

5591

Strawberry Hill *Delta* FILE NO. 5591
~~MISSION~~
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: NAGAMORI, Masajiro

HOME ADDRESS: R.R. No.1, New Westminster, BC

REGISTRATION NUMBER 12424 SEX: Male AGE: 53

OCCUPATION: 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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tsuya

ADDRESS OF WIFE OR HUSBAND: R.R. No.1, New Westminster, BC

NAMES OF ANY LIVING CHILDREN: Ray (M) Ruby (F) Fusaye (F) Lily (F)

ADDRESS OF CHILDREN: R.R. No.1, New Westminster, BC

AGE OF CHILDREN: 13, 11, 7, 3 months.

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

1. LOCATION AND DESCRIPTION: Lot 111, D.L. 440, Group 2, District of Delta.

2. BUILDINGS AND OTHER IMPROVEMENTS: five-room dwelling, 13-room dwelling, 2 chicken houses, 1 woodshed, 5 range houses, 1 feed house.

3. INSURANCE (Give particulars; state where policies are) \$1000 on five-room house, \$1500 on 13-room house, \$1200 on one chicken, \$800 on one chicken house
Bankers & Traders Ins. Co. Policy No. 32-28766 in my possession

4. TAXES (Amount and where payable) \$14.25 per year payable to Corporation of Delta.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$1000 mortgage on the land to McLellan & McCarter Ltd. Vancouver, BC

6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: A.L. P. Hunter, 418 Granville St.
Vancouver, BC

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

9. IF FARM LAND STATE CROPS SOWN gooseberries, raspberries, currants,
cherries, apples, pears, plums, grapes, Japanese nuts, tulips, asparagus

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, chinaware, carpenter tools
garden tools, farm tools, poultry equipments, building materials,

1 gramophone in the house on Horrel Rd., R.R. No. 1, New Westminster, BC

Key will be left in care of the Custodian

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)
Seven \$5 War Savings Certificate at home.
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

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

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 22nd day of April 1942.

(Signature) M. Nagamori

A. J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

4/6/43
Dec 29th 1942
Date ~~Nov 30th, 1942~~

Full Name Masajiro NAGAMORI
(Surname in Block Letters)

Registration No. 12424

☒ Male - Female
(check)

Age Aug 3, 1888

Former Address

R.R.#1, New Westminster, B.C.

Date Evacuated

April 25/42

☒ Naturalized - Canadian-Born - National
(check)

Present Address

Employer R.H. Leckings
Wandering Man. (North side of
river) Lorette Man. 5th Feb 1943.

20th Oct. 1946 St. Eustache, Manitoba.

☒ Married - Single
(check)

Name of Wife

(YOSHIKAWA) Tanya
#12424

Name of Husband

Name of Father

Name of Mother

Names of Children under 16

Mary (F) Jan 10/26 Bay (M) Jan 10/26
Ruby (F) July 10/30 Incapable (F) Feb 10/30

Our File No.

5591

Registered with Custodian
(yes or no)

Requested By

E. Burraston

Additional Information

Lawrence
Owner of 5 acres & buildings

REAL PROPERTY SUMMARY

JAPANESE NAME: Masajiro NAGAMORI Reg. No. 12424 File No. 5591.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/744-P. First Offer.

PROPERTY ADDRESS: 1340 Horrel Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 111 of Lot 440, Group 2, Map 1133, Mun. of Delta, D. N. W.

TITLE: Registered in the name of Masajiro NAGAMORI.

ENCUMBRANCES: 854680 9th March 1942, Mortgage in Fee to McLellan & McCarter Ltd.
for the sum of \$1000.00 with interest at the rate of 6% per annum.

Vesting Order filed No. 25030, dated December 1st, 1942.

ASSESSED VALUES: Land \$ 277.00
Improvements \$2000.00 - \$2277.00. Taxes - \$20.75.

CLASSIFICATION: A small berry and fruit farm with 2 dwellings and out-buildings.
The Custodian's representative reported May 13th, 1942, that this property had an area of 5 acres planted to the following crops: Gooseberries, Raspberries, Currants, Cherries, Apples, Pears, Plums, Grapes, Japanese Nuts, Tulips, Asparagus.
1 - 1 storey 5-room house 30' x 30'. 1 - 3 storey 13-room new house, concrete basement 21' x 60'. Old house in fair condition.
2 chicken houses. 5 colony houses. 1 chicken and feed house 18' x 96'. 1 woodshed.

HISTORY OF ADMINISTRATION: *also held mortgage against property*
This property was leased by McLellan & McCarter Ltd. (Property owned by Masajiro NAGAMORI) June 17th, 1942 to Daniel Fast. Term for the Duration from June 1st, 1942. Consideration - \$10.00 per month on the first of each month in advance.

Original Agreement handed to The Veterans' Land Act, July 28th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1581.00 as at January 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Masajiro NAGAMORI as at June 28th, 1943, against which were the following charges: Registration Fees - \$4.00, Legal Fees - \$15.00, Mortgage - Principal \$981.27
Interest 126.86 - \$1108.13 =
\$1127.13, leaving a net credit of \$453.87 from said transaction.

Adjustments as at 1st January, 1943, to the amount of \$57.68, covering Unexpired Fire Insurance Premiums, were placed to Masajiro NAGAMORI'S credit August 10th, 1944.

1944.

Page 2.

File No. 5591.

The following Fire Insurance Policy:-
Bankers & Traders Insurance Co. Ltd., Policy No. 32-28766 - \$4,500.00
covering on the following buildings:
\$1,000.00 on building 24' x 60' of frame with shingles.
\$1,200.00 on building 20' x 80' of frame with shingles.
\$1,500.00 on frame shingle dwelling 32' x 32'.
\$ 800.00 on frame, shingle chicken house 30' x 75'.
was transferred to The Director, The Veterans' Land Act.

Certificate of Title No. 172826-E in the name of The Director, The
Veterans' Land Act.

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

November 6th, 1946.

DAC:JS


D. A. CRAMER.

PERSONAL PROPERTY SUMMARY

File No. 5591

30th October, 1946.

Re: Masajiro NAGAMORI - Reg. No. 12424

CHATELS: The above Japanese registered with this office on the 22nd April, 1942, and at that time declared leaving at his house on Horrel Road, New Westminster household furniture, kitchen utensils, farm tools, garden tools, carpenters tools, poultry equipment, building materials and a gramophone.

This property was leased by McLellan & McCarter Limited, mortgagees in possession, to a Mr. Fast, who signed responsibility for the lease of chattels on the property inventoried by our fieldmen, in August, 1942. NAGAMORI also signed a duplicate of this list in January, 1943.

A large quantity of the chattels were removed to auction on the 19th April, 1944 and sold for the net sum of \$246.01. A number of articles were sold by appraisal to the tenant on the 8th July, 1944 for the net sum of \$58.05, and a further amount in August, for the net sum of \$64.50.

As a number of chattels were missing from the inventory, a further check was made of the property and other goods sold at auction on the 25th May, 1944 for the net sum of \$13.15. One of the missing goods was a bicycle in parts which Mr. Fast, the lessee, stated he had handed to Mr. Boudreau for repairs; Mr. Boudreau stated that it had subsequently been stolen.

SPECIFIED ARTICLES: On the 25th January, 1943, NAGAMORI wrote to this office asking for release of his two cameras, but as we had no record of them and neither had the Royal Canadian Mounted Police, NAGAMORI was asked for information as to who had surrendered them etc., no reply was received and no further action taken in this matter.

ACCOUNTS RECEIVABLE: The Provincial Income Tax paid in to this office the sum of \$5.78 to NAGAMORI's credit, being a refund of tax for the first six months of 1941.

BONDS & INVESTMENTS: NAGAMORI declared when registering with this office that he had some War Savings Certificates in his possession, but these were not brought under control by the Custodian.

This file reveals no other personal property.

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



/HA

FIRE INSURANCE SUMMARY

File No. 5591.

Masajiro NAGAMORI - Reg. No. 12124.

The above named Japanese declared on his JP Form, signed 22nd April, 1942, that he carried a Fire Insurance Policy in the Bankers & Traders Insurance Co., No. 32-28766, \$5,500.00 covering the various buildings.

This was found to be correct.

The Policy was transferred to The Director, The Veterans' Land Act, and \$57.68 being Unexpired Fire Insurance Premium was placed to the credit of Masajiro NAGAMORI'S account, August 10th, 1944.

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

November 6th, 1945.


D. A. CRAMER.

DAC:JS

3-3-68, Ensign

FILE NO.

5591

[illegible]

LIABILITY SUMMARY

File No. 5591

30th October, 1946.

Re: Masafuro NAGAMORI - Reg. No. 12424

The above Japanese when registering with this office, declared no liabilities.

However the Canadian Indemnity Company filed a claim of \$14.50 in December, 1942, covering payment due of \$13.42 on a bond filed with the B.C. Electric Railway Company, and \$1.08 being current tax owing to the B.C. Electric Co. McAllan & McCarter, mortgagees in possession of NAGAMORI's property at the time paid in to this office the sum of \$14.50 to cover these claims. Further claims from the Canadian Indemnity Company were settled by this office until the property was sold to the Veterans Land Act in June, 1944. However McAllan & McCarter refunded NAGAMORI's account in the amount of \$11.11 on the 1st Feb. 1945, being arrears on the electric light bond, paid by this office in November 1944 but which was their responsibility.

McAllan & McCarter filed a claim for \$1005.10 in February, 1944, being balance owing on mortgage. This was paid in full, together with interest accruing in the amount of \$8.86, on the 28th June, 1944.

This file reveals no other liabilities.

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



There is no change to be made in the above Liability Summary at this date.

November 6th, 1946.


D. A. CHAMBER.

DAC:JB

5591

REGISTERED MAIL

September 23rd, 1948.

Mr. Masajiro NAGAMORI,
Registration No. 22424,
224 Smith Street,
WINNIPEG, Manitoba.

Dear Sir:-

We are presently making final distribution of all funds in this office, which were derived from the sale of Real and Personal properties, and we are accordingly enclosing, herewith, our cheque in your favor for the sum of \$833.54.

Acceptance by you of this cheque does not prejudice in any way, your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, the Honourable Mr. Justice Henry I. Bird, has made a ruling to this effect.

Please acknowledge receipt of this cheque at your earliest convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJJ:NS

Encl.

224 Smith St.
Wpg - Man.
Mar. 12 /48

Mr. A. Watson
Secretary to the Commission
Japanese Property
Claims Commission
Court House
Vancouver, B.C.

File 55-91

Dear Sir:

I would appreciate very much
if you will kindly send all information
regarding to the valuation, made for the
Custodian, of my property.

I would also like a copy of the
Property Survey by S.S. B. and the
"Chemized Statement of Chattel Sale."
Thanking you for the trouble.
I remain.

Yours truly
M. Nagamori
(M. NAGAMORI)

Gone to Wpg

San Francisco, Calif.

November 18, 1946.

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Mr. W. C. Anderson,
Dear Sir,

Upon receiving your letter and
cheque of \$833.54 of October 30, 1946.
I am sorry to say that we have
definitely no recollection of ever
mentioning the sale of my property
to you, being unsatisfied with the
method and amount of settlement
therefore I would like to send this
cheque of \$833.54 back to you.

Yours truly,
Masajiro Nagamori

5591

30th October, 1946.

REGISTERED

Mr. Masajiro MAGAMORI,
Registration No. 12424,
St. Bistache, Manitoba.

Dear Sir:

Your file at this office has been reviewed, and we are enclosing herewith Custodian cheque in the amount of \$833.54, which sum represents your full remaining credit balance at this office.

Your credit balance as shown on the statement sent to you 19th August, 1944, together with details of the sale of your property, was \$845.54. Since that time the only entry made has been legal fees in connection with the conveyance of your property, in the amount of \$15.00, charged as mentioned in the property sale letter of the 19th August, 1944.

When registering with this office, you stated you were the owner of 7 War Savings Certificates, but these were not brought under control by the Custodian.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

/NA
Encls. 2 (cheque)

File Nos. 9991 & 4939

MEMORANDUM

28th October, 1946.

TO: Miss C. Girard

FROM: W.E. Anderson

Re: Masajiro NAGAMORI - Reg. No. 12424

Two electric brooders were sold at Boney Auction No. 20, for the net sum of \$4.40, on the 6th July, 1946, and credited to the above account in error.

Please transfer the proceeds from this sale to the account of Chojuro FURUTANI, File No. 4939, Registration No. 12627, as the brooders belonged to him.

W.E.A.

Accounting Department:

Charge to File 9991, NAGAMORI, Masajiro - and credit File 4939 FURUTANI, Chojuro:

Realized: \$5.50 — Less Expenses: \$1.10 — Credited: \$4.40

Transferred, October 28, 1946.

C. Girard

NAME MACAUCHY, Maxine

REGISTRATION NO. 12424

FILE NO. 5591

filed 27/9/46

The following chattels were sold by public
auction at Henry, B.C. on July 6th, 1946.

Electric brooder
Electric brooder

\$ 3.00
2.50

*Transferred from
file 4939.
28/10/46
04*

Total

Less Expenses: (Auctioneer's Fee: \$0.55
(Advertising: 0.28
(Moving: 0.27

\$ 5.50
\$ 1.10
\$ 4.40

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Henry 20.

Remarks.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 5592

NAME: NAGAMORI Masajiro

DATE ADVERTISED: _____
(or other information)

APPRAISER'S NAME: H. D. PHILLIPS

VALUATION: \$64.50

PURCHASE PRICE: \$64.50

COMMITTEE'S APPROVAL: August 29th, 1944

PURCHASER'S FULL NAME: H. K. UNGER

ADDRESS: R. R. 1, New Westminster

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES^x

NO

Paid in full

ENCUMBRANCES, IF ANY: _____

LIST OF CHATTELS SOLD: Lumber, glass and sundry chattels

File No. 5591

Date May 30/44

SUMMARY

Name: NAGANORI, Masafiro #12424

Address: 1340 Horrel Rd. Delta B.C.

(1) - We have today moved to auction room at Rowline & Sandel Rds effects as per enclosed list at a total cost of \$ 3.42 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 \$ 54.50 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:

Had no inventory to check against.

The tenant gave us the following explanation: _____

Signed. Wm. Anderson

File No. 5591

Date May 13/44.

SUMMARY

Name: ~~W/W/J/J/K/Y~~ NAGAMORI.

Address: Waverley Rd, Surrey B.C.

(1) - We have today moved to auction room at Townline & Sandal Rd effects as per enclosed list at a total cost of \$ 42.32 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Westminster Temple 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 \$64.50 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:

Balance to follow on the next sale.

The tenant gave us the following explanation:

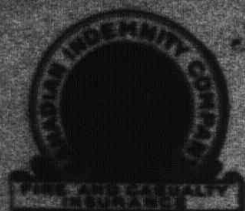
Signed,

C.S. RILEY
Vice-President & Managing Director

A.L. DENISON
General Manager

JAS. A. DOWLER
Secretary

R. WELCH
Casualty Manager



BRITISH COLUMBIA BRANCH
204 STANDARD BANK BUILDING
DONALD STEWART,
Branch Manager

The
Canadian Indemnity Company
HEAD OFFICE 333 MAIN ST. WINNIPEG
Vancouver, Canada.

October 16, 1944.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Attention: Mr. W. E. Anderson.

Re: Bond No. 510532 - Masajiro Naganori, Horel Rd., Delta.

EVACUATION SECTION	
Rec'd	OCT 17 1944
File No.	5391
Ans.	W. E. Anderson
Referred	Anderson

In our letter to you under date of April 6th, 1944 we advised that the sum of \$11.14 had been paid The British Columbia Electric Railway Co., Limited under our Bond No. 510532. We shall appreciate your reimbursing us with this amount from monies obtained through rental of the property described as 1340 Horel Street, Delta.

Your kind attention to this matter will assist in clearing our file.

Yours very truly,
THE CANADIAN INDEMNITY COMPANY
Per:

DONALD STEWART
Branch Manager.

BV

5591

June 30, 1944.

The Director,
Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Masajiro NAGAMORI - Lot 111 of Lot 440,
Gp. 2. Map 1133. Municipality of Delta.

In connection with your purchase of the above described property from subject Japanese, we enclose herewith a cheque in the amount of \$94.25, made up as follows:

Refund of 1943 Revenue collected	\$115.00
Less 1943 Taxes paid	<u>20.75</u>
	\$94.25

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

5591

June 30, 1944.

Messrs. McLellan and McCarter Limited,
1605 West 6th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Masajiro NAGAMORI - Lot 111 of Lot 440,
Gp. 2, Map 1133, Municipality of Delta.

Pursuant to our letter of May 4, 1944, we enclose
herewith a cheque in the amount of \$1013.88 being payment
in full of the balance of mortgage by subject Japanese
held against the above described property, made up as
follows:

Mortgage Principal	\$981.27	
Interest @ 6% to June 30, 1944	126.86	
1943 Taxes	<u>20.75</u>	\$1128.88
Less 1943 Revenue		<u>115.00</u>
		\$1013.88

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

5591

Green

May 9, 1944.

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

Dear Sirs:

Re: Masajiro NAGAMORI - Lot 111 of
Lot 440, Gp. 2, Map 1133, Muni-
cipality of Delta.

We enclose herewith Discharge of Mortgage registered
March 9, 1942 under number 854680 for the full sum of
\$1000.00 against subject property, duly executed May 8,
1944, by McLellan and McCarter Limited.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

5591

Brown
May 4, 1944.

McLellan & McCarter Limited,
1605 West 6th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Masajiro NAGAMORI - Lot 111 of Lot 440,
Gp. 2, Map 1133, Municipality of Delta.

According to advice received from you the balance owing on the mortgage which you hold on the above property amounted to \$1005.02, 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.
RDR/EG

CHATELS BELONGING TO NAGAMORI

Horrel Rd. $\frac{2}{3}$ Surrey, B.C.

Now stored at the Japanese Temple at New Westminster, B.C.

15/11/54
2 Boxes of Books

R. M. G. G. G.

(More chattels to follow.)

Dup

CHATT LS BELONG NG TO NAGAMORI
Horrel Rd., Surrey B.C.

Sold to tenant, Mr. K. UNRUH.

-6 Chairs	---	5.00
-1 Table	---	7.50
-1 Cross cut saw	---	3.00
-4 Forks & 1 old spade	---	3.75
-2 Hoes	---	1.00
-1 Shovel	---	1.00
-1 Wheelbarrow	---	4.00
-8 Water troughs	---	8.00
-120 sm. peices of glass	---	18.00
-5 Misc. pails	---	1.00
-2 School books	---	.75
-3m. qu. of lumber	---	10.00
-1 Buck saw	---	1.50
		<u>\$64.50</u>
Less 10% comission		6.45
		<u>\$58.05</u>

By cash-- \$30.00
Balance-- \$34.50 To be paid in two weeks. D.N. Ravel.

"Certified a just and fair appraisal as made by me
this 3rd., day of May, 1944."

Signed M. Phillips
Witness Wm. Anderson
Office of the Custodian.

5591

March 21, 1944.

McLellan and McCarter, Limited,
1605 West 6th Avenue,
Vancouver, B. C.

Attention Mr. Bacon.

Dear Sir:

Re: Masajiro NAGAMORI.

Further to our letter of February 22, 1944, re
arrears of electric light by tenant on this property.

The arrears of light under contract which the
bonding company have paid to the B. C. Electric Railway
Company were for invoices dated January 7th and 29th,
1943, and total \$11.14. This account is still outstand-
ing to the bonding company and we would appreciate you
collecting this amount from Mr. Fast and remitting same
to this office upon your next call in the neighborhood.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

5591

March 20, 1944.

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

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Masajiro NAGAMORI - Lot 111 of Lot 440
Gp. 2, Map 1133, Municipality of Delta.

We enclose herewith Certificate of Encumbrance No. 50600, covering subject property and showing the registered owner as Masajiro NAGAMORI, Evacuee, Registration No. 12424, with a registered Mortgage in Fee to McLellan & McCarter Limited, 1605 West 6th Avenue, Vancouver, B. C.

A statement has been received from the Mortgagees, showing the balance owing on the Mortgage as at February 29, 1944, as follows:

Unpaid Balance of Principal	\$ 887.02
Interest on \$1000.00 @ 6% from Mar. 9/42 to Feb. 29/44	<u>118.00</u>
Total amount owing on Mortgage	<u>\$1005.02</u>

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

5592, 8982
and 5591.

March 16th, 1944.

McLellan & McCarter Ltd.,
1605 West 6th Ave.,
Vancouver, B. C.

Attention Mr. F.S. Bacon

Dear Sirs:

- RE: (1) Lot 39 of the N. E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$
of Sec. 25, Tp. 4, Map 1416, Municipality of Delta, N.W.D.
- (2) Block 4 of Lots 3 and 4 of S.W. $\frac{1}{4}$
Sec. 19, Tp. 2, Map 4431, Municipality of Surrey, N.W.D.
- (3) Lot 111 of Lot 440, Gp. 2, Map 1133,
Municipality of Delta, N.W.D.

We find that it will be necessary in order to make adjustments with the registered owners of these properties, that we have a statement from you of the rents or other income received from you from the 1st of January, 1943, to date, also any expenditures made by you in connection with these properties within the same period, thus showing the net returns. Will you kindly give us these statements separately for each property, and in detail.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

File No. 5591

February 18th, 1944.

EVACUATION SECTION	
Rec'd	MAR 3 1944
File No.	5591
Ans.	
Referred	Macpherson

Registered Mail

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

Attention Ian Macpherson

Dear Sir:

RE: Lot 111 of Lot 440, Gp. 2, Map 1133,
Municipality of Delta, N.W.D.

I, the holder of a Mortgage dated 9th March, 1942,
covering the above described parcel of land given by Masajiro
NAGAMORI, certify that on the 29th of February, 1944, there
will be owing to me in respect to said Mortgage, the sums below
stated:

Unpaid balance of Principal	\$ 887.02 —
Interest on \$1000.00 @ 6% from Mch 9/42 to 29th February, 1944.	\$ 118.00 ✓
Total amount owing on Mortgage	\$1005.02 —

If you have paid any taxes or insurance to protect
your interest in this property please add the amount to the
above total, giving each payment separately.

MCLELLAN & McCARTER LIMITED
1605 WEST 6TH AVENUE
VANCOUVER, B. C.
J. D. Macpherson

Officer 1581

5591

February 22, 1944.

McLellan & McCarter, Limited,
1605 West 6th Avenue,
Vancouver, B. C.

Attention Mr. F. S. Bacon.

Dear Sir:

Re: Masajiro NAGAMORI.

We are in receipt of a communication from the electric light bonding company stating that arrears payable under their bond amount to \$11.14 and this means that an additional sum for tax is due direct to the B. C. Electric Light Company.

We feel that the tenant on this property, which you have been handling as Mortgagee in Possession, should at least pay his electric light account when due and we would request that you draw this immediately to his attention, have the arrears collected and forwarded to this office for payment and instruct him that in the future such defaulting in payment of his account will not be tolerated.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

5591

February 18th, 1944.

Registered Mail

McLellan and McCarter,
1605 West 6th Avenue,
Vancouver, B. C.

Dear Sirs:

RE: Lot 111 of Lot 440, Gp. 2, Map 1133,
Municipality of Delta, N.W.D.

The Custodian is negotiating a sale of the above described property, and in that connection would like to have from you a statement of your interest as it will be on the 29th of this month. A form in duplicate is attached which will give us the required information when filled in. Please fill in carefully the amount on which interest is computed, the rate of interest, and the date from which interest is owing, as well as the amounts to be added to make the total of the amount owing you at that date. Please sign one copy and return promptly, retaining one copy for your own record.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Enc.



McLellan & McCarter, Limited

FEED SPECIALISTS

MURRAYVILLE BRANCH
PHONE LANGLEY 111

HEAD OFFICE AND MILLS
1605 WEST 6TH AVENUE
VANCOUVER, B.C.

June 10, 1943

EVACUATION SECTION	
Rec'd	JUN 11 1943
File No.	
Ans.	<i>tp</i>
Referred	<i>Anderson</i>

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

Attention Mr. R. D. Richardson

Gentlemen:

Your File No. 5591

Replying to your letter re Masa-
jiro Nagamori and D. Fast, would say that the
writer took this matter up with Mr. Fast, who
said that he would attend to it.

However, I will be out that way
on Saturday or Monday, and will see to it that
he fixes up with the B. C. Electric Company
without further delay, and also that he attends
to the light account each month.

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

J. A. Bacon

FSB:MG

5591

June 9th, 1943.

McLellan & McCarter Limited,
1605 West 6th Avenue,
Vancouver, B. C.

Attention: Mr. F. S. Bacon

Dear Sirs:

Re: Masairo NAGAYORI and
D. Fast

We have today received an account from the Canadian Indemnity Company showing the amount of \$11.14 owing to them and .93¢ owing to the B. C. Electric Railway Company under accounts dated January 7th and January 29th, 1943. Electric light is supplied to subject Japanese property under an electric light bond and the Indemnity Company guarantees payment to the B. C. Electric for the term of the bond and because of this they have filed this claim.

Under rental arrangements with Mr. Fast it was necessary for him to pay electric light accounts and we would appreciate your bringing this to his attention, collecting this account, and requesting that his electric light account be paid monthly when due as it causes unnecessary expense and labor in having to deal with such matters.

Yours truly,

R. D. Richardson,
Farm Department,

WEA/EM

5591

April 27, 1943.

Mr. Masajiro NOGAMORI,
Registration No. 12421,
Lorette, Man.

Dear Sir:

In reply to your letter of January 25th, we wish to advise that no receipt for cameras from you is on file here. Neither have the Royal Canadian Mounted Police any record of having received cameras from you.

Would you kindly let us know if these were handed in by you or by some other person on your behalf? Also let us know the date on which these were turned in. If the receipt was made out to some other person on your behalf, please give us the name of that person.

Yours very truly,

F. Matheson,
Specified Articles Department.

"E" DIVISION.

L. H. SA

ROYAL CANADIAN MOUNTED POLICE

IN REPLY PLEASE QUOTE

C.I.B.

DIV. FILE No. 269G.13-2-1
Your file 5591
H. Q. FILE No. _____

Vancouver, B.C.
April 26, 1943.

Rec'd	APR 27 1943
File No.	
Ans.	✓
Referred	

F. Matheson, Esq.,
Specified Articles Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

Re: Cameras Owned by Japanese

Reference is made to your communication of April 16th, 1943, under the above heading.

In that connection I attach hereto copy of a memorandum from Cst. Davidson of our Force, dated April 21st. You will note therefrom that no record can be found of cameras belonging to subject. It is requested that NAGAMORI be questioned as to how his cameras were handed over to this Force and such other information secured from him as may be possible in order to assist in further investigation.

If you are in communication with this individual, will you be so kind as to attempt to secure some further necessary information, advising me in due course, when every effort will be made to assist you in this connection.

Yours truly,

CHH.11
(C.H.Hill) A/Comm'r.,
Commanding "E" Division.

JKB/G

Encl.

"E" DIVISION
JAPANESE REGISTRATION

Our File No. JB/24484

Vancouver, B. C.,
April 21st, 1943.

MEMORANDUM TO:

Officer Commanding
"E" Div., B.C.M. Police,
Vancouver, B. C.

RE: Cameras Owned by Japanese

Sir:

Replying to letter forwarded to you by the Custodian of Enemy Alien Property and your forwarding minute of April 19th, regarding the above subject, we would advise that no record can be found of cameras belonging to Masajiro KAGAMORI, #12484 being in our possession.

2. The writer has checked with Capt. Jefferson at Fairmont Barracks, who states that although nothing is registered under this name, there is a possibility that it might have come in under another name, grouped with other articles. Receipts were generally made out in the name of the person handing in the articles and marked "for ---". It might be suggested that KAGAMORI be questioned as to how his cameras were handed over to this Force, and if he received any form or receipt at that time; if so, to whom the receipt was made out.

3. We are returning herewith, letter from the Office of the Custodian.

(H. A. Davidson) Neg. No. 1125
1/c Japanese Registration.

Cat.

END.

Max 5591

April 16, 1943.

Officer Commanding,
"E" Division, C.I.B.,
Royal Canadian Mounted Police,
Vancouver, B. C.

Sir:

Cameras Owned by Japanese

Masajiro NAGAMORI, Registration No. 12424, has written requesting the return of his cameras, or the receipt for his cameras, in the event that the camera cannot be returned to him.

We have no record of cameras owned by this man, and the receipt he has asked for does not appear to be in our possession.

Would you kindly inform us if this man did turn in two cameras, and give some description of same?

This man was a farmer and he formerly lived at R. R. No. 1, New Westminster, B. C.

Yours very truly,

F. Matheson,
Specified Articles Department.

5591

3rd February, 1943.

McLellan & McCarter Ltd.,
1605 West 6th Ave.,
Vancouver, B.C.

Attention Mr. Bacon.

Dear Sirs:

re: Massihiro NAGAMORI.

We enclose herewith B.C. Electric bill covering period December 4th to January 7th in the amount of \$7.52, and ask that you kindly have the tenant, Mr. Fast, make settlement of this at once, advising us when you have done so.

Thanking you for your co-operation, we are,

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

EVACUATION SECTION	
Rec'd	JAN 30 1943
File No.	5591
Ans.	BE
Referred	Sullivan

Louise Bran.

on 25/43

Office of The Custodian

506 Royal Bank Bldg.,

Vancouver, B.C.

BE

Dear Sir:

In June or July of last year I have sent a letter to the Custodian of Alien Property in Vancouver requesting the release of my two camera. As yet I have not heard from them. If the camera cannot be sent I would request the return of the receipt for the camera which is now supposed to be in their hands.

I will be very much obliged if you will give me information in regards to it.

Thanking you I remain.

Yours truly,

M. Paganoni - 5591

EVACUATION SECTION	
Rec'd	JAN 30 1943
File No.	5591
Ans.	How
Referred	Mackenzie

Lorette Dean.

out to Mackenzie Jan. 25/43.

Department of The Secretary of State
 Office of The Custodian
 206 Royal Bank Bldg.,
 Hastings and Granville
 Vancouver, B.C.

Dear Sir:

In reference to your letter of Sept. 4
 although it does not carry the complete list
 I am sending back the copy as it is too much
 bother to make an amended copy.

As for insurance of the chattels I am not
 in a position to insure it.

Thanking you I remain

Yours truly,
 M. Macgillivray
 (File No. 5591)

File No.

Name

Address

Amount

5591

NAGAMORI, Masajirō

R. R. #1, N.W.

5.78

Reg. No.

12424

Refund of 1% Wage deductions for first six
months of 1941 from Provincial Collector
Vancouver.

File No. 5591

January 15th, 1943.

MEMORANDUM

TO: SOLDIER SETTLEMENT OF CANADA

FROM: MR. ANDERSON

Re: Masaiiro NAGAMORI

Lot 111 of Lot 440, Group 2, Map 1133,
Delta Municipality.
1340 Horrel Rd. R.R. #1, New Westminster.

This property is being handled by McLellan
& McCarter Limited temporarily as Mortgagees in possession.
On June 17th a lease was drawn between this Company and
Mr. Daniel Fast for the duration at the rate of \$10.00
per month in advance.

We would appreciate an inspection of this pro-
perty and a report as to whether this land is equitable
or not.

anquet

WEA/EM

5591

7th January, 1943.

The Canadian Indemnity Company,
510 Hastings Street West,
Vancouver, B.C.

Attention Mr. Donald Stewart.

Dear Sirs:

re: Masajiro NAGAMORI -
Bond No. 510532.

We enclose herewith our cheque in the amount
of \$13.42, in full settlement of your account against
subject Japanese for moneys paid by you to the B.C.
Electric Railway Co., their Bill No. 6060/6960.

Kindly acknowledge receipt.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

5591

7th January, 1943.

The Comptroller,
B.C. Electric Railway Co.,
425 Carrall Street,
Vancouver, B.C.

Dear Sir:

re: Masajiro NAGAMORI -
Bond No. 510532.

We enclose herewith our cheque in the amount
of \$1.08, being payment in full of tax as per your bill
No. 6060/6960.

Kindly acknowledge receipt.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

5591

5th January, 1943.

The Canadian Indemnity Company,
510 Hastings Street West,
Vancouver, B.C.

Attention Mr. Donald Stewart.

Dear Sirs:

re: Masajiro NAGAMORI -
Bond No. 510532.

We have for acknowledgment your letter of the 28th ultimo, enclosing your claim of \$13.42 covering payment made by you to the B.C. Electric Railway Co. as per their bill No. 6060/6960, which amount you have paid on behalf of subject Japanese under Bond No. 510532.

As we have no funds on hand at credit of Nagamori, we are unable to remit to you at this time, but will be pleased to consider your claim should any funds come to hand.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

5591

December 29th, 1942.

Mr. Masajiro NAGAMORI, #12424,
C/o Mr. R. H. Seekings,
North Side of River,
Headingley, Manitoba.

Dear Sir:

We wrote you on September 4th attaching a list of chattels as representing all your belongings left in the protected area. We asked that you sign one copy and return it to this office so that we may have a correct inventory of your chattels.

We would appreciate your attending to this matter without further delay.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

5591

10th December, 1942.

Mr. D. Fast,
Morrell Road,
R.R. #1,
New Westminster, B.C.

Dear Sir:

re: Masajiro NAGAMORI.

We are enclosing herewith a list in duplicate of chattels left on the above Japanese property, and would appreciate it if you would confirm same by signing one copy and returning it to this office.

We trust you will give this your prompt attention.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

5591

8th December, 1942.

McLellan & McCarter Ltd.,
1605 W. 16th Ave.,
Vancouver, B.C.

Dear Sirs:

re: Masajiro NAGAMORI.

As you are handling the above Japanese
property as temporary mortgagees in possession,
we would appreciate receiving a complete statement
of this account as of December 31st, 1942.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

5591

September 4, 1942.

Mr. Masajiro NAGAMORI, #12424
C/o Mr. R. H. Seekings,
North side of River,
Headingley, Manitoba.

Dear Sir:

Re: Chattels

We attach hereto in duplicate,
a list of your chattels remaining in
this area. These goods are in the care
of the new tenant Mr. Fast. Will you
please sign and return one copy to us
and advise whether you wish us to cover
these goods by insurance, in which case
let us know the insurance value and we
will let you know how much this will
cost.

Yours truly,

H. F. Green
Protection Department.

WGB:MFP
Enc.

5591

August 12th, 1942.

Messrs. McLellan & McCarter Ltd.,
1605 West 6th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Masaiiro NAGAMORI

We acknowledge receipt of your letter of August 8th, and wish to advise that the Custodian is willing to allow you the control of the above Japanese property as mortgagee in possession, for the time being, and that you are to make a monthly accounting to this Office.

Yours truly,

Manager,
Farm Department.

WEA:ND

#3591 out to Anderson

Richardson
Anderson
PHONES DAY. 560-141



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

FEED SPECIALISTS

HEAD OFFICE AND MILLS
1605 WEST 6TH AVENUE
VANCOUVER, B.C.

August 5, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 6 1942

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

Attention Mr. R. D. Richardson

Gentlemen:

Re the M. Nagamori property on Horel Road, as per your order we are acting as Mortgagees in possession of this property. We are collecting the rents and looking after the taxes, etc.

As there is so much material, lumber, etc., on this place, we think it would be much better if you sent a man from your Department to check over and make a list of the chattels.

Yours very truly,

McLELLAN & McCARTER LTD.

Per: *J. Brown*

FSB:MG



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

FEED SPECIALISTS

HEAD OFFICE AND MILLS
1805 WEST 6TH AVENUE
VANCOUVER, B.C.

July 31, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 3 1942

Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

Attention Mr. R. D. Richardson

Gentlemen: Your File #5591

Replying to your letter re chattels,
Masajiro Nagamori, would say that Mr. Fast has
not moved on the place as yet; but he expects to
do so soon after August 1.

The writer will be in that district
soon, and will make a check of all the chattels
on the place, and will send you a copy of same.

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

FSB:MG

? Am Mr. Mc acting as "Montyagus in possession"?

5591

27th July, 1942.

McLellan & McCarter, Ltd.,
605 W. 6th Avenue,
Vancouver, B.C.

Dear Sirs:

re: Masafiro NAGAMORI.

We wish to thank you for the copy of lease drawn on the above Japanese property between yourselves and Mr. David East, and would point out that the inventory of chattels referred to therein was not attached. We would, therefore, appreciate it if you would send us a complete list of said chattels and a statement as to your responsibility for their safe-keeping.

Thanking you in anticipation, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF



MURRAYVILLE BRANCH
PHONE LANGLEY 111

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 21 1942

Richardson
McLellan & McCarter, Limited

FEED SPECIALISTS

PHONES MAY 590-141

5591
HEAD OFFICE AND MILLS
1805 WEST 6TH AVENUE
VANCOUVER, B.C.

July 20, 1942.

Office of the Custodian,
(Japanese Evacuation Section,)
Royal Bank Bldg., City.

Gentlemen:

Attention Mr. R. D. Richardson

You will find here enclosed copy of agreement
covering M. Nagamori property, Horel Road. # 5591

The rent for June has been paid, and has been credited
to Nagamori's account.

86/8
We have also received from G. McConeghy, A Uno's place,
Horel Road, \$20.00 for rent from May 15th to June 15th, and \$20.00 for
the period June 15th to July 15th. These payments have been credited
to A. Uno's account.

Yours very truly,

McLellan & McCarter, Ltd

by

H. Bacon

Copy in file # 5618
FSB/W

Richardson 6269
11/6/44

New Westminster B.C.
1373 Hovel Rd., R.R. 1.
June 10 - '42.

OFFICE OF THE
CUSTODIAN
J.P.A. SECTION

RECEIVED

JUN 15 1942

The Custodian office,
Mr. Richardson
Vancouver, B.C.

Dear Sir:- Regarding the property of Mr.
Nagamori, Hovel Rd., now forsaken by its
owner may I apply for a lease. I was in
New Westminster to meet the Custodian re-
presentative & had no time then to proceed to
Vancouver, we are too busy picking berries, but
if you state the conditions we'll come and
complete the business as soon as possible.

Awaiting your kindly reply I am
Yours truly
D. Jast.

11/6/44
Jast of Mas, Mac
has written to Jast
\$10 per month June 15



MURRAYVILLE BRANCH
PHONE LANGLEY 111

5591

Richardson

PHONE BAY. 890-141

McLellan & McCarter, Limited

FEED SPECIALISTS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

HEAD OFFICE AND MILLS

1808 WEST 8TH AVENUE MAY 22 1942

VANCOUVER, B.C.

May 21, 1942

The file please

Acknowledged by
23/5/42

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

M NAGAMORI

Attention Mr. Richardson

Gentlemen:

With reference to the property of M. Nagamori, Horel Road, R. R. #1, New Westminster, we have some Chinamen by the name of Lowe Chong Co. who are willing to rent this place at \$10.00 per month.

The writer has made a survey of the property, and thinks that the said amount is a fair rental, as the small amount of fruit on the place is so overgrown with weeds that it is of very little value this year.

We understand that they are only interested in keeping chickens; so if the place suits them, we will bring them in and get an agreement fixed up.

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

J. S. Bacon

F3B:MG

Laps 15
Laps 10
+ 95



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

FEED SPECIALISTS

HEAD OFFICE AND MILLS
1608 WEST 8TH AVENUE
VANCOUVER, B.C.

August 8, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 10 1942

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

Attention Mr. Anderson

Gentlemen:

With reference to the property of Masa-
jiro Nagamori, Horel Road, described as follows:

"Lot One Hundred and Eleven (111)
of Lot Four Hundred and Forty (440)
Group Two (2) Map 1133 in the Dis-
trict of New Westminster"

would say that we hold a first mortgage of \$1000.00
against this property, and would like to take over
as mortgagee in possession, we to collect the rent,
pay taxes, etc., and to report each month to your
office.

Yours very truly,

McLELLAN & McCARTER LTD.

Per: *J. S. Bacon*

F3B:MS



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

FEED SPECIALISTS

HEAD OFFICE AND MILLS
1605 WEST 6TH AVENUE
VANCOUVER, B.C.

January 6, 1943

EVACUATION SECTION

JAN 7 1943

File # 5-5-91

Referred *Richardson*
out to A
Localities

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

Attention Mr. M. D. Richardson

Gentlemen:

Re Major Nagamori, your file #5591

We might say, in connection with this property, that Mr. D. Fast has it under lease, and paid \$30.00 on January 6, 1943, which covers the rent to December 17, 1942.

His son-in-law has moved into the house; but Mr. D. Fast is responsible for the rent, and will be paying \$10.00 next week, which will bring him up to date.

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

J. S. Bacon

FSB:MG

Encl.

SOLDIER SETTLEMENT OF CANADA

YOUR FILE NUMBER _____

JL-665

PLEASE QUOTE FILE _____

*6-7-43
1224
557*

518 Rogers Building,
Vancouver, B.C.
January 19th, 1943.

*Fast
Lunch P. 1
10/*

MEMO TO THE CUSTODIAN:-

Attention - Mr. Anderson.

Re: Masajiro Nagamori

Regarding your memorandum of January 15th, I would say that an equitable rent for this Japanese property, which is purely a poultry producing layout, would be from \$15.00 to \$20.00 per month.

The one unfortunate feature about the place is that the dwelling house is as yet unfinished, both inside and out. *W ✓*

I.T. Barnet,
DISTRICT SUPERINTENDENT.

GTM/W

Per- *L.T.M.*

INVENTORY OF CHATTELS LEFT ON PROPERTY CONT.
Masajiro Nagamori #12424

New House Main Floor

2 Double Axes
 2 Iron pots
 2 Bed couches
 3 Beds complete
 1 Set springs
 1 Cupboard
 1 Settee
 1 Table
 1 Gramophone
 10 Chairs - 6 S.T.
 1 Rocker
 7 Windows
 1 240 scale
 2 Mattresses
 1 Box dishes
 1 Lantern
 1 Small grip
 1 5 gal. oil can
 1 Roll tar paper
 1 Stirrup pump
 2 Lbs. 4" nails
 1 Box books *STORAD*
 1 Metal camp cot
 Part roll 2" wire netting
 75 Lbs. 3 inch nails
 50 Lbs. Shingle nails
 1 Water pump
 1 Granite basin
 1 Sack coal
 1 Bicycle X
 1 Home made chair
 1 Oil lamp
 1 Brooder stove
 2 doors
 1 Screen window
 3500 ft. lumber
 1 Pick head
 2 Lamps
 1 Lantern
 2 Cartons old clothes
 1 Pail dishes
 1 Pot of dishes
 1 Bed pan
 1 Dresser filled with dishes
 2 Cartons mixed
 2 Boxes books
 1 Basket books

New House Main Floor Cont.

1 Wash stand
 1 High chair
 1 Chest of drawers
 1 Box dishes
 1 Screen door
 45 Bundles shingles
 9000 ft. lumber
 4 Door casings
 1 Shovel
 1 Wheel cart
 2 Brooder tops
 2 cut saws S.T.
 1 Sickle
 4 Ladders
 X1 Range
 X1 Heater
 4 Jap tubs
 1 5 gal. can of oil
 6 Pails
 1 35 Gal. oil drum
 1 20 Gal. " " (Union Oil Co.)
 2 Lanterns
 2 Wheelbarrows
 2 10 gal crocks
 1 Meat roaster
 28 Flower pots
 100 ft. 1" rope
 1 Wood barrels
 1 Box bicycle parts
 5 Boxes glass
 1 Box Electric parts
 1 Keg nails
 2 Nail kegs of window sash weights
 App. 1200 chimney bricks
 Bunch of cable from 1/2 to 3/4" thick
 1 Rake
 19 qt. sealers
 1 Hay hook
 1 Roll 6' chicken wire.
 1 Barrel lime
 1 Hoe

Chicken House feed room

1 35gal. oil drum (Union Oil Co.)
 2 Wooden barrels 150 lbs. fish net
 1 5 gal. gas can 300 ft. lumber
 7 bundles shingle, 9 small jar fountains
 3-1gal. metal drinking fountains
 X4-1 gal. crock " "
 Several pieces wire netting.
 11 Metal feed troughs.

This represents all my chattels remaining in any protected area in British Columbia.

CONFIRMED

DATE: _____

SIGNED

M. Nagamori

Please sign and return one copy to the Custodian.

*S. filed by auction 11/11/11 Surrey
 S.T. sold to Masajiro S.T. sold by auction 25/10/11 Surrey*

Masajiro Nagamori

Re BICYCLE
Declaration file 5591
resp. the bicycle from Na-
gamori's place on Havel Rd.

It was rather unfortunate
that we took it with no evil
intentions, because my daugh-
ter was interested in it, and
there was seemingly a chance
to repair it.

It was really only an old bi-
cycle frame without tires,
chain, broken handles & peddles.
A Frenchman, Mr. Boudreau,
(if I quote the name right) a
trucker, who happened to take
a load: a 4 feet bedroom suite
& an el. stove to Furutani's
daughter on 4th Ave Vancouver,
offered to repair it & took it
along, but, sorry to say, never
appeared for a long time.
After a year or so we went
after him & found that the
bicycle had been stolen,

According to his words
let take him to the office
of the Executive of the
Department to explain the circumstances
of it.
Dan. Frost.

NAME WAGGONER, WagonerREGISTRATION NO. 12424FILE NO. 5591

The following chattels were sold by public
 auction at Surry, S. C. on April 19, 1944.

✓ Lumber	\$ 45.00	M	✓
✓ Barbed wire	9.00	M	✓
✓ Carry Cart	3.00	M	✓
✓ Lot of beds	0.50	F	✓
✓ Shingles	43.00	M	✓
✓ Lumber	79.00	M	✓
✓ New Bricks	25.00	M	✓
✓ Bed pan, 2 Bowls & shelf of sundries	6.50	F	✓
✓ Lot of trays	1.50	Misc	✓
✓ Forms (fencing)	0.50	C	✓
✓ 8 Balls of paper	7.00	M	✓
✓ 4 Part kegs of nails	6.00	M	✓
✓ Crock, oil can & miscellaneous	5.50	K	✓
✓ 240 Pounds scales	10.00	M	✓
✓ Table & sundries	3.00	F	✓
✓ 2 Lanterns	0.50	M	✓
✓ Cart	0.75	M	✓
✓ 2 Boxes of Jars	1.25	K	✓
✓ Crock, table & cupboard	0.50	K	✓
✓ 4 Gallons of paint oil	3.50	M	✓
✓ Sheet of galvanised iron	2.00	M	Misc
✓ Box of sundries	1.75	Misc	✓
✓ Bed	5.50	F	✓
✓ Mattress	2.50	M	✓
✓ Bath, Frames & Doors	40.00	M	✓
✓ 2 bags of sack weights	2.50	M	✓
✓ Glass	5.00	M	✓
✓ Gramophone & cabinet	2.00	F	✓
Total			
Carried Forward	\$ 312.25		
Lump Sum Payment	\$		
Net Proceeds	\$		
Mortgagee's Share of Proceeds			
Equity Share of Proceeds			
Remarks			

NAME WAGMONT, Marshall

REGISTRATION NO. 12424

FILE NO. 5591

The following chattels were sold by public
 auction at Surrey, B. C. on April 28, 1944.

	Brought Forward	
Bunch		\$12.25
✓ 1 Gallon Jug		1.75 F
✓ Banjo Uke		0.50 K
✓ Shaw class & sundries		0.50 Misc
✓ Chest of drawers		0.50 Misc
✓ Pot		2.00 F
✓ Dresser		2.00 K
✓ Fan		9.00 F
✓ Wash Stand		6.50 F
✓ Coleman Lantern		0.25 F
		3.50 F

Total		\$ 338.75
Less Expenses:	(Auctioneer's Fee: \$33.88)	
	(Advertising: 7.30)	\$ 92.74
	(Moving: 51.56)	
Net Proceeds Credited:		\$ 246.01

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Surrey 4

Remarks.

NAME HAGAN, H. H.

REGISTRATION NO. 12424

FILE NO. 5591

The following chattels were sold by public
 auction at Surrey, B. C. on May 25, 1944.

Glass - 1 1/2 crates	\$ 5.00 M
Lot of tools	2.50 T misc
Spray pump	8.00 M
Green cut saw	2.50 T
Large table, small table and bowl	0.50 F
Dining table	1.00 F

Total	\$ 19.50
Less Expenses: (Auctioneer's Fee: \$1.95	\$ 6.35
(Advertising: 0.53	
(Moving: 3.87	
Net Proceeds Credited:	\$ 13.15

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Surrey 5

Remarks

CHATTLS BELONGING TO NAGAMORI
Horrel Rd., Surrey B.C.

Mosigro

Sold to tenant, Mr.K.UNRUH.

05917

✓6 Chairs	---	5.00	F	✓
✓1 Table	---	7.50	F	✓
✓1 Cross cut saw	---	3.00	T	
✓4 Forks & 1 old spade	---	3.75	T	
✓2 Hoes	---	1.00	T	
✓1 Shovel	---	1.00	T	
✓1 Wheelbarrow	---	4.00	M	-
8 Water troughs	---	8.00	M	-
✓120 sm. peices of glass	---	18.00	M	-
✓5 Misc. pails	---	1.00	M	-
✓2 School books	---	.75	MISC	✓
✓Sm. qu. of lumber	---	10.00	M	-
✓1 Buck saw	---	1.50	T	
		<u>\$64.50</u>		
		Less 10% comission	6.45	
		<u><u>\$58.05</u></u>		

By cash-- \$30.00
Balance-- \$34.50 To be paid in two weeks.

"Certified a just and fair appraisal as made by me
this 3rd., day of May, 1944."

Signed *[Signature]*
Witness *[Signature]*
Office of the Custodian.

Approved by the RAC.
29-8-44
[Signature]

Extract from Lease.

File #5591.

Lessor: McLELLAN & McCARTER LTD. (Property owned by
Masajiro Nagamori)

Lessee: D. FAST.

Date: 17th June, 1942.

Term: Duration from 1st June, 1942.

Consideration: \$10.00 per month on 1st each month in advance.

Property:

Land: Lot 111 of Lot 440 Gp.2 Map 1133, Municipality of
Delta, N.W.D.

House: Included.

Chattels:

*No. Schedule of 6 chattels attached
to Lease*

*Original agreement handed
to I.S.C. July 28/43*

1618

FORM OF AGREEMENT

Masajiro NAGA MORI

THIS AGREEMENT MADE IN TRIPLICATE THIS 17th day of June 1942 A.D. 1942. File # 5591

BETWEEN

McLELLAN & McCARTER LTD. a company duly incorporated under the laws of the Province of British Columbia, whose head office is at No. 1605-6th Avenue West in the City of Vancouver Province of British Columbia.
"Hereinafter called the Party of the First Part"

AND

D. FAST "Farmer" of R.R. No.1 New Westminster, in the Province of British Columbia.
"Hereinafter called the Party of the Second Part"

WITNESSETH, the said Party of the First Part hereby agrees to rent the following described lands known as all and singular that certain parcel or tract of land and premises situate lying and being in the Municipality of Delta Province of British Columbia and legally described as Lot One Hundred and eleven (111) of Lot Four Hundred and forty (440) Group Two (2) Map 1133 in the District of New Westminster

From June First (1st.) A.D.1942 for the duration of the present War, or, for one year if the war should cease, at a rental of Ten (\$10.00) dollars per month.

The said Party of the Second part hereby covenants and agrees that he shall pay the rent as aforesaid promptly on the 1st.days of each month, in advance, and that he will be responsible for the care and maintenance of all implements and chattels now on the property, and inventory of which is hereto attached.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED SEALED AND DELIVERED
in the presence of

(Sgd.) F.S. Bacon

(Sgd.) Daniel Fast.

9/10
A.M.

5591

This Indenture

Made (in duplicate) this **Ninth** day of **March** in the year of our

Lord one thousand nine hundred and forty -two

In Pursuance of the "Short Form of Mortgages Act"

Between

MASAJIRO NAGAMORI, Farmer, of R. R. #1,
New Westminster in the Province of British
Columbia,

Insert full Name,
Street Address and
Occupation of each
party.

(hereinafter called the Mortgagor)
of the **FIRST PART**

AND

McLELLAN & McCARTER LIMITED, a body corporate
under the Companies' Act of the Province of British
Columbia and carrying on business at 1605 West Sixth
Avenue in the City of Vancouver Province of British
Columbia

(hereinafter called the Mortgagee)
of the **SECOND PART**

WITNESSETH that in consideration of the sum of **ONE THOUSAND (\$1,000.00)**

Dollars of lawful money of Canada now paid by the said
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor
DOTH GRANT and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in
the **Municipality of Delta**
Province of British Columbia, more particularly known and described as **Lot One hundred**
and Eleven (111) of Lot Four hundred and forty (440) Group Two
(2), Map 1133 in the District of New Westminster.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property claim and demand of him, the said Mortgagor, in, to or upon the said premises.

PROVIDED this mortgage to be void on payment of **ONE THOUSAND (\$1,000.00)**

Dollars of lawful money of Canada, with interest at Six per cent. per annum, both before and after maturity, as follows: The said principal sum of \$1,000.00 is to be paid on the 9th day of March, 1945.

interest for the same at the rate aforesaid, payable by equal instalments of \$30.00 on the ninth day of March and September in each and every year

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the Ninth day of September, 1942

The Mortgagor shall have the privilege of prepaying the whole or any part of the principal sum hereby secured at any time without notice and without bonus.

AND TAXES and performance of Statute Labor.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.

THAT the Mortgagor has a good title in fee-simple to the said lands.

AND THAT he has the right to convey the said lands to the said Mortgagee.

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanics Lien Act" or any amendment thereof.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said

lands, subject to the said proviso.

PROVIDED that the said Mortgagee on default of payment for **three** month s
may on **One month's**

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the **City** of **New Westminster** and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

AND it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and shall be payable forthwith.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require).

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

SIGNED, SEALED and DELIVERED

In the presence of

Signature of Witness **Eva M. Wallis**

"**Masajiro NAGAMORI**" (Seal)

The attached Mortgage is a true copy of the one held by McLellan & McCarter given by Masajiro Nagamori to them on 9th March 1942.

September 10th, 1942.

Bainbrainer

A Notary Public in and for the
Province of British Columbia

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, of _____, and that he is the person of the said _____ and affixed the seal of the _____

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to 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 _____

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

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

A.L.P. HUNTER
Barrister, etc.
VANCOUVER, B.C.

Registered March 10th
1942, B.C., New Westminster
B.C. as No. 85668-0.

The Office & Court of Justice, Law Reform and Statistics
Vancouver, B.C. Room No. 3

(SHORT FORM)

Mortgage

WILLIAM & MC CARTER

—TO—

MASAJIRO HAGAMORI

Date 9th March 1942

ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the Ninth day of March, 1942, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____, the City of Vancouver, Masajiro HAGAMORI, of _____, who is the person mentioned in the annexed Instrument as the maker thereof, and whose name is subscribed thereto as part y, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Vancouver in the Province of British Columbia, this 9th day of March in the year of our Lord one thousand nine hundred and forty-two "A.L.P. Hunter"

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

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

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

I, _____ of the _____, in the Province of British Columbia, make oath and say:

- I was personally present and did see the within instrument duly signed and executed by _____ the part thereto, for the purposes named therein.
- The said instrument was executed at _____ of the full age of twenty-one years.
- I know the said part _____, and that _____ of the full age of sixteen years.
- 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 _____ 19____

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

MEMORANDUM

File 3592

January 18th, 1945.

TO: A. H. Anderson

FROM: W. J. Iverson

RE: Masafusa NAGABORI

There are a large quantity of items unaccounted for on this property and for your guidance we are attaching a copy of the original inventory signed by the Lessee, Daniel Fast. Items sold or discarded are crossed off and in view of Mr. Green's memo dated April 20th, 1944, in respect of the missing bicycle, etc., we think that Mr. Fast should be interrogated as to the missing items all of which he undertook to safeguard.

WJI:LEM

MEMORANDUM

File No.: 5591

April 20th, 1944

To: Mr. Carlson

From: Mr. Green

Hotel Road
Re: Masajiro NAGAMORI

As I mentioned to you over the telephone the other day, Mr. Fast, the tenant of this man's property, came in with his sons and a Mr. Boudreau of 325 W. 4th, telephone Pa. 1720. They stated that an old bicycle left on this property had been handed to Mr. Boudreau for repairs. It was subsequently stolen from Mr. Boudreau and you were holding them responsible for it. They claimed, however, that it was completely worn out and of little value.

I told them that I would discuss the matter with you until which time, judgement would be reserved. You will remember that you informed me that Mr. Fast was not altogether reliable and should be held responsible.

I notice that the inventory signed by him in December 1942 shows a bicycle left in the new house, main floor, and a bicycle in parts left in the new house attic. I assume that the former item is the one in question and I am considering writing to the Japanese owner for a valuation so that we may have something on which to base our claim from Mr. Fast.

On further discussion with Mr. Boudreau alone, I understand from him that he bought 100' of new pipe from Mr. Fast which he thought at the time to belong to him but which he now suspects to have been Japanese property. He believes also that Mr. Fast sold other items as his that actually belonged to the Japanese.

Unfortunately, no pipe appears on the inventory signed by Mr. Fast but it occurs to me that this may have been connected on the property and therefore not inventoried. Mr. Boudreau is willing to give evidence if called upon to do so.

This looks like a case where we might be able to secure a conviction and I should like you therefore to check the inventory of items removed from this farm very carefully with

Canada

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

JAPANESE EVACUATION SECTION

AUG 19 1944

File No. 5591

Reg. No. 99239

506 Royal Bank Building,
Vancouver, B. C.

Mr. Masajiro MAGAMORI,
c/o R. H. Seekings,
Lorette, Man.

Dear Sir:

Re: Municipality of Delta, Lot 111 of Lot 440, Group 2,
Map 1133 in the District of New Westminster. C. of T.
47633E.

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	\$ 1,581.00
Add:	
Unexpired insurance premium as at January 1st, 1943	57.68
	<u>1,638.68</u>

Less:

Tax arrears to December 31st, 1942	\$ 4.00
Registration fee	981.27
Encumbrance—Principal	126.86
—Interest	1,162.13
Net proceeds of sale	<u>526.55</u>

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

Yours truly,

F. G. SHEARS,
Director.

1943	Jan. 1 Cr. re Sale of Property	526.55	
	Land Registry Office - Certificate of Encumbrance	1.00	
	15 Hage Deduction-Refund for 1941	5.78	
6	Mr. Bacon B. C. Electric Bond Acct.	14.50	
8	B. C. Electric Bond Acct. Paid	14.50	
1944	June 21 Proceeds of Auction Sale	246.01	
	July 8 Sale of Chateaus	58.05	
	12 Proceeds of Auction Sale	13.15	
		15.50	
		864.04	
		848.54 Cr.	

1943 Debit Credit Balance

BC 274-1
BC 2395-A

COPY

Farm Appraisal Report

File No. J.L. 865

Land Description Lot 111 of S.E. 1/4 Sec. 36, Tp. 4, Grp. 2, Map 1153

Containing 5.03 Acres

Owner's Name Masajiro HAGAMORI Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point New Westminster, C.P.R. and shipping Kennedy Station - B.C. Electric Ry Distance 3 1/2 miles

Market Town New Westminster Distance 3 "

Church (give denomination) New Westminster - All Denominations Distance 3 "

Nearest School Kennedy Public School Distance 1 "

State how property was identified: Map location

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

Has direct access to Horel Road - fair gravel road.

Is this district a good one? Only fair for farming; good poultry location.

Employment opportunity City industries 3 miles distant

Predominating Nationality and religion: Japanese owners predominate

Describe Fencing and its condition: No fences Value \$

Water supply: from 3 wells. Value \$

Electricity: Power available; light used.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 48	Frame	3 sty.	Shingle	1 yr.	Concrete	Under construction	\$ 1000.00
Henhouse	20 x 85	"	2 "	"	2 "	"	Good	}
Addition	20 x 16	"	3 "	"	2 "	"	"	
Henhouse	24 x 80	"	2 "	"	15 "	"	"	360.00
"	20 x 50	"	1 "	"	15 "	Wood	Poor	100.00
Shed	20 x 25	Post & shake	1 "	Shake	15 "	"	"	25.00
	X							
GRANARY	X							
	X	5 small colony houses not of value.						
	X							
	X							
	X							

Total present day value \$ 2685.00

Total Value Buildings add to farm \$ 1800.00

Is dwelling habitable without repairs? No If not what is your approximate estimate of cost to make it

habitable? This house is a huge building in a state of construction with basement from ground level; estimated cost to complete - \$ 800.00

Describe the basement and chimneys: Full concrete basement; brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 4 How finished Not finished

Are buildings painted? None Condition of paint -

Distance from nearest bush Approx. 150 yards

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

Cultivated Land

BC/744-P
BC/2395-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.9	Slight slope to west 1.9 ac.	Sandy 10" to 12"	Gravel and stone	No crops	\$80	95.00
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
3.13	Slight slope to west 3.13 ac.	Sandy 10"-12"	Gravel and Stone	Clearing, stumping, breaking, stoning	\$175 to \$200	\$5
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$110.65

Total added by buildings to value of farm \$500.00

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

Total value of farm \$1610.65

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property is vacant; no farming has been attempted; soil is poor and growth indicates poor fertility.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for poultry raising but not for any kind of farming.

Noxious weeds:

No serious weed condition.

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

Corporation of Delta
Assessed - Improvements - \$2000
Land - - \$ 277 - 1942 taxes \$20.75

Date: July 28/1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 27 day of July 1942.

Inspector's Signature

"D. DODDING"

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

EXHIBIT No. 744-2
DATE
FILED BY

Farm Appraisal Report

Remarks: This is a small holding only partially developed from a land improvement standpoint. The new dwelling is a high building quite out of proportion with the balance of the property. The new poultry house is a well constructed building, the first 40 feet of which has a concrete floor, and the balance of the building is on concrete blocks. The building in the north-west corner of the property is a 2 story henhouse but the upper story has been used as living quarters for the family. The lower story has a concrete floor.

This property is reverted to Mr. Past, 1373 Horel Road. He is paying \$10 a month but is not occupying the buildings or otherwise using the property.

PAID BY

(FOR ORCHARD LANDS ONLY)

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

041

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

11

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

42 old mixed fruit trees

1

2

2

1

1

1

10

22

2

Total

Amount fruit trees add to value of farm

Diagram of Property

lot 111 of SE 1/4 Sec 36 T4N, R2E, Map - 1133.
Masajiro Nagamori

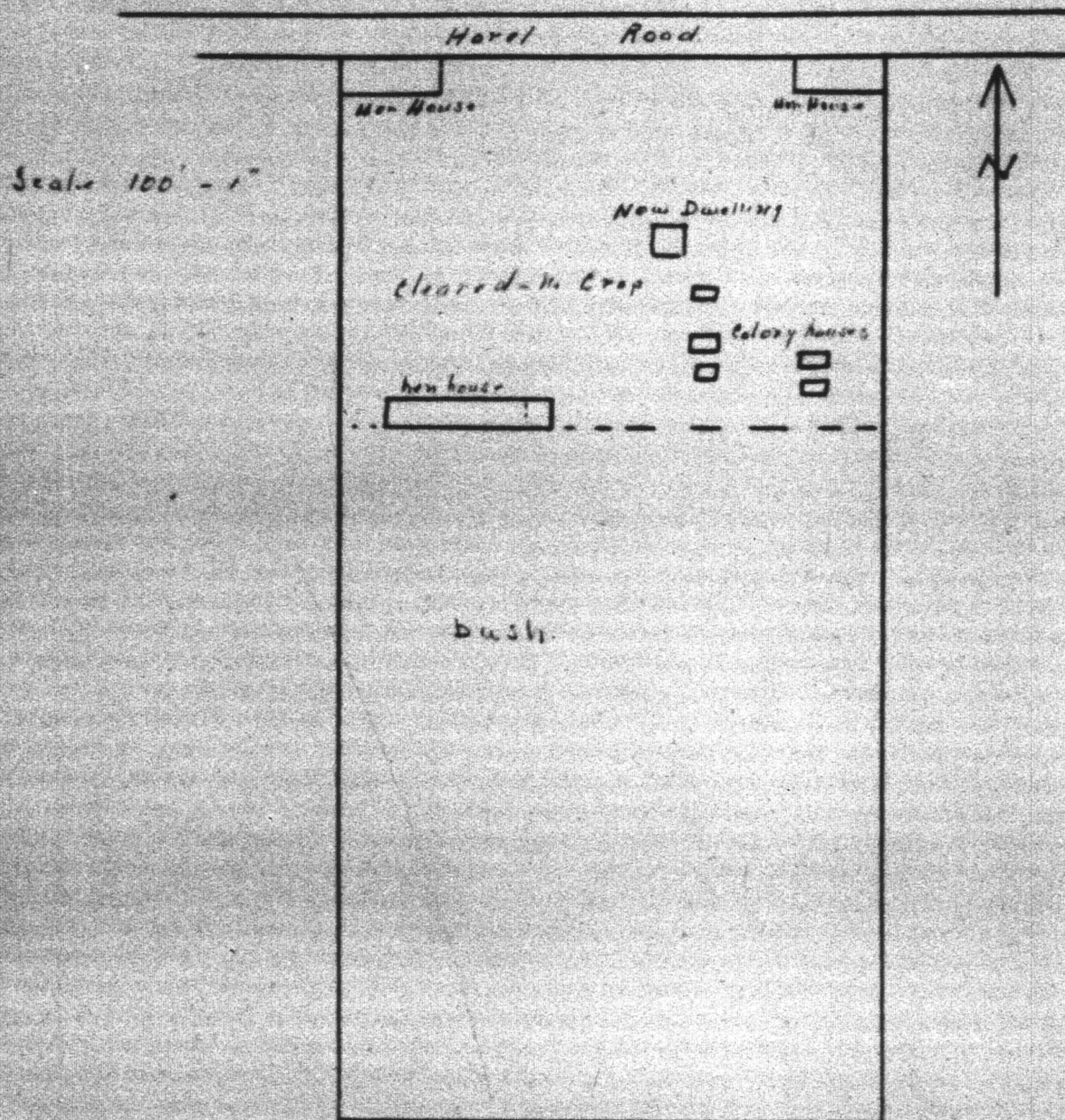


EXHIBIT NO. _____
DATE _____
FILED BY _____

Following careful review of this appraisal report, it is my opinion that the present
value is \$ 1600

Date 29th July 19 42

"I. T. BARNET"
District Superintendent.

VLA, NOV 28 1947

2665
AC 744P 2395A

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

5591 Encl. 27

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME WAGANORI, Masajiro (RCMP) Reg. No. 12424
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. #1, New Westminster, B.C.

(3) Present Address St. Eustache, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) District of New Westminster, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot 111 of part of Lot 440 Group 2 Map 1135 Municipality of Delta in District of New Westminster, B.C.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) ~~Business~~ Type of business farming
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 887.50

(ii) Buildings - - - - - \$ 7,190.20

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$

(v) Amount at which Custodian sold property and credited your account - - - - - \$

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$

4975.00

1571.50

3403.50

\$ 8173.70

\$ 1881.00

\$ 6292.70

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

on farm

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

in buildings

(c) How stored or packed at time of evacuation loose

(over)

- (d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Custodian

- (e) Itemized description of personal property which is the subject of the claim:

1. Value of items in list dated Sept. 4, 1942, and	Estimated Value \$
2. prepared by custodian	Estimated Value \$ 1,043.10
3. Less: Total received from custodian from	Estimated Value \$
4. sale of chattels	Estimated Value \$ 317.21
5.	Estimated Value \$ 776.30
6.	Estimated Value \$ 422.75
7.	Estimated Value \$ 353.55
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ 422.75

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 422.75

- (6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

Winnipeg

- (b) Do you require the services of an interpreter
at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,

Province of Manitoba,

TO WIT:

I, Masajiro Naganori
of St. Eustache

of the Village
in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City
of Winnipeg

in the Province of Manitoba

this 6th day of November

A.D. 1947.

M. Naganori

[Signature]
BARRISTER AT LAW ENTITLED TO PRACTICE
PROVINCE OF MANITOBA

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Winnipeg, Manitoba,
April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
NASAJIRO NAGAMORI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.C. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHENWICK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

H. SHIGANO, Esq.,

Official Interpreter.

T.P. HOBBS, Esq.,

Official Reporter.

30

2
M. Nagamori,
In Chief.
Discussion.

THE COMMISSIONER: What is next, Mr. Cherniack?

MR. CHERNIACK: No. 22 on the list, Masajiro Nagamori.

10 My lord, I would like to make this brief remark in connection with this claim; as you have noticed, a great deal of goods have been abandoned by the claimants in the other cases, and a great deal of time has been spent in the estimation of values and the approximate building ages which have been given in round figures. The claimant in this case came to me with details, and he has done a lot of work in the preparation of same and I have included them in these exhibits which I am having filed for what they are worth. They do go into great detail in that connection. May I amend the claim, my lord. The total value is \$4975.00, the sale price is correctly shown at \$1581.00, and the loss is \$3394.00.

20 The chattel claim, my lord, is shown in the personal property statement which your Lordship will have shortly, shows a total value of \$776.30 with sales of \$422.75, and the net loss, \$353.55.

MASAJIRO NAGAMORI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Nagamori, I show you two typewritten statements to which are attached typewritten sheets. Were the contents prepared by you and the statement prepared in accordance with your instructions?

30 A Yes.

3
H. Nagamori,
In Chief.
Discussion.

Q Are these your signatures? A: Yes.

Q You swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIACK: I file, my lord, as Exhibit 1 the real estate statement by the claimant, and on behalf of my learned friend I will file as Exhibit 2 the S.B.D. appraisal.

(STATEMENT MARKED EXHIBIT NO. 1).

10

(STATEMENT MARKED EXHIBIT NO. 2).

Q I show you a snapshot. What building is shown there?

A The chicken house.

Q You have a number for that chicken house?

A Yes, No. 3. He says this is an unfinished view. This is the west building.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

Q This photograph which is now marked Exhibit 3 is a view of an unfinished chicken house, No. 3?

A Yes.

20 Q When was this photograph taken?

A 1940.

Q The photograph I now show you which will be filed as Exhibit 4, you indicate is a photograph of the same chicken house completed, is that correct?

A Yes.

Q When was this taken? A: Before evacuation.

Q Am I correct in assuming, witness, that Exhibit 3 is the front view and Exhibit 4 is the rear view?

30 A Yes.

M. Naganori,
In Chief,
Discussion.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

Q: Witness, I show you a snapshot. What is that building?

A: This is the dwelling house.

Q It appears in an unfinished state. When was this picture taken?

A: Just before evacuation.

Q Was it unfinished at the time of evacuation?

A Yes. It was not finished.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. CHERNIACK: Your Lordship has already no doubt noticed that Exhibit 1 given in great detail the cost of each building, and its number in such a way that it is quite readily followed. This property, my lord, was purchased in 1922 from a Mr. Yabara for \$250.00, at which time it was uncleared. Of the five acres of land, two remain uncleared. The appraisal, Exhibit 2, states that over three acres were uncleared, and the appraiser estimates the cost of reclamation at \$175.00 to \$200.00 per acre. The claimant states he cleared about three acres, erected about 500 feet of cedar-covered ditching, dug three wells, and planted fruit trees which are also itemized in the attached sheets. He sets out the costs of the buildings and his own estimation of the value of the same, and his comment, my lord, is that he agrees with the appraiser that the buildings were well constructed and in good shape.

He states further, my lord, that although the appraiser has come fairly close to the actual value

5
H. Nagamori,
In Chief,
Discussion.

of the house and the new henhouse, he has substantially undervalued the other buildings and shown them as older than they are. The land is in a very good location, he comments, and the appraiser advises us it was half a mile from Kennedy Station on the B.C. Electric Railway line, 3 miles from New Westminster, and has direct access to the Morol Road.

10 My lord, I now file the personal chattel list which has already been identified by the claimant as Exhibit 6.

(LIST MARKED EXHIBIT NO. 6).

MR. CHERRIACK: On behalf of my learned friend, my lord, I file the analysis of personal property claim prepared by the Custodian, and the Custodian has copied in, in pencil, the estimated values of same at date of sale. The totals are as I have already given them, my lord, in the amendments.

THE COMMISSIONER: All right.

20 (ANALYSIS MARKED EXHIBIT NO. 7).

MR. CHERRIACK: The comment on Exhibit 6, my lord, sets out that attached to this personal chattel list is a list of the chattels claimed showing cost price, "And my estimation of the value of same at the date of sale. In fixing the value I have substantially depreciated the goods because of use, except in the case of new and unused goods." That is the case.

30 MR. HENDER: It is submitted, my lord, the real property was sold for its fair market value. It is submitted

6
M. Hagamori,
Discussion.

10 similarly that the personal property sold was
sold for its fair market value. It is submitted
that the claims made for personal property not
sold by the Custodian are exorbitant. Reference
is made, your Lordship to the analysis, Exhibit 7,
where it will be seen in the summary which is on
the sheet attached to the analysis, that for a
claim value of \$506.45, \$358.25 was realized, and
that for claim of \$78.35—that was sold by auction,
the previous one — these were sold to the tenant
for \$64.50, making a total claim value with
\$192.35 of \$777.15, realizing \$422.75 on sales,
and there is approximately \$192.00 of which there
is no record of sale, that is it was either lost,
destroyed, stolen or abandoned. The real property
I believe to be entirely a question of value, my lord.
There are no questions.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Hornobin
"J. P. HORNOBIN"
Official Reporter.

5991

November 21st, 1950.

Mr. Masajiro HAGAWA,
St. Charles P. O.,
Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 842

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 ... \$1,466.29.

Cheque in your favour is enclosed for \$1,423.17 and we have paid the Co-Operative Committee .. \$ 43.12 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

DEFENCE BRIEF

Massiro NAGAMORI

File No. 5591

Case No. 842

V.L.A.
Land, Bldgs. & Chattels
Winnipeg, Manitoba.
15/4/48

Sheet A. 25 Line 3

- Ex. 1 - Statement of Real Estate
List of Improvements attached.
Ex. 2 - S.S.B. Appraisal.
Ex. 3 - Photo of unfinished chicken house.
Ex. 4 - " of finished " "
Ex. 5 - " of unfinished dwelling house.
Ex. 6 - Personal Chattel List.
Ex. 7 - Analysis of Personal Property Claim.

REAL PROPERTY CLAIM

Lot 111 of S.E. $\frac{1}{4}$ S.36, Tp 4, Grp. 2, Map 1133. 5.03 Acres.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$4975. (Amended from 8177.)	\$2277.	\$1610.65	\$1581.

Appraised by D. Dodding.

I.T. Barnet: Recommended rental rate to
Custodian (19/1/43).

A question of value only.

Submission: that Real Property sold for
fair market value.

PERSONAL PROPERTY CLAIM

Claim

\$776.30	\$506.45 sold at auction for	358.25
	78.35 " to tenant for	65.40
	191.50 no account.	

- Submissions: (1) Those chattels sold brought
fair market value.
(2) Claim for chattels not sold
is exorbitant.

Witnesses:

- R. M. Anderson - Gathered and sold chattels as Custodian agent.
Mr. Carlsen - Custodian representative at auction.
Mr. Phillips - Appraised chattels sold to tenant.
Daniel Fast - Certain chattels left in his care.
See Inventory on claim file.

HAI/mw

Name of Claimant

NAGAKUNI, Masajiro

Case 842

Custodian File

3981

REAL PROPERTY										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		
					1981.	1981.71				1981.71
PERSONAL PROPERTY										
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			
NETS										
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
MISCELLANEOUS CHATTELS										
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			
506.35	506.35		78%	191.50		64.50				
		107.47			149.37		7.74	264.50		
TOTAL RECOMMENDATION										1466.39

MEMORANDUM

File No.: 5592

April 20th, 1944

To: Mr. Carlson

From: Mr. Green

Boral Road
Re: Masajiro NAGAMORI

As I mentioned to you over the telephone the other day, Mr. Fast, the tenant of this man's property, came in with his sons and a Mr. Boudreau of 325 W. 4th, telephone Pa. 1720. They stated that an old bicycle left on this property had been handed to Mr. Boudreau for repairs. It was subsequently stolen from Mr. Boudreau and you were holding them responsible for it. They claimed, however, that it was completely worn out and of little value.

I told them that I would discuss the matter with you until which time, judgement would be reserved. You will remember that you informed me that Mr. Fast was not altogether reliable and should be held responsible.

I notice that the inventory signed by him in December 1942 shows a bicycle left in the new house, main floor, and a bicycle in parts left in the new house attic. I assume that the former item is the one in question and I am considering writing to the Japanese owner for a valuation so that we may have something on which to base our claim from Mr. Fast.

On further discussion with Mr. Boudreau alone, I understand from him that he bought 100' of new pipe from Mr. Fast which he thought at the time to belong to him but which he now suspects to have been Japanese property. He believes also that Mr. Fast sold other items as his that actually belonged to the Japanese.

Unfortunately, no pipe appears on the inventory signed by Mr. Fast but it occurs to me that this may have been connected on the property and therefore not inventoried. Mr. Boudreau is willing to give evidence if called upon to do so.

This looks like a case where we might be able to secure a conviction and I should like you therefore to check the inventory of items removed from this farm very carefully with

