in the name of the Custodian, with the interest of the Public Administrator protected if you have not them already insured?

If they are already covered the Administrator will undoubtedly get in touch with your office regarding his interest. If you can give me this information I will be much obliged.

Yours truly,

"H. Menzies".

Hm:P

MEMORANDUM

March 13, 1943.

File No. 5331

To: Mr. Richardson

From: P. H. Russell

Re: Rikima NAKANO

The papers accompanying this memo were picked up by one of your men on a recent visit to the Valley. They are of no service for the purpose intended and I have written to Nakano today, replying to his letter of January 13th, as you will see by the file.

The key to the trunk in question is in the box with this memo. After the papers are returned, perhaps you would either send this direct to Nakano or, if you prefer, I will write direct to Nakano.

PHR:NDE

5331

March 13, 1943.

Mr. Rikima NAKANO,
Registration No. 13381,
Tashme, B. C.

Dear Sir:

No papers could be found amongst
your effects that would answer our queries.
Only passports were located.

In these circumstances, it is
proposed to administer these farm lands in
accordance with the registered interests.
The declarations made by yourself and the
other persons concerned are inadequate and,
until we get proper declarations, it is not
seen that anything else can be done.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDK

HAL MENZIES

Real Estate and Insurance

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Notary Public - Conveyances
Loans and Appraisals

HANEY, B. C.

EVACUATION SECTION

Rec'd FEB 23 1943

File No. 5818, 5331-3

Ans.

Referred Anderson

Sun Life Insurance
Company's Agencies

5818 - Russell

5331 - Davidson

February 22nd., 1943.

The Custodian,
Japanese Evacuation Section,
Vancouver.

Dear Sir:

Attention Mr. Anderson.

If the subject ^{matter} of my letter is not handled in your department I trust you will pass it on to the proper party.

The Public Administrator, J. M. Streight, New Westminster, has asked me to insure the buildings on the following described property:

22.38 acres of the South-west quarter, Section 4, Township 15, Sketch 54315F, in the names of Hikosaku Fujita, and Riima Nakano, and Shiosaku Iwato ^{Jan 31 1943}

I imagine that the two dwellings may be already insured. If so will you please let me know the amounts that are carried. The Administrator's interest is \$1500, which he wishes to protect. I presume it would be in order for me to insure the buildings in the name of the Custodian, with the interest of the Public Administrator protected if you have not them already insured?

If they are already covered the Administrator will undoubtedly get in touch with your office regarding his interest. If you can give me this information I will be much obliged.

Yours truly,

H. Menzies

HM:P

- MEMORANDUM -

TO: Mr. Richardson.

FROM: P. H. Russell.

January 28, 1943.

Files 8807, 5331, 5818.

Re: Koichiro NAKANO
Hikosaku FUJITA
Shiosaku IWATO

Confirming our conversation regarding the letter from R. Nakano, it will be necessary to get such information as can be had from the Japanese papers in Nakano's trunk. Will you please have one of the field men get them?

Concerning administration, it appears necessary to determine the value of the Foley 2 acres, deducting this from returns and then adding returns to those received from the Fujita part of the land. One third of this whole should be credited to Iwato with the remainder credited to Fujita and Nakano in the proportions received, plus the net returns from the Foley 2 acres which will go to Nakano.

P. H. Russell.

PHR/P.

January 15th, 1943.

MEMORANDUM

TO: Accounting Department.

Re: Shiosako IWATO

Evacuee File No. 11193 - J.F. 92

Pac. Co-op. Union - Rikima NAKANO

Evacuee File No. 5331

Hikosaku FUJITA

Evacuee File No. 5818

J.F. 25

The above noted were carried under the evacuee files as given above and each have a one-third interest in property in the District of Maple Ridge, which is leased to the Berco Exploration Company Limited, for the sum of \$40.00, which has been paid.

It has now been ascertained that Shiosako IWATO is a resident of Japan and a file has been opened for him in the Enemy Section, under No. 1263.

It would, therefore, be appreciated if you would see that one-third of the funds standing to the credit of the above three mentioned parties is credited to IWATO under our file No. 1263.

J. Carroll

FC:HW.

J.F. 25

5331 - Jason
5818 - December

Tascone, Napa, B.C.

Jan. 13,

The Custodian's Office
Dept. of the Secretary of State,
Vancouver, B.C.

Dear Sir: — File No. 5331, 5818, 8807.

I have received your letter of the 7th for which am very much disappointed to be questioned like this after being evicted to a place like this.

John Timms was once an owner of this land but he has nothing to do with it now. The only registered charge against this land was in favour of Mr. Peter Brass, and this charge now is held by Mr. J. Stright.

I have leased the 13 acres of land to Mr. J. J. Booth but out of this 13 acres the two acres was leased from Mrs. A. Foley, residing in Vancouver, which should of been understood by now. This is the part where the mistake in acreage comes in.

When we first came to Canada, three of us bought that piece in Rushin. Suddenly, Mr. Iwato had to return to Japan for some reason. After this Mr. Iwata & I, took in

EVACUATION SECTION

Rec'd. JAN 15 1943

File No. 5331, 5818, 8807

Ans.

Referred

charge of this land, waiting for his return all the time. As ~~the~~ two could not get along very well, finally got it divided approximately in two. I still asking Mr. Iwato to come back to settle things and get it surveyed etc. but as he did not show up, it is still in three moans. These writings in Japanese are supposed to be in Russian. If you want to investigate you may go over and ask Mr. J. J. B. until he had been to one of the locked up room ~~in~~ upstairs. It is supposed to be in the ~~trial~~ somewhere. I am enclosing the key for the lock, please return it to us after investigating.

About the other half of the land please write to Mr. Iwato direct for I have nothing to do with it for I don't know anything about it.

If you want to know about more information please come to Tashome with a person who can understand and speak Japanese so we can explain it in Japanese.

This is the best I can do.

Yours truly,
Mr. R. W. Hens.

5331✓
5818
8807

7th January, 1943.

Mr. Rikima NAKANO,
Registration No. 13381,
Tashme, B.C.

Mr. Hikosaku FUJITA,
Registration No. 13466,
Tashme, B.C.

Mr. Koichiro NAKANO,
Registration No. 13444,
Griffin Lake, B.C.

Dear Sirs:

On 11th May last Koichiro NAKANO registered with this office and declared for his father, who we presume is Rikima NAKANO, certain lands. He showed these lands as being owned by Rikima NAKANO, Shiosako IWATO and Hikosaku FUJITA. He also showed an interest in the lands belonging to John Timms.

We cannot trace any other reference to John Timms. Who is he? What interest has he got in this land? Is any money due to him from the land? The only registered charge against this land is in favour of Peter Brass, and this charge (a mortgage) is now held by Mr. J. Streight. Kindly explain what Mr. Timms has got to do with this land.

The other two persons to whom this letter is sent either did not register or stated that they had no interest in land. We are told that Shiosaku Iwato is in Japan.

On the same day (22nd April) that Rikima NAKANO declared that he had nothing, he leased 13 acres of this land, without saying which 13 acres, to John J. Booth.

On 22nd April Hikosaku FUJITA declared that he had nothing. Yet on 2nd May he leased the North half of this land to Berco Exploration Co., Ltd. for himself and for Rikima NAKANO and Shiosaku IWATO. He signed this lease for the other two lessors as attorney. Had Fujita powers of attorney to do this? If so, we want copies of each power of attorney given by NAKANO and IWATO.

Furthermore, the whole parcel of land contains 22.35 acres. The Booth lease covers 13 acres and the Berco lease covers 11.19 acres, or a total of 24.19 acres. This is nearly two acres more than is owned. What do you propose to do about that ?

It is intended to administer this land as nearly as possible as was contemplated by the leases, and to put the revenues in our bank account in trust. In the meantime we want to know a number of things.

1. What other property of any kind have any of the persons to whom this letter is addressed. Future developments may be governed by the truth of the answer to this question.
2. What agreements have been made between Hikosaku FUJITA, Rikima NAKANO, and Shiosaku IWATO as to their interests in the lands
3. What other property is owned by Shiosaku IWATO in Canada ? Where is it ?
4. What right has Hikosaku FUJITA to deal with IWATO's property ? If by agreement, we want to see the agreement. If by power of attorney, we want to see the power of attorney. If these are in Japanese writing, we want them just the same. These documents will be returned after examination.
5. We want to see any power of attorney granted by Rikima NAKANO to Hikosaku FUJITA. This will be returned after examination.
6. Are all persons to whom this letter is sent now prepared to make a full and truthful statement of all properties of all descriptions owned by them ? Future developments will turn upon this question being truthfully answered. If they are so prepared we will send forms for this declaration.

An immediate reply is expected.

Yours truly,

P. H. Russell,
Administration Department.

PHR:GF

Tashme, Wagon, B.C.
Dec. 28, 1942.

EVACUATION SECTION

DEC 30 1942

No. 5331

The Custodian's Office
Dept. of the Secretary of State
Washington, D.C. Richards

Dear Sir:—

File No 5331

Mr. Rahima Mahara,

Reg. No. 13381.

I am sorry to neglect in answering
you until today for which please
forgive me.

Yes, we have no real property of
our own as you say but we did not
sell the property we only sold the
crop & leased the land to Mr. Booth.
so far as this goes I am sure I
have not made a crooked deal as
to put you into loss. Before we
left Rusfin there were more than
half a dozen men came around to
check up on things and they all
understood the matter so I don't
see why you have to bring up the
question like this.

We have held an interest in land
with Mr. Fugita & Mr. Iwato, was

intending to get it surveyed in
some half and pay up the mortgage
so as it will be our own property
but as things had to turn this way
we were unable to do so. If things
like this did not happen everything
would of been alright so ~~be~~ hoping
you will understand.

Thanking you.

Yours truly,
Reg. No. 13381 *Phineas Nichols*
Taseme, Hope, B.C.

5331

22nd December, 1942.

Mr. Rikima Nakano,
Registration No. 13381,
Tashme, B.C.

Dear Sir:

We wrote to you on November 4th, but to date
have received no reply.

When you registered your affairs with the
Custodian on April 22nd you stated that you had no real
property. We are at a loss to understand why you made
this statement, as we have subsequently learned that you
hold an interest in land jointly with Hikosaku Fujita and
Shiosaku Iwato, and also another piece of land which you
leased to John J. Booth. In order that we may have a
clear understanding of your affairs, we ask that you sup-
ply us with full details of all properties, etc. that you
own or have an interest in.

Your early attention to these matters will be
appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

✓
5331, 5315
11193

December 16th, 1942.

Mrs. J. Jansen,
Ruskin, B. C.

Dear Madam:

Re: R. MAKANO, H. FUJITA
and G. IWATO

We thank you for your inquiry dated December 11th with regard to the above Japanese property.

We wish to inform you that Mr. Ryan has already applied for a renewal of his lease on this property upon termination of the present term.

We are, however, sending a copy of your letter and our reply to you to the Soldier Settlement of Canada for their attention and feel that you might be interested in some other property that is vacant at the present time.

We trust you will find this satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WDA/EM

c c Soldier Settlement of Canada
Attention Mr. McKay

5331, 5818
11193

December 16th, 1942.

Mrs. J. Jansen,
Ruskin, B. C.

Dear Madam:

Re: R. NAKANO, H. FUJITA
and S. IWATO

We thank you for your inquiry dated December 11th with regard to the above Japanese property.

We wish to inform you that Mr. Ryan has already applied for a renewal of his lease on this property upon termination of the present term.

We are, however, sending a copy of your letter and our reply to you to the Soldier Settlement of Canada for their attention and feel that you might be interested in some other property that is vacant at the present time.

We trust you will find this satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WRA/EM

c c Soldier Settlement of Canada
Attention Mr. McKay

See Dec 11/42.

C O P Y

Ruskin, B. C.
Dec. 11, 1942.

Custodian's Office,
Dept. of Secretary of State,
Vancouver, B. C.

Dear Sirs:

We have at the present time rented the
Fujita farm which was formerly the Ruskin Box Factory
and is now operated by Mr. Rhine.

We understand he has it until the first
of April after which, if he doesn't make arrangements
for it, we would like to have first chance of renting
it, and would you be able to give us an idea of what
the rent would be for the house and land?

Thank you,

Sincerely,

"Mrs. J. Jansen"

See Dec. 11, 1942.

C O P Y

Ruskin, B. C.
Dec. 11, 1942.

Custodian's Office,
Dept. of Secretary of State,
Vancouver, B. C.

Dear Sirs:

We have at the present time rented the
Fujita farm which was formerly the Ruskin Box Factory
and is now operated by Mr. Rhine. (RYAN)

We understand he has it until the first
of April after which, if he doesn't make arrangements
for it, we would like to have first chance of renting
it, and would you be able to give us an idea of what
the rent would be for the house and land?

Thank you,

Sincerely,

"Mrs. J. Jansen"

8811
5331

9th December, 1942.

Mr. Rikima NAKANO,
Registration No. 13381,
Tashiro, B.C.

Dear Sir:-

Re: Life Insurance

For your information I am enclosing herewith a copy of our letter to The Sun Life Insurance Company. This was in answer to their letter of November 2nd, a copy of which I am enclosing also.

If you had sufficient funds on deposit with this office we would be glad to look after payment of yours and your Son's life insurance premiums, upon written request from you to do that, but as apparently there are no funds here it is not possible to pay these life insurance premiums.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

Enc.

8611
5331

26th November, 1942.

Mr. Rikina HAKANO,
Registration No. 13381,
Taylor Lake,
Clinton, S.C.

Dear Sir:-

*Letter returned
to Jackson*
Re: Life Insurance

For your information I am enclosing herewith a copy of our letter to The Sun Life Assurance Company. This was in answer to their letter of November 2nd, a copy of which I am enclosing also.

If you had sufficient funds on deposit with this office we would be glad to look after payment of yours and your Son's life insurance premiums, upon written request from you to do that, but as apparently there are no funds here it is not possible to pay these life insurance premiums.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

Enc.

5331

4th November, 1942.

Mr. Rikima Nakano, #13381,
Taylor Lake,
Clinton, B.C.

Dear Sir:

We have for acknowledgment yours of the 29th ultimo enclosing Pacific Co-Operative Union cheque No. 633 in the amount of \$183.32.

As the Union at this time is not in a position to honour your cheque and as we have no funds on hand to your credit we cannot pay the life insurance premiums as requested by you. We are, therefore, returning the premium notices herewith for you to deal with direct.

When you registered your affairs with the Custodian on April 22nd you stated that you had no real property. We are at a loss to understand why you made this statement, as we have subsequently learned that you hold an interest in land jointly with Hikosaku Fujita and Shiosaku Iwato, and also another piece of land which you leased to John J. Booth. In order that we may have a clear understanding of your affairs, we ask that you supply us with full details of all properties, etc. that you own or have an interest in.

Your early attention to these matters will be appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

C
O
P
Y

SUN LIFE ASSURANCE COMPANY OF CANADA,

Royal Bank Building,
Vancouver, B.C.

November 2, 1942.

The Manager,
Office of the Custodian,
9th Floor, Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re: Policy No. 2,124,816 - Rikima Nakano &
Policy No. 2,319,305 - Kiyoshi Nakano

We have received a request from Mr. Rikima Nakano of Tashme, Hope, B.C. to notify you regarding the current premiums due on these two policies. He tells us arrangements have been made that you take care of these premiums.

On the first policy the current premium is \$55.80 less an annual dividend of \$6.08 leaving a balance of \$49.72 to pay. On the other policy, the current premium is \$39.95. If it is in order for you to pay these premiums, we will appreciate receiving your remittance in due course.

For your information, the days of grace allowed for settlement of the current premium on the second policy expires on November 10th and if payment is not paid by that date the policy provides the Assurance will terminate.

Yours faithfully,

C.E. HAY,

BRANCH SECRETARY

Per: "W.C. Hansen"

WCH:PW

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 19 1942

TELEPHONE:
703



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

out to Cramer
5331-5818-11193

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

Oct. 17th 1942

D.A. Cramer, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B.C.

Re: Estate of Peter Brass
Your files 5331, 5818 & 11193.

Dear Sir:

I beg to acknowledge receipt of your letter of October 16th. I may inform you that my files do not carry a copy of the mortgage of the deceased, and the Japanese. It is at the Land Registry Office in New Westminster and in order to obtain a copy for you, my solicitor charged the sum of \$8.20. I do not believe that this estate should pay this charge and I suggest you rebate same to this office.

You now ask for copy of the Transmission #806116. I suggest you take this up with your solicitor and he will advise you that a transmission is not a deed or a document and is not something of which a copy can be made. It is a filing which is obtained by filing Letters of Administration.

Yours very truly

Jm Straight
OFFICIAL ADMINISTRATOR

JMS*WP

5331

5818, 5331, 11193

October 16, 1942.

J. M. Streight, Esq.,
105 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

re File 5818 - Hisosaku FUJITA
File 5331 - Rikima NAKANO
File 11193 - Shiosaku IWATO
Estate of Peter Brass, dec'd.

We have received your letter of Oct. 10th
herein forwarding copy of the mortgage from the
above-named Japanese to Peter Brass for which we
are much obliged. We are afraid we shall have to
have a copy of the transmission of mortgage No.
50611C to yourself "in trust" filing 22010, to
complete our records.

Thanking you for your co-operation and
anticipating an early response, we remain,

Yours truly,

(D. A. Cramer)
for Ian Macpherson
Title Examiner.

DAC:EB

5331

October 15th, 1942.

Mr. J. J. Booth,
Ruskin, B. C.

Dear Sir:

Re: Rikima Nakano

The above has informed the Custodian, on evacuation, that a quantity of chattels have been left in your care. We would ask that you kindly forward a list of all articles in your possession and a statement stating your responsibility for their safe-keeping.

Thanking you in anticipation, we are

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

COPY FOR FILE 5331

5818
5331
11193

October 8th, 1942.

J.M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Dear Sir:-

re File 5818 - Hikosaku FUJITA
re File 5331 - Rikima NAKANO
re File 11193 - Shiosaku IWATO

We regret to inform you we cannot trace having received a reply from you to our letter of September 9th, herein, reading as follows:

"Will you please send into this office as soon as possible duplicate of the mortgage made by the above-named Japanese to Peter Brass (deceased); also duplicate of the document registered by you in the Registry Office at New Westminster.

Kindly show how the mortgage stood as to both principal and interest when taken over by you, and how it now stands as to both principal and interest.

Thanking you in advance."

Thanking you in anticipation of a prompt reply.

Yours truly,

(D. A. Cramer)
for Ian Macpherson
Title Examiner.

DAC:EB.

5818
5331
11193

September 9th, 1942.

J.M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B.C.

Dear Sir:-

re: File 5818 - Hikosaku FUJITA
File 5331 - Rikima WAKANO
File 11193 - Shiosaku IWATO

Will you please send into this office as soon as possible duplicate of the mortgage made by the above-named Japanese to Peter Brass (deceased); also duplicate of the document registered by you in the Registry Office at New Westminster.

Kindly show how the mortgage stood as to both principal and interest when taken over by you, and how it now stands as to both principal and interest.

Thanking you in advance.

Yours truly,

Ian Macpherson
Title Examiner.

DAC:EB.

54391

MEMORANDUM.

Files #5331, 5818 & 11193.

25th August, 1942.

To Mr. McKay,
Soldier Settlement of Canada,
Vancouver, B.C.

re: Rikima HAKANO,
Hikosaku FUJITA &
Shiosake IWATO.

Part 22.38 acres S.W. 1/4 Section 4,
Tp. 15, Sketch 54135-F.

Shiosake IWATO

The above property is leased to the Berco
Exploration Co., Ltd., until May, 1943, for the sum
of \$40.00. A representative of the company called
at this office and stated that they wish to renew
the lease at the same rate.

WEA:OF

When
J. Barth for Rec 1942
July 1943 - 650.00
200.00
450.00

5331

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

NAKA, R. of Ruskin and John J. Booth.

Furniture:

- ~~/3 Stoves~~ S
- ~~/4 Kitchen chairs~~ S
- ~~/3 Pe. Chesterfield suite~~ S
- 6 Pe. Diningroom suite
- ~~/1 Table lamp~~ S
- ~~/1 Armchair~~ S
- ~~4 Window shades~~ M
- ~~13 Pers. Curtains~~ A
- ~~5 Beds~~ A
- 1 Washing machine *Sold and*
- 1 Sewing machine - *Shipped*
- ~~/1 Wall clock~~ S

Implements:

- ~~S 1 Rototiller (Briggs & Stratton)~~
~~4 cycle gasoline motor~~
~~Type No. 390191~~
~~Model B~~
~~Serial No. 39132~~

Sold by Auction

*6/1/44. alloted 3
\$125.00*

- 1 Motor spray pump (Briggs & Stratton)
4 cycle gasoline pump
Type No. 95845
Model W.T.
Serial No. 79744

- ~~5 Hoes~~ S
- ~~4 Hay forks~~ M
- 1 Potato fork
- ~~3-6 Shovels~~ 3 M
- ~~1 Crowbar~~
- 2 Wrecking bars
- ~~2 Mattocks~~ M
- ~~1 Pruning knife~~ M
- ~~100 ft. Garden hose~~ M
- ~~1 Dog feed trough~~ M S
- ~~1 Electric brooder~~ M S
- ~~1 Crosscut saw~~ M S

- 1 House jack
- ~~1 Field scale~~ S
- ~~1 Wheelbarrow~~ S
- 2 Axes
- 1 Hatchets

Some small wrenches

- ~~2 Planes~~
- ~~2 Squares~~
- ~~1 Hand saw~~
- ~~1 Hack saw~~

The above signed by both parties

*S. Sold by auction 11/1/44
minus 10*

*n. missing
n. abandoned*

R. J. McMaster Esq.,
Barrister & Solicitor,
675 West Hastings St.,
Vancouver, B. C.

February 15th 1950.

Dear Sir:

Re: Case No. 1010

I am advised by the Custodian's staff that upon investigation of the above case they show the claimant only had a 50% interest in the pump claimed at \$150.00. In this case the percentage of 41.25% would apply to \$90.00 leaving a total award for pump of \$37.15 in lieu of the \$74.00 shown. Would you please consider this matter.

Yours very truly,

DTB/MS

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIM OF

SHIGEO NAKANO

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.A. BEST, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

MRS. D.J. RANDFORD,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.

Official Reporter.

30

RIKIMO NAKANO, the Claimant herein, being
first duly sworn, testified as
follows:

DIRECT EXAMINATION BY MR. BEST:

Q. I am producing a real estate farm land form to you.

Is that your signature? A. Yes.

Q. And was that form prepared on instructions from you?

A. Yes.

MR. BEST: I tender the form as Exhibit No. 1.

THE COMMISSIONER: Very well.

10 (PARTICULARS OF REAL ESTATE, FARM LAND,
MARKED EXHIBIT NO. 1)

MR. BEST: Q. I understand this farm land is close
to Ruskin, British Columbia. Is that correct?

A. One mile.

Q. Thank you.

First of all, my lord, there seems to be a little
confusion, perhaps, about the title, and unless
my friend, Mr. Hunter, is prepared to admit it,
I think we had better have some evidence as to
how it stands at the moment.

20 MR. HUNTER: Perhaps my friend could tell me what I am
supposed to admit.

MR. BEST: As I understand the situation, I have a
^{here}
deed dated March 25, 1919, from John Times to
Hikosaku Fujita, Rikimo Nakano and Shiosaku Iwato,
with respect to this particular property.

MR. HUNTER: I am prepared to admit that they are the
registered owners.

THE COMMISSIONER: Very well.

Just what is the situation? Have these other
persons filed a claim?

30

R. Sakano
In-Chief.

MR. BEST: No, Mr. Commissioner.

I would like to bring out now that Iwato apparently returned to Japan some 15 years ago and has relinquished his interest. The other man has not filed claim. It is not, unfortunately, a simple case of a 50-50 split. I wanted to bring that out before your lordship.

THE COMMISSIONER: Very well.

MR. BEST: Q. I understand that one of your co-owners,

10 Mr. Iwato, returned to Japan some years ago.

Would you tell us when?

A. About 16 or 17 years ago he left for Japan.

Q. And what arrangement did you and Mr. Fujita make with him about this land?

THE COMMISSIONER: That, of course, will have to be a matter of documentary proof? Is not that so?

MR. BEST: I believe we may be able to produce a mortgage. There was an arrangement and I think the witness will tell us now about how it was
20 handled.

THE COMMISSIONER: All right.

MR. BEST: We will endeavour to get that document.

THE WITNESS: Repeat that, please.

Q. What arrangement did you make with Mr. Iwato about this land?

A. It was mortgaged at \$1,500 and the three of us were responsible for \$500 each. Would that be correct?

Q. Then, was \$500 of that \$1,500 raised by way of mortgage paid to Iwato presumably for his interest
30

in the land? Was that the arrangement?

A. When he returned to Japan - I am sorry, this is most difficult, my lord ---

MR. BEST: With my friend's permission I could perhaps lead the witness a little bit in order to get this out and get an answer of "yes" or "no".

10 As I understand the situation there was no quit-claim of his interest given but the land was free of encumbrance and a mortgage of \$1,500 was placed upon it and \$500 of that was given to this man Iwato and he released any interest he had in the land. That is my understanding of the arrangement.

THE INTERPRETER: Yes, when he returned to Japan.

THE COMMISSIONER: That coincides with what he told you?

THE INTERPRETER: Yes.

MR. HUNTER: The Custodian's position is that we would have to have some registered document.

THE COMMISSIONER: There is no question about that.

20 I would have to have something to show that this man has title to the whole, apart from his statement.

MR. BEST: Fujita is not claiming the whole thing; he is only claiming a little more than a half interest. If we are able to produce that mortgage we will be able to produce affidavit evidence as to Iwato accepting \$500 for his interest in the land. That would be sufficient. Obviously there is no quit-claim drawn. It does not exist.

30

5
H. Nakano
In-Chief.
Discussion.

I am advised that is the situation and I am prepared to do what I can to track down that mortgage, for what it is worth.

THE COMMISSIONER: I do not appreciate how that is going to help you. After all we are concerned here with a transfer of interest in land. As you and I know that cannot be effected in law except by an appropriate document.

10 MR. BEST: I appreciate that, my lord. It is unfortunate for the claimant that apparently he had no legal advice or apparently very poor legal advice at the time this arrangement was made. I think it is admitted on the basis of the remarks made on the Soldiers Settlement Board appraisal that this property was split between this claimant and another man who apparently is not making a claim. That situation has prevailed for some 10 years prior to evacuation. I appreciate our legal difficulty. I am
20 wondering if any independent evidence, possibly heard in Vancouver, possibly by way of affidavit from some disinterested party as to this arrangement, would be accepted in lieu of a proper quit-claim deed.

THE COMMISSIONER: We start with this situation, that the title is registered in three men. The only suggestion I can make to you is that we proceed on the assumption that the title does stand so and assuming that I will make a recommendation
30 favourable to the property. It is then for the

6
R. Nakano
In-Chief.
Discussion.

Executive Council to determine whether they will authorize a payment to this man and if so what proportion of the whole this man shall be entitled to.

MR. BEST: I see, my lord.

THE COMMISSIONER: I do not see how it could be dealt with on any other footing.

10 MR. BEST: It means then that you are not really concerned with what endeavours the claimant may make to prove his legal title beyond the present document. On the assumption a recommendation is made we will simply have ^{to} satisfy the Custodian's office that this man has more than a one-third interest.

THE COMMISSIONER: Or, the Executive Council, when the time comes.

MR. HUNTER: For my friend's information it would be quite impossible for the Custodian to admit anything unless he either produces a document
20 transferring some interest, or an order of the Court.

THE COMMISSIONER: Yes. I do not see how that can help at all.

At least you can proceed with the proof of the claim, conceding that you have not established title in this man to the extent beyond more than an undivided one-third interest.

MR. BEST: That is fine.

30 You will be aware already, probably, having heard the claim, that there are certain buildings,

evidence with respect to which I will bring out, which he erected, the others which Fujita erected on his half and of course the man who went back to Japan has never done anything with the land.

THE COMMISSIONER: I see.

MR. BEST: Perhaps we can get that evidence in and I concede it is up to us to establish our legal title.

10 THE COMMISSIONER: Yes. In order to dispose of the matter a little more quickly I take it that Nakano claims to own the buildings first mentioned on Exhibit 1.

MR. BEST: That is it, my lord.

THE COMMISSIONER: But Nakano acknowledges that Fujita owns the building, No. 2?

MR. BEST: Yes. That is correct, my lord.

THE COMMISSIONER: Can we not take the statement as establishing that?

MR. BEST: I believe we can, my lord.

20 There is one further matter which perhaps I should put in evidence, that Nakano has paid more than Fujita on this mortgage.

I have a receipt here for \$200 which perhaps may be of some help.

THE COMMISSIONER: You can put it in, in any case.

MR. BEST: Yes, my lord.

Q. Mr. Nakano, I am showing you a receipt dated May 2, 1942, signed by J. M. Streight, for \$200, made out to "Nakano", with no initial. Is that
30 a receipt you received from the mortgagee for a

payment on the mortgage on your land?

A. Yes.

(RECEIPT DATED MAY 2, 1942, MARKED EXHIBIT NO. 2)

THE COMMISSIONER: What is the name of the man who
has returned to Japan?

MR. HUNTER: Iwate, my lord. His full name is
Shiosaku Iwate.

THE COMMISSIONER: Thank you.

10 MR. BEST: And if my friend cares to put in the S.S.B.
appraisal form as a further exhibit I may ask one
or two further questions in relation to it.

MR. HUNTER: I tender that as Exhibit 3.

(S.S.B. APPRAISAL FORM, MARKED EXHIBIT NO. 3)

MR. BEST: Q. Mr. Nakano, according to the farm
appraisal report made by the Soldiers Settlement
Board on your land, the total acreage being 22.38
acres, it is stated that 6 acres of that land is
occupied by a creek and steep banks and a ravine.
Do you concede that that is the correct amount of
uncultivated or uncleared land? A. 22. ---

Q. 22.3 or .4? A. What is the other figure?

Q. Six acres is shown as creek and steep banks?

A. It cannot be cultivated.

Q. Six acres is the amount which cannot be cultivated.

That is fine, thank you. That is what we want.

Again, according to this appraisal, you
occupied the south half of these 22 acres and
Fujita the north half. Is that correct?

A. Yes.

20 Q. With respect to this box factory, I assume that

is this barn?

MR. HUNTER: No. It is shown on your Exhibit 1.

MR. BEST: Yes. But, that does not jibe. I want it
cleared up.

Q. You did the farming on the land and Mr. Fujita
conducted the box factory on the other half?

Is that the situation? A. Yes.

Q. Which half do you say is Fujita's?

MR. BEST: The north half, my lord.

10 THE COMMISSIONER: All right.

MR. BEST: Q. Now, where in relation to your property
was this creek and steep bank? I understand that
the creek ---

THE COMMISSIONER: Do not put your question to him in
that way.

MR. BEST: I am sorry.

Q. The creek runs through the property from the
north to south. Is that correct?

A. Yes.

20 Q. So about half of it would be on your land and
half on Fujita's? A. Yes.

Q. Now, Mr. Nakano, I am producing to you a personal
chattels claim. Is that your signature?

A. Yes.

Q. Was that prepared on your instructions? A. Yes.

THE COMMISSIONER: Just one moment, now. Before you
go on with the chattel claim, what am I to take
to be the real estate claim now presented by
this man? Is it based on an estimated value of
30 \$2,500 for his interest?

R. Nakano
In-Chief.

MR. BEST: No, my lord. Perhaps we will have to amend that slightly. In view of your lordship's ruling it would be 1/3, I take it, subject to us proving that he had paid a little more on the mortgage, of \$6,500, which is his total claim for land and buildings.

THE COMMISSIONER: I see.

10 MR. BEST: The reason we did not break it up was that we hoped to establish that he had at least possibly a 50% interest in it. He was the one who was cultivating the land.

THE COMMISSIONER: Yes.

MR. BEST: And had erected most of the buildings.

(PARTICULARS OF PERSON CHATTELS, MARKED
EXHIBIT NO. 4)

Q. You have claimed for personal chattels an electric pump and pipes?

THE COMMISSIONER: Well now, was that for electric pump and pipes installed in the ground?

MR. BEST: Q. Where were those pump and pipes installed?

20 A. The pump was situated at the well. The pipes were about one foot underground.

Q. And this was all at your farm about which we have been talking?

A. Around the chicken house into the house.

Q. You did not include that in your value of the land and buildings, then. I am rather anxious to know whether you had included this electric pump which was apparently installed in these premises in the value of the real estate claim.
30 The witness is claiming it separately now.

R. Nakano
In-Chief.

THE COMMISSIONER: Is it not obvious he did not? There is no mention in the real estate claim of the pipe and pump and we find it set up as a chattel claim on Exhibit 3. Is it ^{not} quite obvious he did not include it?

MR. BEST: Possibly through an error on his part or on the part of whoever prepared that form it should have been included in the real estate instead of the chattels.

10 THE COMMISSIONER: I will allow you to claim for it. In other cases we have taken it into account as part of the real estate. It is open to question as to how much more increase in value has to be added to the value of the land on the basis of the pump. I will deal with it on that basis.

MR. BEST: I am satisfied with respect to that. I think so far as the balance of the chattel claim is concerned it is pretty much a question of valuation.

20 THE COMMISSIONER: Very well.

Mr. Hunter, you have not any objection to my dealing with the pump and pipes on the basis I have outlined?

MR. HUNTER: No, my lord, not the slightest.

THE COMMISSIONER: Very well, thank you.

MR. HUNTER: My lord, it is submitted the real property was sold for its fair market value.

30 It is submitted that the personal property sold was sold for its fair market value.

R. Nakano
In-Chief.
Cross-Exam.

It is submitted that the claims made for personal property not sold by the Custodian are excessive.

CROSS-EXAMINATION BY MR. HUNTER:

Q. Is this your signature on this J.P. form, Mr. Nakano? A. Yes.

Q. And that J.P. form was made out according to your instructions? A. Yes.

10 MR. HUNTER: My lord, it will be observed in this J.P. form dated April 22, 1942, that under the statement of personal property owned he declares none. I tender that as Exhibit No. 5.

(J.P. FORM, MARKED EXHIBIT NO. 5)

MR. HUNTER: I tender the analysis of personal property claim as Exhibit No. 6.

THE COMMISSIONER: Very well.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 6)

MR. HUNTER: Q. Is that a photograph of your property?

20 A. Yes.

Q. Thank you.

I tender this photograph, dated March, 1943, as Exhibit No. 7.

(PHOTOGRAPH, MARCH, 1943, MARKED EXHIBIT NO. 7)

Reference is made to Exhibit 6, the analysis, where it will be observed that goods which the claimant values at \$573.70 were sold at auction for \$236.95.

THE COMMISSIONER: May I have those figures again?

30 MR. HUNTER: \$573.70. They were sold for \$236.95.

We have already dealt with the second item, which is obviously a picture.

Goods valued at \$45 were abandoned and goods which the claimant values at \$100, there is no record of them at any time.

You will notice these three items are the gramophone, the ultra-violet ray machine and the record player. The things which were abandoned are the curtains, blinds and carpet, and the beds.

10

I see a note here of W. Anderson, in which he says, "abandoned as of no value, curtains, 5 beds, broken clock and hose."

It will be noticed also, my lord, that the only real large discrepancy in that sheet is the power cultivator which the claimant in Exhibit No. 4 states he purchased in 1941 for \$450, and it was sold at public auction in 1944 for \$125.

Q. The power cultivator which you left on your farm, that was used by your tenant?

20

A. It was mine.

Q. I am quite convinced it was yours but was it used by your tenant?

THE COMMISSIONER: Q. Did you leave the power cultivator with your tenant when you were evacuated?

A. Yes. It was left with the tenant.

MR. HUNTER: Q. And he was allowed to use it?

A. He was allowed to use it.

MR. HUNTER: I suggest that would be a partial explanation, anyway, of the difference, although
30 purchased in 1941 it was not sold until 1944, so

that it was sold on January 5, 1944, for \$125 at a public auction at Abbotsford, British Columbia.

THE COMMISSIONER: Then he got as good a market price at Abbotsford as he would anywhere. It is one of the larger centres in the Fraser Valley.

MR. HUNTER: I am suggesting it is larger than would be apparent on the first exhibit.

THE COMMISSIONER: What was the date of sale in 1944?

MR. HUNTER: January, my lord.

10 MR. BEST: January 5, I believe, my lord.

MR. HUNTER: January 5.

I would call your attention also to Exhibit No. 1 which shows the sale price of the real property as \$1,017.62. The sale price was \$2,757.

MR. BEST: I think we acknowledge there is an error there.

Apparently the explanation is this, that there was still a \$1,500 mortgage outstanding and of course that mortgage was paid off to give the purchaser a clear title.

20

THE COMMISSIONER: A selling price of \$2,757?

MR. HUNTER: Yes, my lord, \$2,757.

MR. BEST: It does not quite jibe. I am not prepared to argue at this point, but I suppose the discrepancy would be any interest on the mortgage. Do you know that, Mr. Hunter?

MR. HUNTER: There is the statement of adjustments.

MR. BEST: Yes; \$165 interest. All right, then.

MR. HUNTER: The assessed value was \$1,200 for the land, \$2,500 for the improvements, a total of

30

\$4,000.

THE COMMISSIONER: Was that in 1942?

MR. HUNTER: I am just checking to make sure for which year it is.

MR. BEST: I have these figures for 1943, my lord.

MR. HUNTER: It is exactly the same for 1942, my lord.

THE COMMISSIONER: And this was a V.L.A. sale?

MR. HUNTER: Yes, my lord.

10 RE-EXAMINATION BY MR. BEST:

Q. In relation to Exhibit No. 6, chattels, can you tell us have you any knowledge of what happened to this ultra-violet ray machine, record player and gramophone about which apparently the Custodian never knew?

A. They disappeared.

Q. That is rather obvious. Were they left with the other chattels?

A. Everything, yes.

20 Q. They were in the same place with them?

A. Yes, yes.

Q. You have no knowledge as to what happened to them after that?

A. No.

THE COMMISSIONER: Were those three articles left with your tenant when you went away?

A. I left everything with the tenants but these three particular articles have disappeared, obviously stolen.

THE COMMISSIONER: Yes.

30 MR. HUNTER: I would like to make the statement that

R. Nakano
Re-Exam.

all these chattels being left under the custody and control and management of a person other than the Custodian, that none other than those which come under the custody, control and management of the Custodian are within the terms of reference.

THE COMMISSIONER: Is that all?

MR. BEST: That is all, my lord. That is all, Mr. Nakano.

HIS LORDSHIP: Very well. Thank you, Mr. Nakano.

19

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

A. G. Veitch

"A. G. VEITCH"
Official Reporter

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21

Campbell, Brazier, Fisher, McMaster & Johnson
Barristers and Solicitors

A. T. R. CAMPBELL
C. W. BRAZIER
A. W. FISHER
R. J. McMASTER
A. J. F. JOHNSON

THE ROYAL BANK BUILDING
675 WEST HASTINGS STREET
VANCOUVER, B.C.

OUR FILE NO.

February 27th, 1950.

D. T. Braidwood, Esq.,
Crown Counsel,
J. C. C.
525 Seymour Street,
Vancouver, B. C.

Dear Sir:

Re: Case 1010.

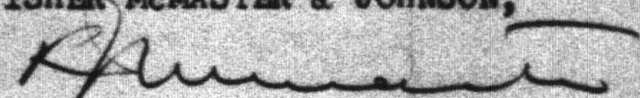
I have for acknowledgment receipt of your letter of the 15th inst.

As we advised you in our discussion of this case a few days ago we can find no justification in the transcript or in the claim for splitting the claim on the pump. While the claimant was a co-owner of the real property with two other persons as appears from the Land Registry Office in the actual operation of the farm this claimant and the other owner in possession had the lands divided between them and operated their own establishments on their respective halves. It would therefore appear logical that the pump would be on the half of this claimant and it is his sole property.

We note that you have drawn the green sheet on the basis of the pump being the sole property of this claimant. Therefore, unless we hear from you further concerning the matter we take it that you are acceding to the position outlined above.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON,

Per: 

McM: McC

DEFENCE BRIEF

Rikima NAKANO

File No. 5331

Case No. 1010

V.L.A. with Bldgs.
Toronto, Ont.
5/5/48
Sheet A.14 Line 5

- Ex. 1 - Real Property Statement
- Ex. 2 - Receipt from Mortgagee for \$200. paid by Nakano
- Ex. 3 - S.S.B. Appraisal
- Ex. 4 - Personal Property Statement
- Ex. 5 - J.P. Form
- Ex. 6 - Analysis of Personal Property Claim
- Ex. 7 - Photograph March 43.

REAL PROPERTY CLAIM

<u>Claim</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
Claimant values land & blds. at \$6500, but his actual claim is as per explanation below.(2166.67)	4000.00	2808.60	2757.00

Appraised by J.D. Patterson.

The following situation appears in this case: In 1920, claimant (R. Nakano), H. Fujita, and S. Iwato, purchased this property together. S. Iwato later returned to Japan and the other two continued to occupy and work the land with the understanding that each of them owned approximately half of it. No documents were registered establishing such ownership. The land was mortgaged for \$1500. and the above 3 were responsible for \$500. each. \$500. of this money was given to S. Iwato and he released any interest he had in the land.

In attempting to establish the claimant's right and title to slightly more than a $\frac{1}{2}$ interest in the land, Mr. Best, claimant's counsel, contended that production of this mortgage would be sufficient evidence of it, as no quit claim was available.

The Commissioner said he would proceed on the assumption that the title is registered in 3 men (as it is), and then it will be up to the Executive Council to determine whether they will authorize a payment to this man and if so, what proportion of the whole he will be entitled to.

Mr. Hunter noted that it would be impossible for the Custodian to admit anything unless the claimant produces a document transferring some interest, or an order of the Court.

Nakano (Claimant) claims to own the buildings first mentioned on Exhibit 1, but acknowledges that Fujita owns the building No.2.

Claimant has paid more on the mortgage than Fujita. See Transcript Page 7 line 20.

PERSONAL PROPERTY CLAIM

Chattel Claim

	Claim	Disposition
Chesterfield	80.00	60.00
Power Cultivator	350.00	125.00
Electric Pump & Pipes	180.00	Sold with Real Property as fixture.
Ultra Violet Ray Machine	75.00	No record.
Range	25.00	4.00
Household Goods & Garden Implements	188.70	See Ex. 6 (Copy on claim file)

Recap: Jap Claims 573.70 for goods sold at auction for 236.95

"	"	180.00	"	"	"	with Real Property
"	"	45.00	"	"	"	abandoned.
"	"	100.00	"	"	"	no record at any time. (With ref. to this item, we have repeatedly written to Mr. Booth to ascertain whether or not these goods are with him - to date, we have not had an answer.)

Custodian representative at Auction: S.C. Carlsen.
" " " " : W.E. Anderson
" " abandoning goods: W.E. Anderson

Note: First notice that the Custodian received of these goods was contained in a letter on claim file dated 7/4/46. (

The claimant admits (See Transcript P.13 line 23 and Trans. P. 15 line 24) that the three chattels of which there is no record were left with the tenant.

Mr. Hunter submits: (1) Sold for fair market value.
(2) Excessive claim for not sold.
(3) Chattels left in custody and control, etc. of some person other than Custodian and only those which came under Custodian's control are within terms of reference.

Name of Claimant **MAKANG RIKINA**Case **1010**Custodian File **5331**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					1589.00	475.33				475.33 74.30
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
773.70	236.95	71.08	91.28%	180.00	74.30		71.08 145.30			
TOTAL RECOMMENDATION										520.71

5331

October 16th, 1950.

Mr. Hikio NAKANO,
710 Centre St.,
Hamilton, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1010

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$620.71.

Cheque in your favour is enclosed for \$584.80 and we have paid the Co-Operative Committee .. \$ 35.91 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

CLAIM 1010 - Rikima NAKANO

This claim refers to a parcel of farm land in Maple Ridge Municipality, which was sold by the Custodian to the Director, Veterans Land Act, for the sum of \$2757.00.

It appears that the title to the property at the time of sale was registered in the names of this claimant and two other persons of Japanese origin, namely, Fujita and Iwato, each as to an undivided one-third interest. Neither Fujita nor Iwato have complained of the sale made by the Custodian. Nakano presents this claim in respect of his interest in the land.

There was registered as a charge against the land a mortgage in the sum of \$1500.00.

The record shows that Iwato returned to Japan at least 10 years before evacuation and subsequently asserted no right to the property, nor did he contribute thereafter to payment of taxes, mortgage debt or interest. The mortgage debt or the charges thereon were discharged in part by Nakano and Fujita prior to the time of sale by the Custodian. The balance was paid off out of the proceeds of sale. It is not sought to disturb the distribution of those proceeds.

It further appears from the record that Nakano occupied and developed the South 1/2 of the property, while Fujita occupied the North 1/2, each of them at his own expense having constructed buildings on that part of the property occupied by him. These buildings were valued separately by the Soldiers Settlement Board Appraiser, as appears in the Appraisal Report filed as Exhibit 3 on the hearing, Nakano's buildings being valued in the aggregate at \$1530.00 and Fujita's buildings at \$670.00.

Counsel have made a joint recommendation to the following effect: That since it has been shewn that Iwato had no beneficial interest in the property at the date of sale,

Nakano's award should be based on a 50 per cent. interest in the land alone and an interest in the buildings proportionate to that part of the sum allocated in the S.S.B. appraisal (Exhibit 3) to his buildings.

I concur in the recommendation so made, as I consider that Nakano is shewn on the evidence before me to have been entitled to that distribution as between himself and his registered co-owners. The net result will appear in the award sheet in this case.

Chad

H. I. BIRD

Commissioner.

December 14th 1949.