

7281

**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 INFORMATIONNAME: NAGAMATSU DenshinHOME ADDRESS: Box 87, Pitt Meadows B.C.REGISTRATION NUMBER 14365 SEX: Male AGE: 32OCCUPATION: Farmer

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

EMPLOYER: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: Katsue *(Declares no property)*ADDRESS OF WIFE OR HUSBAND: Box 87 Pitt Meadows B.C.NAMES OF ANY LIVING CHILDREN: Tautomu (M)ADDRESS OF CHILDREN: Box 87, Pitt Meadows B.C.AGE OF CHILDREN: 2**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: Land in Husband's name but~~XXXX~~ registered by wife on April 25, 1942.Lot 5 NW pt. DL 282 Mar 462. BUILDINGS AND OTHER IMPROVEMENTS: none3. INSURANCE (Give particulars; state where policies are) none4. TAXES (Amount and where payable) none

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none6. OCCUPANCY AND LEASES (If vacant so state) noneEXHIBIT NO. 902-5DATE Sept. 14/48FILLED BY Crown

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

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Registered by wife on April
25, 1942.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50.00 War Savings Certificates, In declarants possession8. BANK ACCOUNTS: none9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00. Beneficiary
Wife: Katsue. Policy number unknown. Policy in declarants possession10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. 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 1st day of May 1942.

(Signature)

D. NagamatsuJ. F. Williams

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

10/1/45
4/6/43

Our File No.

7281

Full Name

NAGAMATSU, Panshin
(Surname in Block Letters)

Registration No.

14365

Male - Female
(check)

Age

Mar. 22, 1910

Former Address

Box 87, Pitt Meadows, B.C.

Date Evacuated

24/2/42

Naturalized - Canadian-Born - National
(check)

Present Address

% W. R. Forrester, 201 1/2 Pines St.
Emerson, Minn. Winnipeg Man.

Married - Single
(check)

Name of Wife (nee NAKANO) Katsumi #1414

Name of Husband

Name of Mother

(nee TSUME) Chie
(Japan)

Name of Father

Kenzo - deceased

Names of Children under 16

Seiko Nellie (F) 28/3/36

Michiyo Jean (F) 21/1/37

Ray Tami (M) 23/3/41

Nancy Tomie (F) 3/8/42

Requested by

W. R. Forrester (103)

Registered with Custodian

(Yes or No)

Additional Information

Millland, owns 10 Acres

Buildings & 1941 Chevrolet

REAL PROPERTY SUMMARY

JAPANESE NAME: Denshin NAGAMATSU Reg. No. 14365 File No. 7281.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/502-P. First Offer.

PROPERTY ADDRESS: 2320 Hammond Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Lot 5 of part of Lot 282, Group 1, Map 4461, Municipality of Pitt Meadows, D. N. W.

TITLE: Registered in the name of Denshin NAGAMATSU.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24360, dated 21st July, 1942.

ASSESSED VALUE: Land - \$1,100.00
Improvements - \$ 200.00 - \$1,300.00. Taxes - \$26.56.

CLASSIFICATION: Small Fruit Farm, Dwelling and out-buildings.
The Custodian's representative reported February 17th, 1943, that this property had an area of 10 acres of which 6½ were cleared, and planted to the following crops: 4½ acres strawberries, ¾ acre asparagus, 5 fruit trees.
1 - 1½ storey 5 room dwelling, 1 packing shed, 1 brooder house, 1 woodshed. House in good condition, other buildings of little value.

HISTORY OF ADMINISTRATION: This property was leased by Katsue NAGAMATSU, File 5750 (wife of Denshin NAGAMATSU) on 18th April, 1942, to Raymond Bouffard for a term of 9 months from 1st April, 1942, with option to extend lease for 1943, under arrangement with Pacific Co-Operative Union. Consideration - \$540.00 paid, which includes price of water pump and tank. Commencing January 1st, 1943, rental to be \$10.00 per month. House and buildings included.

Lease extended by Collateral Agreement to September 30th, 1943 for \$225.00, payable July 31st, 1943.

Lease and Collateral Agreement handed to The Director, The Veterans' Land Act 22nd July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$2,674.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Denshin NAGAMATSU as at January 27th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, Arrears of Taxes - 15 cents, leaving a net credit of \$2,655.85 from said transaction.

Certificate of Title No. 166107-E in the name of The Director, The Veterans' Land Act.

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

April 3rd, 1946.

D. A. CRUMER
D. A. CRUMER.

[illegible]

17 October, 1945.

This Japanese declared no interest in Fire Insurance when making his declaration to the Custodian on May 1, 1942.

On March 20, 1944, McGregor, Johnston & Thomas Ltd., Insurance Agents, advised of a policy expiring which was found to cover the above's property.

This property had been sold to the Veterans' Land Act and as adjustments had already been completed and as they had already placed insurance for their own protection, they refused to pay duplicate insurance by refunding any unexpired insurance premiums in this case.

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

Dated: 17/10/45
WEA:EH

W. E. Leman.

PERSONAL PROPERTY SUMMARY

File No. 7281

Sept. 8/45

Name: NAGAMATSU, Denshin

Reg. No. 14365

Chattels: See supplementary Chattel Summary.

Specified Articles: See supplementary Specified Articles Summary.

Stocks, Bonds, Etc.: NAGAMATSU declared \$50.00 War Saving Certificates in his possession which were not brought under control by Custodian.

Although he did not disclose same in his declaration, he was the holder of \$60.00 Pacific Co-operative Union redeemable shares which were later cancelled by the Co-operative Union on account of his debt and \$120.00 worth of P.C.U. Unredeemable shares. Interest on the latter were also credited to his account there until March 8, 1942 when 12¢ was credited to his account here and also a like credit on March 9, 1945.

Life Insurance: NAGAMATSU declared a Sun Life Insurance policy for \$1000.00 - beneficiary, wife. At his request premiums were paid from his account at this office April 6th and August 23/43.

Debtors: NAGAMATSU declared no money owing to him but however on April 24, 1945 he requested assistance in collecting two accounts - T. MATSUOKA, \$20.50 and T. NAKAHARA, \$17.00. The first man had no funds to his credit here and the other could not be located. He was, therefore, notified of this and was informed that we could not help him.

\$4.97 was paid into this office and credited to his account covering refund of 1941 Provincial Income Tax.

This file reveals no other Personal Property Interest other than above.

Certified Correct

Dated: Sept. 8/45

WEA:EH



LIABILITIES SUMMARY

File No. 7281

Sept. 7/45

Name: NAGAMATSU, Denshin

Reg. No. 14365

The above Japanese declared no debts, however, two were filed against him:

Pacific Co-operative Union \$70.75

Dr. L. Broe 2.00

The latter was referred to the debtor who acknowledged the debt and authorized payment March 10, 1945. The account was paid from his account at this office.

The Pacific Co-operative Union claim was referred to the debtor who stated that this should have been paid by the lessee of property. The lessee was contacted and absolutely denied this, stating that according to his agreement this was not so.

The Pacific Co-operative Union cancelled \$60.00 redeemable shares of NAGAMATSU as part payment and NAGAMATSU authorized the payment of the balance on March 10/45 which was reduced to \$8.15 as interest on shares had also been credited against the account. *The P.C.U. was paid from his acct at this office on MAR. 10/45*

This file reveals no other liabilities against the Japanese.

Certified Correct

Dated: Sept. 7/45

WEA:EH

W.E. Hanson

SPECIFIED ARTICLES SUMMARY

File No. 7281

Sept. 7/45

Name: NAGAMATSU, Denshin

Reg. No. 14365

This file makes no reference to Specified Articles except the R.C.M.P. report mentioning a 1941 Chevrolet. This vehicle was not brought under control by the Custodian as it was apparently disposed of prior to Order-in-Council date.

Certified Correct

Dated: Sept. 7/45

W.E. Lindson

Statement of Account.

Denshin NAGAMATSU

File No. 7281
Reg. No. 11,365.

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	October 29	15 Wage Deduction Refund		4.97	
1943	January 1	Credit re Sale of Property Land Registry Office-Cert. of Encumbrance	1.00	2670.85	
	13	Cheque to you	4.97	271.60	
	19	P.C.U. cheques	100.00		
	February 4	Cheque to you	26.85		
	24	Taxes	12.25		
		Taxes	36.10		
	April 6	Sun Life Assurance Co.	50.00		
	9	Cheque to you	32.67		
	August 23	Sun Life Assurance Co.	4.51		
	December 7	"			
1944	March 8	P.C.U. Interest on shares		.12	
1945	March 20	P.C.U. - settlement of claim Dr. L. Bros - settlement of claim	8.15 2.00		
	April 23	Legal Fees	15.00		
	May 11	P.C.U. - interest on unredemable shares		.12	
	October 19	Cheque to you	2654.18		
1947	January 24	P.C.U. - interest on unredemable shares		.12	
	May 26	Cheque to you	.12		
1948	February 23	P.C.U. - interest on unredemable shares		.12	
	March 19	"		.12	
			<u>\$2947.78</u>	<u>\$2948.02</u>	<u>\$0.24 CR</u>

June 17/48.

/25

Statement of Account.

Denshin NAGAWATSU

File No. 7281
Reg. No. 14365.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 29	14 Fare Deduction Refund		4.97	
1943 January 1	Credit re Sale of Property Land Registry Office-Cert. of Encumbrance	1.00	2670.85	
13	Cheque to you	4.97		
19 February 4	P.C.U. cheques		271.60	
24	Cheque to you	100.00		
	Taxes	26.83		
April 6	Taxes	12.25		
9	Sun Life Assurance Co.	36.10		
August 23	Cheque to you	50.00		
December 7	Sun Life Assurance Co.	32.67		
		4.51		
1944 March 8	P.C.U. Interest on shares		.12	
1945 March 20	P.C.U. - settlement of claim	8.15		
April 23	Dr. L. Broe - settlement of claim	2.00		
May 11	Legal Fees	15.00		
October 19	P.C.U. - interest on unredemable shares	2654.18	.12	
1947 January 24	P.C.U. - interest on unredemable shares		.12	
May 26	Cheque to you	.12		
1948 February 23	P.C.U. - interest on unredemable shares		.12	
March 19			.12	

12947.78 12948.02 - \$0.24 CR

June 17/48.

/28

20th May, 1947.

Mr. Denshin NAGAMATSU,
Reg. No. 14365,
201 Power Street,
Winnipeg, Manitoba.

Dear Sir:

We enclose herewith Custodian cheque in the amount of
12\$, which sum represents your remaining credit balance at this
office, derived from interest on your unredeemable shareholding,
in the Pacific Co-operative Union.

We have been unable to make any further collection of
funds from the liquidation of chattels.

Your acknowledgment of this cheque would be appreciated.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encl. (cheque)

MEMORANDUM

File No. 7281

5th April, 1946.

Re: Denshim NAGAMATSU -Reg. No. 14365

TO: Jack Moryson

FROM: W.E. Anderson

Some time ago I gave you an inventory which was sent in by the above Japanese, and which was signed by Mr. R. Buffard. This inventory covered chattels which were left in Buffard's care. They included two new mattresses, two brown beds and springs, a child's table and three chairs painted red.

Please investigate this matter immediately and let me have a reply.

WEA:HA

May 22, 1945

Winnipeg, Man.

Dear Sir -

I am writing to Custodian
again that connection with claims
lodged against Mr. Matsuda

Would you asked to (\$20.00)
^{TSUGIO}
(Tsuneichi) Matsuda, Roseberry B.C.
I suppose he had balance in
your office.

Yours truly

Mr. D. Haganaka
20/Power St.

EVACUATION SECTION	
Recd MAY 25 1945	
File No.	7281
Ans.	RDR on
Referred	Richardson

October 20, 1945

VACUATION SECTION

Rec'd OCT 20 1945

File No. 728130 / Power St.

Ans.

Referred

Dear Sir

I am writing you I had property and fire insurance.

And I borrow the money from Mrs. Tatsumi \$200.00 that I paid since I came to Manitoba 1942 August 23. I had my receipt. Please you write to Mrs. Tatsumi he is in Ontario. what he going to write you paid or not.

My Manufacture Life Insurance that has been broken because I could not paid. and Bank account. I draw out money. it was only \$5.25. So everything is O.K.

Please send me a \$1500.00 soon as you can because my husband start Business. He bought the truck and he have to paid on Oct 24th. if he could not paid the truck has been taken from Garage.

Yours truly

I have no property or fire insurance. I am sending my fire Insurance policy

Latsue Nagamatsu

EVACUATION SECTION
 OCT. 27 1945
 File No. 57
 Also
 Retained

Dear

I received the cheque on
 23 of October. Thanks you.

Well I understand all
 the things on the list but two
 things I would like to do for
 me.

The fertilizer I bought from
 Pacific Cooperative No. 75, when
 Mr. Bufford leased my property
 crops I asked are you going
 to handle these fertilizer he
 said yes I am handle
 that so I transfered the
 fertilizer bill to Mr. Bufford
 at Mission city. Bill done for
 me. At that time he said
 he doesn't want. I was
 sending back to Co. Cooperative
 Mr. Bufford have to say that

money. when I leased my crop.
fertilizer is in that agreement
that is different.

If I were there I like to
talk to Mr. Bufford but
I could not do anything
so you talk to Mr. Bufford
and please send me a
money for the SHARE and
I have \$10.75 where co-operative
owed. I am sending my
agreement

Other thing about what
I left in my house. I
left all my thing I wrote in
three piece of paper one for
Custodian and one for
Bufford and one for

So, I am sending the paper too.
that Mr. Bufford signed it.
I knew it Electric Pump
and Venetian Blind and
Insurance those are sold
with the property house.
But how it down all
the rest. I do not care
about foreign tools but I
left two new mattresses and
two brown beds and spring
children toys and three little
chairs and table. that
was brand new. and the Japanese
dolls in the glasses. those are
very expensive cost me about
hundred dollars. please
write me how is down.

Please advise me
soon as you can.

Yours Truly
Geo. H. Kaganelson
201 Power St.
Winnipeg, Man.

7251

REGISTERED

16th October, 1945.

Mr. Denchin MAGAMATSU,
Registration No. 14365,
201 Power Street,
Winnipeg, Manitoba.

Dear Sir:

We have received a request through the Department of Labour to remit you the sum of \$1500.00. Your file has now been brought under review and we are enclosing all the funds held to your credit at this office, and take this opportunity of giving you a brief summary of our administration of your affairs by this Department.

Upon making your declaration to the Custodian on the 1st May, 1942, all property registered in your name, including your real property in Pitt Meadows, became vested in the Custodian. This property had been leased by your wife from the 1st April to the 31st December, 1942, for a consideration of \$540.00. \$271.60 of this amount was a Pacific Co-operative Union post-dated cheque which was collected by the Custodian and credited to your account. The balance was apparently collected by your wife at the time of leasing. The consideration of the lease included the purchase price by the lessee of your electric water pump and tank.

Your property was sold as of 1st January 1943, in accordance with the statement of sale already sent to you, and therefore, no further rent from the property accrued to your credit. Since sending you the statement of property sale, however, legal fees of \$15.00 in connection with the conveyance of your property have been charged to your account.

You declared no liabilities to the Custodian but two were registered against you. Dr. Broe's claim for \$2.00 was referred to you and acknowledged for payment and was duly paid from this office. The Pacific Co-operative Union filed a claim in the amount of \$70.75 which was at first denied by you as being owing. The Pacific Co-operative Union, however, maintaining you responsible, cancelled \$60.00 of your redeemable shares as part payment against the account, and the balance was later authorized by you for payment by this office on the 10th March 1945. The sum of \$8.15 was paid from your account at this office as the balance was taken care of by interest on your shares, credited against the account by the claimant.

The cancellation of shares by the Pacific Co-operative Union represented your full equity in that Co-operative Union by way of redeemable shares, but \$120.00 worth of unredeemable shares are still registered in your name. Interest on the latter in the amount of 12¢ has been credited to your account on the 8th March 1942 and 9th March 1945, and any further payments received will be forwarded to you at the time.

No chattels were declared by you to the Custodian. However, when our field representatives checked your property they found a small quantity

Mr. Denshin NAGAMATSU

-2-

16th October, 1945.

there. Their inventory disclosed venetian blinds and a furnace, but these were sold with the property as fixtures. The balance of the chattels when examined for liquidation under the Canadian Government policy, were found to be of very low re-sale value and as the cost of moving same was likely to exceed the selling price, they were abandoned on the property.

On the 24th April, 1943, you wrote to this office asking our assistance in collecting two accounts owing to you. The Custodian, however, was not in a position to assist you as one man could not be identified and the other had no funds at this office.

The sum of \$4.97 was paid in to this office to your credit and represented a refund of your 1941 Provincial Income Tax.

You declared to the Custodian your ownership of \$50.00 in War Savings Certificates and also a Sun Life Insurance policy. These were not brought under control by the Custodian. However, at your request premiums on this policy were paid from your funds at this office, \$36.10 on 6th April 1943 and \$32.67 on 23rd August 1943. Upon receipt of the enclosed funds, the Custodian will take no further action in this matter.

We have attached hereto a statement of your account at this office from the date you last received one and the cheque enclosed represents the full balance as stated.

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,
Administration Department.

WE:HA
Enclosures (3)

File No. 7281
Reg. No. 14365

Demshin HAGAATSU

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 April 4	Balance as per statement sent		\$2,679.21	
1945 March 20	Pacific Co-Operative Union - settlement of claim	8.15		
	Dr. L. Broe - settlement of claim	2.00		
April 23	Legal Fees	15.00		
May 11	Pacific Co-Operative Union - interest on unredeemable shares		.12	

CR \$ 2,654.18

88.19

Chaque & yon

2654.18

.12

1947 Jan 24

payee

Chaque & yon

.12

1948 Feb. 13

payee

Dr. on unredeemable shares - P. C. U.

.12

P. C. U.

.12

CHATTEL SUMMARY

File No. 7281

Sept. 7/45

Name: NAGAMATSU, Denshin

Reg. No. 14365

The above Japanese was evacuated on February 24th, 1942 but his wife remained on the property until her evacuation on May 19, 1942. He registered with the Custodian on May 1, 1942 at which time he declared himself to be the owner of no chattels as also did his wife.

Our field men checked the property on February 17/43 and found only a clothes line, a few old garden tools, two homemade tables and an sugar worth approximately \$15.00, ^{all together,} and also seven venetian blinds built and fitted in the ^{at that time.} windows of the house.

In view of the low class of chattels they were not considered worth trucking to the auctions at Haney.

NAGAMATSU wrote on February 27, 1943 enquiring about his chattels which he lists as follows:

- Venetian blinds
- Furnace
- Electric Pump
- 3 double beds and mattresses
- chairs
- table
- Baby bed and chairs
- Lot of farm tools
- Toys
- Many kinds of tools and plates.

X The first two items were left in the house when sold as fixtures. The pump was sold by his wife to lessee. The other chattels would also appear to have been sold by his wife prior to her evacuation as only an extremely small quantity was found by our men.

Certified Correct

Dated: Sept. 8/45

W. E. Anderson

March 14th, 1945.

Mr. Denshin NAGAMATSU,
Registration No. 14365,
201 1/2 Power St.,
Winnipeg, Man.

Dear Sir:

We have for acknowledgment your letter of the 8th of March, 1945. We are not clear from your letter as to what you wish done with regard to Matsuka of Port Haney, B. C. In any case we cannot do anything without knowing his correct first name and Postal address either before or after evacuation. There were a number of MATSUKAS living at Haney, and we are listing them below for your information giving their present addresses.

13039 Minoru MATSUOKA
9333 Ritsuko MATSUOKA
9334 Seiko MATSUOKA

9414 Tsunehiohi MATSUOKA
9335 Tsugio MATSUOKA

Roseberry, B.C.
Roseberry, B. C.
c/o Mrs. W. Wright,
Nakusp, B. C.
Roseberry, B. C.
Roseberry, B. C.

We suggest that you select from this list the party you wish to deal with and write to him direct, as this will simplify arriving at a settlement.

We would take this opportunity to draw your attention to the fact that we have written to you several times in connection with claims lodged against you but you have not replied to these letters. Perhaps the fact that you have changed your address may have entailed a delay in your receiving these letters but as they go back to last summer we can hardly conceive that you have not received some of them by this time. We are listing below the claims lodged against you and we request you to give the matter of a reply to this letter your immediate attention. If the claims are correct, all you require to do is authorize us to settle them on your behalf from your balance in this office of over \$2600.00.

1. Pacific Co-Operative Union..... \$ 8.15
2. Dr. L. Broe..... 2.00

Yours truly,

AMcA:ND

A. McAllister,
Claims Department.

209 Powers Street
Winnipeg, Manitoba
March 10th, 1945

British Columbia Security Commission
749 Somerset Building
Winnipeg, Man.

Dear Sirs:

This will be authority for the Office of
the Custodian to deduct from my assets in their hands,
the Sum of Twelve Dollars and Seventy-five Cents
(\$12.75), for the purpose of clearing off my indebted-
ness to (1) Pacific Co-operative Union, \$10.75; and
(2) Dr. L. Bros, \$2.00. 8-15

Signed,

Witness:

R. Morrison

Denishin Haganathan

Canada

DEPARTMENT OF THE SECRETARY OF STATE *R.P.4*
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 7251

Reg. No. 14365

506 Royal Bank Building,
 Vancouver, B. C.

APR 14 1944

Mr. Denshin NAGAMATSU,
 Emerson, Manitoba.

Dear Sir:

Re: Municipality of Pitt Meadows.
 Lot 5 of part of Lot 282, Group 1, Map 4461, District of
 New Westminster, C. of B. 52486.

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	\$ 2674.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 2674.00
Less:	
Tax arrears to December 31st, 1942	\$.15
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 3.15
Net proceeds of sale	\$ 2670.85

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.

1942

1942
 1942
 1942

1942	Debits	Credits	Balance
Jan. 1		Balance brought forward	4.97
		Credits re sale of property	4.97
Jan. 13	1.00	L.R.O. Co. of E.	
	4.97	Cheque to you.	
Jan. 19		P.C.U. cheques	
Feb. 4		Cheque to you	
26		Taxes	
		Taxes	
Apr. 6		Gen Life Assoc. Co.	
9		Cheque to you	
Aug. 23		Gen Life Assoc. Co.	
Dec. 7		" " " "	
1942			
Mar. 8		P.C.U. Interest on shares	
	368.33		
		2947.54	
		32	
		277.60	
	100.00		
	26.83		
	12.25		
	36.10		
	50.00		
	32.67		
	4.51		

CR 82629.21

BC-502-P
BC-272-B

BC/502-P
BC/272-B

Page 1 7.D.3
S.S. Form No. 40
(Sheet 1)

Farm Appraisal Report

COPY

File No. J.L.S. 303

Land Description Lot 6, Plan of S/D of 50.00 ac. ptn. of Lot 282, Op. 1, Map 4461, N.W.D.

Containing 10.00 acres Acres

Owner's Name Dushin Hagantou Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows B.C. Distance 1 mile

Market Town New Westminster Distance 16 "

Church (give denomination) C. of E. and United, Pitt Meadows, B.C. Distance 1 "

Nearest School Pitt Meadows Distance 1 "

State how property was identified: N.W. Corner located and map and road check.

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

Property fronts on Diamond Road - paved.

EXHIBIT No. 802-3
DATE Sept 14/48
FILED BY [Signature]

Is this district a good one? Fair, mostly small holdings in area.

Employment opportunity Fair at Diamond Sawmills and Hancy Brick Plant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing Value \$

Water supply: 30' dug well, cribbed with electric pressure, pump Value \$ 150.00

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27 x 32	Frame Stucco	1 1/2	Shgls.	1 yr.	Cement	Good	\$ 2500.00
Packing shed	x							
Garage	18 x 27	Frame	8'	Shgls.	2 "	Cement	Good	200.00
BARN	x							
Woodshed	18 x 20	Pole & shake	8'	Shake	5 "	poles in ground	Poor	nil
BARN	x							
Machine house	9 x 10	Frame	8'	Shgls.	2 "	Cement	Poor	nil
GRANARY	x							
Bath house	8 x 9	"	8'	"	5 "	Cement	Poor	"
Packing shed	9 x 12	"	8'	Shake	3 "	Shake	"	"
	x							
	x							

Electric light installed

Total present day value \$ 2700.00

Total Value Buildings add to farm House and woodshed \$ 2100.00

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

habitable? Well constructed house not quite one year old. Has full cement basement with

pipeless bricked in furnace & electric pressure pump & tank in cellar \$

Describe the basement and chimneys:

No. rooms downstairs? 4 Upstairs? 2 How finished Panelled and papered

Are buildings painted? Yes Condition of paint Good

Distance from nearest bush Unexposed

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.70	Level	12" to 18" ady. to gravelly loam	Gravel and sand	Small fruit, asparagus and building sites	\$60	\$ 402.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.55	Level	12" ady. gravelly loam	Gravel & sand	Partly cleared	\$75 an ac.	\$25
75	Undulating	12" clay loam	Clay	Heavy bush; some good fir trees for fire wood.	\$150 up per ac.	\$10
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	

10 ac.

Total value of Land \$ 473.25

Total added by buildings to value of farm \$ 2100.00

Well and electric pump \$ 150.00

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

Total value of farm \$ 2723.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Japanese owner vacated and property leased for this year for \$540 and from 1st Jan. 1943 at
\$10 per month. Growing crops in good fertility. Property has a well balanced home but no
bath or toilet in house.

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

Noxious weeds:

Some Canadian Thistles, but not bad.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of the District of Pitt Meadows.
Land assessed at \$1100.00
Improvements " 200.00
\$1300.00 - 1942 taxes \$24.15.

Date: 26th June, 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 25th day of June 1942.

Inspector's Signature

"L. B. FLUMBLY"

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

Remarks: This property is well located close to schools, and possible work at Hammond 6 miles away. Land is of a light, gravelly, sandy nature, and will dry out badly in hot seasons. With the last wet weather all crops are growing well and appear in good fertility.

Property leased to R. Bouffard of Hammond at \$540 for 1942 and renewal of lease on 1st Jan. 1943 at \$10.00 per month for duration of war. You will note that assessments of improvements are only \$200 which apparently does not allow for the new house recently erected. When this is assessed taxes will increase.

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

No fruit trees planted.

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.)

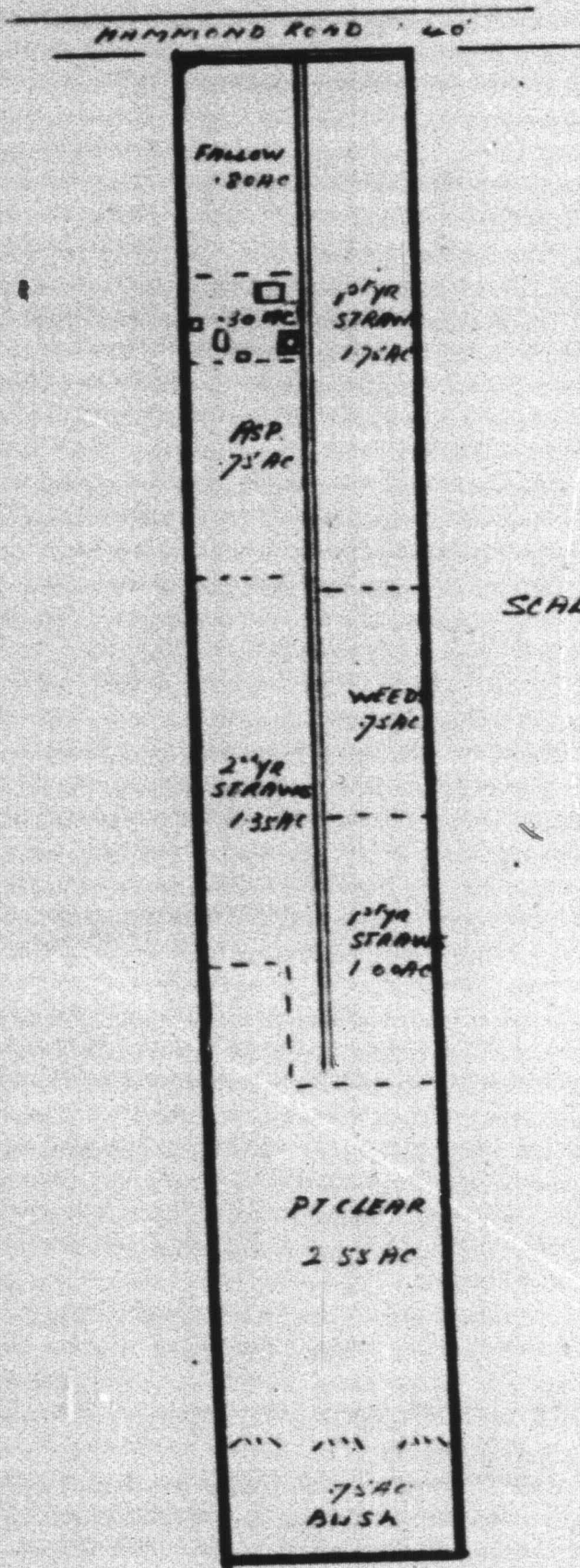
	<u>Present Value</u>
4.10 ac. strawberries; 1st and 2nd year plants.	\$ _____
.75 " asparagus - full bearing	\$ _____
.80 " fallow	\$ _____
.30 " building site	\$ _____
.75 " clear woods	\$ _____
<u>6.70</u> " cleared land	\$ _____
2.65 " pt. clear.	\$ _____
.75 " bush; some good fir wood trees	\$ _____
<u>10.00</u> "	\$ _____
	\$ _____
	\$ _____
Total \$	\$ _____

Amount fruit trees add to value of farm \$.....

Diagram of Property

DEKSHIN VAGAMATSU

Lot 5. = Plan of S/D. of 50.00 AC PTN. of Lot 282. 4/1 MAP 4461. N.W.D.



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 2000

Date 29th June 19 42.

"I. T. BARNET"
District Superintendent.

Emerson Man.
Nov. 3. 1943.

Dear Sir -

I am very sorry to ask to pay my
premium \$4.51 is balance. please pay from the Custodian
Office.

This Spring I had letter Mr. Byford is
living on my farm and so much rent and crops
money are going to Office end of July. We are very
hard living on these days now just ~~now~~ I
work on the Sugar Beets. Please send me
cheque \$100.00 look after my wife and four little children

Yours truly
D. Nagamatsu

Chin Y. E.
N.E.A.

ex. Bal.
\$ 11.75

EVACUATION SECTION	
Rec'd NOV 8 1943	
File No. 7281	
Ans. SA 4-26 wa	
Notarred	RDR

7281

August 18, 1943.

Mr. Denshin NAGAMATSU,
Registration No. 14365,
c/o W. R. Forrester,
Emerson, Manitoba.

Dear Sir:

Re: Sun Life Policy No. 2240111

For your information I am attaching hereto
copy of our letter of today's date to the Sun Life Assurance
Company of Canada with respect to the above numbered policy.

This payment has been made as requested by
yourself in your letter of August 9th. The total premium due
at July 10th was \$37.18. You have a credit balance in this
office of \$45.42 but as there are claims outstanding totalling
\$12.75 it left balance of \$32.67 which could be used for your
life insurance payment and which, as you see, has been sent to
the Sun Life Assurance Company.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

BF Oct. 18
see if Co. Bal will
permit payment of
balance.
my

Emerson Man.
Aug 9th 1943

7281



Dear Sir—

I have to pay for my
Insurance premium \$37.18 for 1943.

I am very sorry to I couldn't pay it.

Please you ask for Custodian
Office because they pay for it last
year premium and he send me letter
that I could pay next premium if
I ask it. I had my money at Office.

Please ask for it Sakuo Nagamatsu
brother of Denchin Nagamatsu so you
ask it to Office pay for his premium too.

Yours truly
Denchin Nagamatsu
Emerson Man.

Dividend
\$3.92
Balance
\$37.18

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Denshin Nagamatsu

File No. 7281

*48 W.R. Forrester
Emerson, man.*

Reg. No. 14365

Company Sun Life

Agency Vancouver Agency

Policy No. 2240111

Premium - \$ 41.10

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

Month July Day 10

REMARKS:

letter sent 13/9/43

7261

9th July, 1943.

Mr. Raymond Bouffard,
R.R. #1,
Hammond, B.C.

Dear Sir:

re: Benshin NAGAWATSI.

The Custodian is prepared to grant you extended tenancy of subject Japanese property at present under lease to you, that is to say from the termination of your present agreement to September 30th, 1944, for the sum of \$180.00.

If you are interested, would you please be good enough to sign the statement at the bottom of this letter and return the copy to us so that a new lease may be drawn at the expiration of the present one.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

I am prepared to complete a lease as per the terms described above.

Signed: _____

Custodian of Office

EVACUATION SECTION
Rec'd APR 22 1943
File No. 57501 Appak 19. 1943
Ans.
Referred Henderson

Dear Sir,

Thanks for enclosed cheque \$50.00 and advised me for the lease of property. However, at that time April 18th 1942, I leased my property to Raymond Bufford five Acres of Strawberries and Acre of Raspberries and from January 1, 1943, the rent will be \$10.00 per month for house, and same time I ask to Mr. Bufford to buy my fertilizer he said "yes" so \$70.75 worth of fertilizer. so I went to Pacific Union Co-Operative at Mission and transferred the receipt to Raymond Bufford. Mrs. George he done for me. so Mr. Bufford responsible for that debt. If Pacific Union Co-Operative said to paid from my credit please do not paid for it.

Please let me know if you paid my taxes 1942.

Yours truly
Mrs. K. Nagamatsu
Emerson, Manitoba

7281

7th April, 1943.

Mr. Denshin NAGAMATSU,
Registration No. 14365,
c/o A. Forrester,
Emerson, Manitoba.

Dear Sir:

In reply to your letter of March 10th, we enclose herewith our cheque for \$50.00, being payment on account of funds which we hold to your credit. Kindly acknowledge receipt of this remittance.

We have to advise that Mr. R. Bouffard has renewed his lease on your property up to September 30th, 1943, for the sum of \$225.00, payable July 31st, 1943. However, certain repairs had to be made to the furnace and the upstairs floors of the dwelling house, and the cost of same will be deducted from the rental. X

Some time ago we informed you that our records showed two claims against you: Dr. Broe for \$2.00 and Pacific Co-Operative Union for \$70.75 for fertilizer. In a previous letter you stated that Mr. Bouffard was responsible for the fertilizer, but on contacting Mr. Bouffard he informs us that his agreement with Mrs. Nagamatsu, at the time the lease was signed prior to her evacuation, was that Mrs. Nagamatsu was to have the strawberries fertilized, which was not done. In any case he says he is not responsible for this debt. The Pacific Co-Operative Union inform us that you own \$60.00 worth of their shares, which they will accept as part payment of this account, and ask that the balance of \$10.75 be paid from this office out of funds held to your credit.

The 1937 share certificate that was mailed for redemption has been credited to your account at the Pacific Co-Operative Union, as they have the power to do so under the Co-Operative Act.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF
Encl:

7281

March 25th, 1943

Mr. Denshin NAGAMATSU,
Registration No. 14365,
Emerson, Manitoba.

Dear Sir:-

Further to our Farm Department's letter of March 3rd and in answer to yours of February 27th, our fieldmen's inventory of February 17th shows the following:

- 1 Clothes line
- Few tools (garden)
- 2 H. M. Tables
- 1 Large auger

Appraisal on above - \$15.00

7 Venetian blinds

We understand there is also a furnace and an electric pump as our fieldmen reported that the tenant claimed to have spent some money on this.

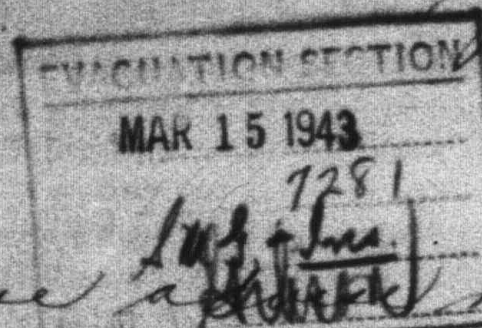
No other items such as you describe, appear on the inventory on our files.

Yours truly,

H. F. Green
Protection Department

HFG:IF

The Custodian Office.



March 10 4/43.

Dear Sir-

Mr. Anderson

Please advise me that I send a letter for the Land Taxes for 1942. whether you paid or not I want to be paid D. Nagamatsu and S. Nagamatsu for 1942 taxes.

To-day I have a man from B.C. Security Commission from Winnipeg Manitoba. he said he is helping for assistance. I asked about my Life Assurance Premium Due for 1942 for three men. he said he cannot help that he told me to send to the Custodian. So I am going to send these premium. Please paid them immediately.

Please let me know Mr. Raymond Bufford renting my house.

Please send me redemption of share

Pol. # 2240111 - Sun Life

	41.10
Less Divd.	6.33
	34.77
Less Int.	1.33
	\$36.10 owing

Yours Truly,

D. Nagamatsu

A. Forrester

Emerson Tran.

Cn Dal
\$131.52
29/3/43

Department of the Security of State

Office of Immigration and Naturalization
REC'D MAR 3 1943

February 27/43

Dear Sir--

acknowledged

I am sending ~~my~~ ^{out to Green} Pacific Co. Operative Union Share Certificate 1937.

I send a letter few weeks ago I wrote about the Fertilizer and my house, and Taxes for 1942.

Please let me know Mr. Raymond Bufford rent it my house, or not.

Before we came to Manitoba Sugar Bats. Mrs. Nagamatsu registered to Custodian my house is four rooms and hall and upstairs and basement. But I ~~not~~ ^{had} moved my lot of other things at my house. I just build new house and I had Venetian Blinds all for the windows and Electric Pump at Basement and Three Double Beds and Mattress Fervice at Basement. Chairs Table. Babybed. Babychairs. lot of farmers tools. childrens toys. so many kind of tools plates

I send a letter to Raymond Bufford but he didn't write me tell so whether he stay in my house or not.

Please send it money for the share credit.

Yours truly
L. Nagamatsu
American Man.

no. 14365

Anderson
JAMES M. CAMPBELL
BARRISTER SOLICITOR
NOTARY

MISSION CITY, B. C.

July 7th. 1942

The Custodian
Japanese Evacuation Section
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 8 1942

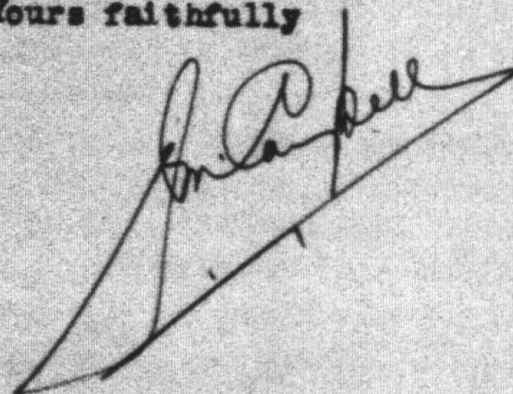
Dear Sir:-

Re K. & D. Nagamatsu
Your File 5750 and 7281

✓

Yours of the 6th. You may be quite correct in that the Lot should be 5 instead of 3 as I have it in the Lease. It is a marvel to me that there are not many more mistakes than there would appear to be. Some of the people had tax papers, others had none and I have to phone for descriptions of the land. I have no record of where I got the description which is in the lease but after all whatever land Bouffard is farming is the land which is leased and the description can be altered in January when the question of next year's lease comes up.

Yours faithfully



5750 ✓
7281

6th July, 1942.

Mr. J. M. Campbell,
Mission City, B.C.

Dear Sir:

re: K. & D. NAGAMATSU.

On April 18th, 1942, you drew up a lease
between Katsue Nagamatsu and Raymond Bouffard.
This property is in the name of Katsue Nagamatsu's
husband, Denshin Nagamatsu, and according to our
records you have drawn up the lease on the wrong
property, the description being Lot 5 N.W. 1/4 D.L. 282.

We would appreciate hearing from you in
this connection.

Yours truly,

Manager,
Farm Department.

WEA:GF

Department of the State
Office of the Secretary

EVACUATION SECTION
FEB 19 1943
File No. 7281
Ans.
Referred Richardson

February 15th/43.

Dear Sir:-

I thank you very much for sending cheque
sum of \$100.00; I was very glad to send it.

You advise me that about the fertilizer
and money that owed from Pacific Co. Union.
I couldn't hardly understand it. Before I
came to Sugar Beet, Mr. Nagamatsu he was
in Camp Red Pass. Mrs. Nagamatsu she sold
his ^{just} crop to Raymond Bufford. ^{P. U.} he gave me
cheque \$271.60. Mr. Shemik signed, and Fertilizer
are transferred to Raymond Bufford. and I
had not any money owe from Pacific Union
Co. How much money credit left there?
Please let me know, and send them. cause
Mr. Nagamatsu had any work and look after four
little children and wife.

I thank you for let me know about 1942
taxes, that isn't pay it. please pay from my
credit and send that receipt. Please pay
1942 taxes Sakur Nagamatsu to Municipality of Pitt
Meadows B.C. from my credit too.

Please let me know Mr. Raymond Bufford
are staying in me house. I promised that
house rent for \$10.00 month from 1943. Demand for
3/19/43. 275-15/7/43

Please let me know whose taking my crop
for 1943, too.

I am very sorry to said send me my
credit money, but where we stay Manitoba
very cold. Below temperature and old old
house. and we are very hard life for these
days. no car no money, very far town no
water. very far ~~to~~ to school. Please helped
me very best you can.

Yours truly
L. Kagamatsu
No. 14368
G. A. Forrester
Cameron Man.

5750/
7281

3rd February, 1943.

Mr. Denshin NAGAMATSU,
Registration No. 14365,
c/o A. Forrester,
Emerson, Man.

Dear Sir:

We enclose herewith our cheque in the amount of \$100.00, being payment on account of funds received from the Pacific Co-Operative Union in full settlement of their cheque in the amount of \$270.60 made in your favour.

The Pacific Co-Operative Union state that you owe them the sum of \$10.75 and that you purchased fertilizer in the amount of \$70.75 on March 20th, 1942, and they have credited \$60.00, being the value of your shares against this amount, thereby leaving a net balance owing you of \$10.75. Kindly advise us whether or not we should pay this on your behalf.

We note that the 1942 taxes on your property have not been paid. The amount owing was \$26.83 including interest to the 28th of this month. Please let us know whether or not you wish us to pay this on your behalf out of funds that we hold to your credit here.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

7281
5750

13th January, 1943.

Mr. & Mrs. Denshin HAGAMATSU,
Registration Nos. 14365 & 14141,
c/o A. Forrester,
Emerson, Manitoba.

Dear Sir and Madam:

We enclose herewith our cheque in the amount of \$4.97, which amount was paid to us on your behalf by the Provincial Collector of Income Tax covering 1½ of wage deductions for the first six months of 1941.

We are at this time unable to send you any funds out of your cheque issued by the Pacific Co-Operative Union, but are writing them today pointing out the urgency of your case and requesting them to arrange to honour your cheque immediately. Upon receipt of proceeds from your cheque we will be pleased to consider your request for funds.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OF

Encl:

Department of the State
Office of the Custodian

January 9/13 5250

JAN 12 1943
File 7/8
Ans. [initials]
Referred [initials]

Dear Sir -

I had a letter month before so I was waiting for money to send me but not send yet, I had great mistake to come to Mantoba because I have four little children and not enough money to look after my child because there is any work in Winter I try to find a work but I couldn't get work where I am, I work for Sugar But and Harvester about \$400. and I spend it all, paid for the new Baby Doctor and child get ill and toothache pay for the Doctor, and getting alone so on. But now on I have any money just I have is that Pacific-Co-operative. cheque. At B.C. I just built new house I put in all money. Now I going to look after my wife and children Please gave me relief for them from B.C. Security Commission

No. 14365 & 14141
To A. Horvater
Emerson, Man.

Yours truly,
D. Nagamatsu

File No. 7251
5750

Extract from Lease.

File #5750. & 7281

Lessor: Katsue NAGAMATSU.

Lessee: Raymond BOUFFARD.

Date: 18th April, 1942.

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

Consideration: \$540.00, paid, which includes price of water pump and tank. Commencing January 1st, 1943, rental to be \$10.00 per month.

Property:

Land: Lot ⁵ ③ in Block 282 containing 10 acres more or less, Municipality of Pitt Meadows, B.C.

House: Included, also buildings.

Chattels: Livestock and farm implements ✓

*Lease extended by Collateral Agreement to
Sept 30, 1943, for \$225. - payable July 31, 1943.*

*Lease & Collateral Agreement handed
to S.S. 15. 22/7/43*

File No. 5780
7281

OFFICE OF THE
JAPANESE
RECEIVED
DEC 2 1942

D. Nagamatsu
Emerson Mass.
November, 30th 42

Department of the Secretary of the State
The Consulate

Dear Sir

I received your letter which I send
a cheque \$271.60 K. Nagamatsu that you
cannot send any money.

We came to Manitoba for
Sugar Beets but my family are only
two men to work four little children one
baby just born in August. I paid my
own money to Doctor I haven't any
money for this winter just work
sugar beets. Please look after my
children from British Columbia
Security Commission,

Yours truly
D. Nagamatsu
J. A. Forrester
Emerson Mass.

5750

7281 ✓

18th November, 1942.

Mr. Daashin Nagamatsu,
c/o A. Forrester,
Emerson, Man.

Dear Sir:

We acknowledge receipt of your letter of the 10th instant, enclosing Pacific Co-Operative Union cheque No. 559 in the amount of \$271.60 payable to K. Nagamatsu, your wife.

At the present time the Union is not in a position to honour this cheque and, therefore, we are unable to send you any money. However, when we have been successful in effecting collection of same we will be pleased to consider your request.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OF

MEMORANDUM.

Files #7281 & #5750.

16th November, 1942.

To the Accounting Department.

From Mr. Richardson.

re: Denshin & Katsue WAGAMATSU.

Attached hereto please find cheque No. 559 from the Pacific Co-operative Union in the amount of \$271.60, payable to K. Waganatsu, File #5750, Registration No. 14141, wife of Denshin Waganatsu, File #7281, Registration No. 14365, to be held pending further instructions.

RDR:GF

NOV 16 1942

5750 CNA

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE

Date: Feb. 17th, 1943

NAME: NAGAMATSU, Denshin

REGISTRATION NO. 14365

ADDRESS: 2320 Hammond Rd. Pitt Meadows, B.C.

PROPERTY: App. 10 acres

ACREAGE: $6\frac{1}{2}$ Cleared

KIND OF CROPS: Straws

Asps
 $\frac{3}{4}$

Fruit Trees
5

APPROXIMATE ACREAGE OF EACH:

HOUSE: $1\frac{1}{2}$ Storey

VACANT:

OCCUPIED: Yes

DESCRIPTION: Stucco & Cement basement

ROOF: Shingle

SIZE: 28 x 34

NO. OF ROOMS: 5

CONDITION: Good

OTHER BUILDINGS: Packing shed 14 x 24, Woodshed 18 x 30

Brooder house 8 x 10

NAME OF LESSEE OR RENTOR: Mr. R. Boufard

TERMS: Now being arranged. (Has house on above property rented for \$15. pr.

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: Yes

OFF:

REMARKS: Mr. Bouford it seems has more Jap properties then he can look after. He claims to have spent some money on the above place re. Furnace, Electric pump etc.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

- 1 Clothes line
- few tools (Garden)
- 2 H.M. Tables
- 1 Large Auger

Appraisal on above \$ 15.00

- 7 Venetian Blinds

Signed:

R. M. Gannon

R. M. Gannon

7281

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.

12383
RC 502P 272 B.
Rev. 36

Transferred

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

- (1) NAME NAGAMATSU DENSHIN (RCMP) Reg. No. 14365
(Print) Surname Given Name
- (2) Pre-Evacuation Address Harris Road Pitt Meadows, B. C.
- (3) Present Address Lot 54 North Kildonan, Man.
- (4) REAL ESTATE
- (a) Street Address (if any) Harris Road, Pitt Meadows, B. C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) Municipality of Pitt Meadows
Lot (5) of part of Lot (282) Group (1) Map (4461) in the district of
New Westminster.
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Typical business
(iii) ~~Business~~
(iv) ~~Manufacture 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 | \$ 2,700.00 |
| (ii) Buildings | \$ 3,365.00 |
| (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) | \$ 6,065.00 |
| (v) Amount at which Custodian sold property and credited your account | \$ 2,674.00 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ 3,391.00 |
- 6000
9674
3326

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
Harris Road Pitt Meadows, B. C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
- (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")

In care of Custodian

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

1.	Chattels as per list attached	Estimated Value \$	995.00
2.		Estimated Value \$	
3.		Estimated Value \$	
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 995.00

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) - - - - - \$ 995.00)
- (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, Donald Haganstein
of North Kildonan

of the Municipality
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 20th day of December

A.D. 1947.

A Commissioner for Oaths

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.

The List of Chattels

Venetian Blind	100.00
Japanese Dolls	100.00
Stove	110.00
Christmas Lights	5.00
Gramophone	25.00
Dresser	10.00
Bureau	25.00
Berry Picking racks	10.00
Cultivator	5.00
Scale	20.00
Saw	5.00
Hammer & Nedges	5.00
Saw Gange	5.00
Carpenter's Level	3.50
Claw Hammer	1.00
Parasol	4.00
Car chain	7.00
Car Jacks (2)	25.00
Old Vee Joint Lumber 1000 Bd.Ft.	20.00
Old Doors	10.00
Digger (farm tool)	1.00
Auger	1.00
Garden Hoe	.50
10 Gallon Crock	2.00
New Lumber 500 Bd.Ft.	10.00
Beds Complete (3)	75.00
Baby's Bed	10.00

\$595.00

CASE NO. 902

IN THE MATTER OF THE "INQUIRIES ACT"

PART I REVISED STATUTES OF CANADA 1927, CHAPTER 22JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

10

(THE HONOURABLE MR. JUSTICE A.G. DUCKINHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 14th, 1948

IN THE MATTER OF THE CLAIM OF

20

DENSHIN NAGAMATSUPROCEEDINGS AT HEARINGAPPEARANCES:F.M. FERG, Esq., Appearing for the
Dominion GovernmentS.M. CHERNIAK, Esq., Appearing for the
Claimant.

- - - - -

G.H.A. UPTON, Esq., Official Interpreter.

MARK H. FRANGE, Esq., Official Reporter.

20

D. Nagamatsu
In Chief.

DENSHIN NAGAMATSU, the Claimant herein
being first duly sworn testified as
follows:-

MR. CHERNIAK: I ask leave to amend in this matter
- your Honour to show the real estate at a total
valuation of \$6,000.00, the Custodian's sale
price \$2,674.00 and the loss claimed \$3,326.00.
As to the personal property, the total loss
claimed is \$446.00

10

Q Mr. Nagamatsu, I show you two typewritten state-
ments, were these prepared in accordance with
your instructions? A Yes.

Q Are these your signatures?

A Yes.

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

A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respect-
ively, Your Honour, the Real Estate Statement and
the Personal Chattel Statement.

20

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend
I will tender as Exhibit 3 the S.S.B. Appraisal
Form and as Exhibit 4 the Analysis as prepared
by the Custodian.

(S.S.B. APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: Referring now to Exhibit 1, Your
Honour, you will note that the Claimant sets

30

3.

D. Nagamatsu
In Chief.

18 out that he purchased this property in 1931 from
Henry Chatwin for \$600.00 at which time the
property was all bush. I have on file and I am
showing to my learned friend, a copy of deed of
land dated April 28th, 1938, from Chatwin to the
Claimant for \$600.00 referring to the land in
question. I also have on my file and I am showing
to my learned friend a certificate of title
number 116244 - E, dated July 13th, 1936, standing
in the name of the Claimant. The Claimant sets
out that he cleared seven and a half acres of
land of the ten acres which he had and partially
cleared two acres at a cost of approximately
\$150.00 to \$175.00 per acre. In this connection
Exhibit B, the S.S.B. Appraisal indicates that
there are about two and a half acres which have
been partially cleared and the cost of reclamation
of that area is estimated at \$75.00 an acre and
three quarters of an acre, which the S.S.B. Appraisal
states was uncleared would be \$150.00 and upwards
per acre. The Claimant sets out that he dug a well
for \$200.00 in 1938 and in 1941 he equipped the
well with an electrical pump at a cost of \$235.00
for the pump alone. The S.S.B. Appraisal, Exhibit
B indicates the well and the pump and shows a
value of \$150.00 for this and adds \$150.00 to the
value of the land. The Claimant also sets out that
he planted about 12 mixed fruit trees and indicates
the crop he had on the land at date of evacuation.
20 He then indicates the various buildings which were

4.
D. Haganston
In Chief.

10 on the land, setting out their size, their finish, the date built and the estimated cost. The most important of them is that of the house which was built in 1941 - 1942. The Claimant tells us that the house was built under contract for \$2,000.00 but was not completed and that it would cost him \$700.00 for finishing and the installation of electricity, total estimated cost \$2,700.00. This is borne out fairly closely in Exhibit 3 where they indicate the valuation of the house at \$2,500.00. The other buildings, however, there is a certain discrepancy there, mainly as to value. The Claimant sets out that he thinks both the land and the buildings have been undervalued by the appraiser. For example, he himself paid \$50.00 per acre un-cleared whereas the appraiser values the land at \$40.00 per acre cleared. The Claimant further states that in his opinion the fair market value at date of sale was at least \$5,000.00

20 The S.S.B. Appraisal, Exhibit 3, situates this property at one mile from Pitt Meadows and fifteen miles from New Westminster. The property fronts on Hammond Road, a paved road. He shows the value of the buildings at \$2,700.00 and only adds \$2,100. to the value of the land. He states it is a well constructed house not quite one year old. Has a full cement basement, pipeless bricked in furnace and electric pressure pump and tank in cellar. It is panelled and papered and the upstairs is unfinished. There is a comment on page 2 of the S.S.B.

20

5.
D. Nagamatsu
In Chief.

Appraisal that the growing crops are in good fertility and that the property is a well balanced home. Other than what has been indicated, Your Honour, it is merely a question as to valuation. As to the personal chattels Your Honour will note from Exhibit 2 that the claimant had in his original claim shown the cost price of most of the items for which he was claiming but indicates he has now amended his claim and if Your Honour will look at Exhibit 4, the Custodian's Analysis, you will find in the column entitled 'sales' there is the year of purchase and the new claim shows opposite the original claim. \$446.00 is the total value. The price paid is not indicated because in most cases the price paid was the price for which claim was made. Your Honour will note that venetian blinds are indicated as being sold as fixtures with the real property. That is a matter of law and not a matter of fact as to whether venetian blinds and other stuff are part of the fixtures. If they are fixtures they are not referred to in the S.B.B. Appraisal. If they are not fixtures they should not be sold with the real property and the claim should stand.

- Q Mr. Nagamatsu, were your venetian blinds removable or not? A They were removable
- Q Your stove, was it in any way fixed to the property, nailed in or cemented in?

6.
D. Hagmann.
In Chief.

A: It was removable.

19 MR. CHENHIK: Your Honour will note that the major portion, well, the substantial portion of this claim is shown by the Custodian as reported but not found and as no record at any time. Your Honour will also note that the Claimant was evacuated in February, 1942, February 24th, 1942, made his declaration sometime later, on May 1st, 1942 and there is no indication on the Custodian's Analysis as to any inventory having been taken by the Custodian. I trust my learned friend will be able to tell us more about what attempts were made to inventory the goods of the claimant or to inspect the house and report on what was found.

20 MR. FERD: It is submitted, Your Honour, that the real property was sold at its fair market value and it is further submitted that in this man's J.P. Form which is the initial document signed on evacuation proceedings, he was asked the question whether he owned any personal property and his answer is 'none'. It is submitted that if the Custodian, under the circumstances, is held liable, the prices claimed are excessive and unreasonable.

I will put the J.P. Form in as Exhibit 5.

(J.P. FORM, EXHIBIT 5.)

20 CROSS EXAMINED BY MR. FERD:

D. Maganatan.
Gr-Ram.

Q Mr. Maganatan, is that your signature to the J.P. Form? A Yes, I signed that.

MR. FERG: This J.P. Form, Your Honour is dated the 1st of May, 1942 and is signed by the Claimant.

Q Why didn't you report to the Custodian owning chattels and personal things at that time?

A I was sent to a road camp originally and when I came back I signed this but I didn't know the meaning of it.

10

Q You didn't know the meaning of it?

A No, I didn't know the meaning of it.

Q Where were your chattels then, at the time you made out Exhibit B? A In my house.

Q Did you rent your property to somebody?

A Yes.

Q You made the lease yourself?

A That lease was fixed up by my wife but whether it was sent to the Custodian or what has happened to it since we don't know, we are trying to find out.

20

Q Who is your tenant? A Mr. Beaufort.

Q And these chattels were left with Mr. Beaufort?

A Yes.

Q Have you got a copy of the lease?

A We had a copy of the lease but what arrangements in connection with the lease were made by my wife I am not quite certain of now. My wife is here now and if there are any questions to ask you can ask her.

30

Q Have you any written copy of the lease between

Beaufort and yourself?

A It is lost and I don't know whether a copy of it was sent to the Custodian or not.

Q How do you know if your wife sold any of your details before she was evacuated?

A Well - - -

MR. CHERNIAK: Your Honour, the wife is here and my learned friend can call her if he wishes to know that.

10 THE WITNESS: Well, she didn't sell a single thing.

MR. FERG:

Q Now when you talk about a stove in your claim, do you mean a furnace?

A That was a kitchen stove.

Q What had you paid for the kitchen stove?

A I am not quite certain whether it was \$88.00 or \$110.00

Q And that is what you are claiming for, you are not claiming for the furnace; you are claiming for the stove and not the furnace? A My claim is for the stove.

20

Q Now you say your wife sold no articles at all?

A No.

Q Your wife did sell the pump, didn't she?

A No.

Q Your wife didn't sell the pump to the tenant of the property? A No, she didn't sell anything.

Q Did you sell any articles yourself?

30

A I didn't sell anything.

D. Haganova.
Gr-Hum.

MR. FERRE: All right.

MR. CHENIAK: May I ask my learned friend if he did or did not receive this lease that he was pressing my client to produce?

MR. FERRE: I have no record of it. I can go into the master file again.

Q You didn't have an independent valuation made of your house and land at the time of evacuation or since? A I put the price on it myself, but I was offered \$8,500.00 for the house. I was offered \$8,500.00 for the property and the house which was unfinished. The basement wasn't finished, I fixed it up afterwards.

Q Who offered you that? A Mr. Britter I think his name was.

Q Was he a real estate man or a business man or who was he? A He was a contractor.

Q Did he make you that offer in writing?

A No, it was in a conversation with myself.

Q Do you think he was serious about his offer?

A Yes, as a matter of fact I thought it was too low.

Q And when was that offer made?

A I think about July, 1941.

Q Did he come to see you or did you go to see him? A No, I didn't go to him, he came to me.

MR. FERRE: All right.

RE-EXAMINATION BY MR. CHENIAK:

D. Nagamatsu
Re-Exam.

Q Where does this man live?

A He lives at Maple Ridge about one mile from my house.

Q And he is a contractor there?

A He was at that time a contractor in that neighborhood.

Q He isn't a Japanese person?

A He is a white man.

Q And as far as you know he is still there?

10

A To the best of my knowledge he is still there, he is a very good carpenter.

Q Mr. Nagamatsu, when you completed your J.P. Form, the one that my learned friend has just shown you, were you asked specifically whether or not you had any chattels?

A I am not perfectly certain on this point. At that time my wife was about to bear at that time and she was told to ask me to sign this.

Q And you signed it? A Yes, that is my signature.

20

Q Your wife had already completed her form, to your knowledge, her J.P. Form?

A I don't know, I was at the road camp and I can't say.

Q- My learned friend asked you about how much you paid for the stove and you said you were not sure, either \$95.00 or \$110.00, who gave you the actual information as to how much the stove cost?

A I got that information from the store Furraya Shoten.

30

D. Nagamatsu.
Re-Exam.

Mrs. K. Nagamatsu
In Chief.

Q Do you mean you bought your stove there?

A Yes.

MRS. KATSUE NAGAMATSU, Wife of the Claimant
being first duly sworn, testified as
follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mrs. Nagamatsu, when was your husband taken
away to the road camp? A That was the
month of February.

Q February, 1942? A Yes.

Q And you were left at home?

A Yes.

Q With any children? A Three.

Q And you were about to have another child?

A Yes.

Q And you were the one that had the responsibility
of looking after the house?

A Yes.

Q And the furniture? A Yes.

Q And the children? A Yes, and the truck.

Q And the crop? A Yes.

Q And to pack? A Yes.

Q And you made all the arrangements of moving,
did you? A Yes.

Q Did you rent the property?

A Yes.

Q To Mr. Beaufort? A Yes.

Q And you had the lease signed?

A Yes.

Mrs. K. Nagamatsu.
In Chief.

Q You remember when you went to the Custodian to make your report? A That was about the middle of April, or the first of April, I am not sure.

Q Was it a big Hall? A Yes, the Japanese Hall at Hammond.

Q Did you have your children with you when you went there? A Yes.

Q All three of them? A Yes.

10

MR. CHERNIACK: Has my learned friend got the J.P. Form signed by Mrs. Nagamatsu?

Q Do you remember the conversation you had, do you remember it very clearly?

A What do you mean?

Q Can you remember exactly what happened?

A Oh yes.

THE COMMISSIONER: Would he likely have that form of here?

20

MR. CHERNIACK: Your Honour, it wasn't on the file I saw.

THE COMMISSIONER: She made no claim herself?

MR. CHERNIACK: No, Your Honour.

Q Do you remember whether you reported this furniture and stove? A I went to the custodian and he asked me about the house and everything and then I went to another desk, I guess he talked Japanese and he said 'Then you got no bed?' And I said 'Yes, I have everything' and he said maybe next time your husband come how he is going to fill in a paper and I didn't

30

Mrs. K. Haganatsu.
In Chief.

fill in anything at that time.

Q But you did discuss that you had furniture and he said maybe your husband will look after it when he comes back? A Yes, and after he came home he went to the place and he didn't say anything about it.

Q Do you remember at the time you filled out your J.F. Form, had you already told the Custodian about leasing the property?

10

A No.

Q You rented it later? A Yes.

Q Do you remember telling the Custodian that you rented it? A I didn't speak to the Custodian.

Q You are not sure? A No.

Q As I understand it, in April, 1942, when you were in this Japanese Hall with all these other people you discussed the property and you knew you were going away then?

20

A Yes.

Q And at that time it wasn't rented property?

A No.

Q And he asked you about your furniture?

A Yes.

Q And you said you had some? A Yes.

Q And he said 'Well, when your husband comes they will look after it'? A Yes.

Q There was a stove that Mr. Ferg asked your husband about, about how much it cost, do you know how much it cost?

30

Mrs. K. Wiganatsu,
In Chief,
Or-Exam.

A I paid \$110.00.

Q You are sure of that? A Yes.

CROSS-EXAMINED BY MR. FERG:

Q You made the lease with Mr. Beaufort?

A Yes.

Q Were you present when it was signed by Mr. Beaufort and your husband?

A I did myself.

10 Q You signed for your husband?

A No, I didn't sign my husband's, I just signed my own name.

Q You signed your own name to the lease?

A Yes.

Q Have you got a copy of that lease?

A I am supposed to have one but I haven't got it now. Maybe I sent it to the Custodian, I haven't got it at home.

20 Q Do you know whether you sent it to the Custodian or not? A I think I did.

Q About when would you send it to the Custodian?

A The Custodian doesn't know that our house was sold you know.

Q Well, at any rate, when you leased the property to Mr. Beaufort, did you include the chattels in the lease, did you include your stove and household furnishings?

A No, just the crop.

30 Q And the house? A Yes, he said he is going to pay \$10.00 a month.

Mrs. A. H. H. H. H.
Gr-Evan.

Q He moved into the house? A Yes.

Q And these goods were in that house?

A Yes.

Q And you left them with Mr. Beaufort?

A Yes.

Q And did he sign a receipt that he was going to look after them for you?

A Yes, till I went back there.

Q He would look after them till you went back there? A Yes.

Q Have you got that receipt?

A It was right on the agreement.

Q It was right in the lease?

A Yes.

Q And neither you nor your husband have a copy of that lease now? A I haven't got it at home so I guess I sent it to the Custodian.

Q You think you sent it to the Custodian?

A Yes.

20

Q Now these venetian blinds, how many of them were there? A Seven altogether

Q And with venetian blinds you have to screw them into the window frame? A Yes.

Q In other words they are put in there and fastened in there and they stay there?

A Yes.

MR. CHERNIAK: It is no problem to unscrew them from the window frame.

20

THE COMMISSIONER: We all know what venetian blinds

Mrs. K. Nagamatsu.
Cy-Ryan.

MR. FERG:

That is all, Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark H. Pearce
(Mark H. Pearce)
OFFICIAL REPORTER

19

I, the undersigned Sub-Commissioner hereby
certify that the foregoing 16 pages of typewritten
matter contain a true and accurate record of the
sub-commission held in the Law Courts Building
Winnipeg, Manitoba, at the time and date first above
mentioned.

J. G. Burdette
(SUB-COMMISSIONER)

20

Defence Brief
Denshin NAGAMATSU

WINNIPEG
14 Sept. 48
V.L.A. Deal

File No. 7281

Case No. 902 ✓

REAL PROPERTY CLAIM

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
6000.00 Trans. 2 lines 4-7	2723.25	2674.00

Witness: L. B. Plumbly, Appraiser ✓

Submission: Sold for fair market value.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

446.00 Trans. 2 lines 8-9

(a) Goods valued by
claimant at 85.00 ✓ Sold with real property.
(Venetian Blinds)

(b) Goods valued at 126.00 ✓ Reported but not found.

Witness: Carlsen ✓
R.M. Anderson ✓

(c) Goods valued at 224.00 ✓ Undeclared and not found. *no real*

Witness: Carlsen
R.M. Anderson

(d) Goods valued at 11.00 ✓ Abandoned.

Witness: Carlsen
R.M. Anderson

Trans. 6 - Counsel's complaint that no inventory taken. Custodian's field men Carlsen & Anderson visited the property and made an inventory 17 Feb. 43 (See "Report on evacuated Jap property" on case file -- this was on the file at the hearing.) which has now been entered on Analysis Ex. 902-4.

Regarding items (b) and (c) See Trans. 7. The wife leased the property to one Bouffard before evacuation and left the chattels with him. Wife confirmed this Trans. 11 lines 26-30. Trans. 8 Claimant says neither he nor his wife sold any

chattels before evacuation. It is to be noted however that Custodian's field men found only 1 clothes line, a few garden tools, 2 homemade tables and 1 large auger when they visited the place on 17 Feb. 43. If neither the man or his wife sold any of the chattels, the responsibility would appear to be the tenants and not the Custodian's.

Trans. p. 12-13 should be read regarding the "none" declaration on J.P. form.

Trans. p. 14. Mrs. Nagamatsu made the lease. Her husband was not present and she signed her own name. She has no copy but thinks she sent one to the Custodian. (There is no record on any file here of any copy.) She did not include the stove and household furnishings in the lease "just the crop", but see Trans. page 15: Bouffard moved into the house and all the goods were in it. She admitted that she left them with the tenant and that he signed a receipt that he would look after them until she went back there. This receipt was right on the agreement.

Submission:

That this man's J.P. form, ----- he was asked the question whether he owned any personal property and his answer was "NONE". That if the Custodian, under the circumstances is held liable, the prices claimed are excessive and unreasonable.

RWN/mw

Name of Claimant

NAGAMATSU, Denzshin

Case

902

Custodian File

7281

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		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
						2674.00		2361.30			2361.30	
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					
			46%	339.50								
					156.17				156.17			
TOTAL RECOMMENDATION										2517.55		

7281

October 10th, 1950.

Mr. Denshin NAGAMATSU,
Lot 54,
North Kildonan, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 902

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 ... \$2,517.55.

Cheque in your favour is enclosed for \$2,371.92
and we have paid the Co-Operative Committee .. \$ 145.63
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.