

7532

SURREY

FILE No. 7532

**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: NAGANOBU Torahichiro Charles
HOME ADDRESS: Old Yale Rd. R. R. #4, New Westminster, B. C.
REGISTRATION NUMBER 04449 SEX: male AGE: 75
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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Fuki *7562 No claims - 7/3/44*

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: all over 16

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Block 9, sec. 27, B1 NW 2 / in the Corp.
of Surrey, in the District of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed 2 storeyed wooden frame
dwelling house. 3 chicken houses 3 brooder houses 1 woodshed-garage
1 greenhouse 3 colony houses

3. INSURANCE (Give particulars; state where policies are) Home Fire & Marine Ins. Co. of Calif.
\$1000.00 on dwelling house. Policy #191373

4. TAXES (Amount and where payable) \$54.45 1941 paid at Munc. Hall, Surrey, B.C.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Japan & Canada Trust Savings Co.,
Powell St., Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN fruit trees

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:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- IN HOUSE: KITCHEN UTENSILS, range, heater, dining room set, 3 beds, 3 tables,
6 chairs,
- IN CHICKEN HOUSES: 3 electric brooders, 2 incubators, straw cutter, farm
implements, garden tools,
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- chickens: undecided as to what to do with them
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Japan & Canada Trust Co., Powell St., Vancouver, B. C.
\$500.00 (Has given title as security)

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 4th day of May 1942

(Signature) C. Haganobu

T. J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE June 7, 1943.

File No. 7532

All Name NAGANOBU, Torahichiro Charles (Mr.)
(Surname in Block Letters)

Registration No. 04449

Male - Female
(Check)

Age Nov. 16, 1865.

Former Address Old Yale Road, R. R. #4, New Westminster, B. C.

Date Evacuated May 28, 1942.

Naturalized - Canadian-Born - National
(Check)

Present Address Red Lake, B. C.

Chase B.C. Sept 7^c 1950

Married - Single
(Check)

Name of Wife ^{née} (NISHI) Fuki - Reg. #12612

Name of Husband

Name of Mother ^{née} (NAGANOBU) Risa - Dec'd

Name of Father OHTA, Yozo - Dec'd

Names of Children under 16

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer (Chicken) and Cannery Worker. Owner of 13 $\frac{1}{2}$ acres
of land and one house.

78/10

8C-548-9
8C-632-8

20/548-7
20/552-8

Page 1

U.S. Form No. 4
(Sheet 1)

Farm Appraisal Report

File No. FL-461

Land Description Block 9 of Sec. 27 of Blk. 5 N., R. 2 E., T. 2 N.
Containing 13.12 Acres

Owner's Name NAGANOHU, Chas. Post Office Address R.R. 4, New Westminster, B.C.

Nearest Rail Point South Westminster Distance 2 miles

Market Town New Westminster Distance 3 1/2 "

Church (give denomination) Ang. 1 1/2 miles; other at Westminster Distance 3 1/2 "

Nearest School Simon Cunningham Distance 1 "

State how property was identified: L.R.O. sketch, map and corner post.

Roads: State whether property has access to main road, the kind of road and its condition.
In No. 1561 Old Yale Road. Gravelled 1/2 mile to Peace Arch Highway.

Is this district a good one? Yes. EXHIBIT No. 127-2
DATE March 17, 1945
FILED BY M. Doughty

Employment opportunity On edge of industrial area. Full opportunity.

Pre-dominating Nationality and religion British; none predominating.

Describe Fencing and its condition: West bay pt. way. Chicken runs with Value Inc. in land.
core netting only.

Water supply: Well beside house. Reported permanent supply. Value " " "

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 26	Imber	12'	Shgl.	Y. old	4" x 7" posts	Poor	400.00
Veranda	4 x 7	"	8'	Shgl.	Y. old	"	"	50.00
Garage	10 x 26	"	10'	Shgl.	Y. old	"	Poor	240.00
1st. Barn	20 x 42	"	16'	Shgl.	"	"	Fair	340.00
"	20 x 48	"	7'	"	"	"	Poor	25.00
"	24 x 120	"	8'	"	"	"	Good	80.00
"	12 x 18	"	7'	"	"	"	"	20.00
"	16 x 40	"	7'	"	"	"	Poor	10.00
"	16 x 16	"	8'	"	"	"	"	10.00
"	12 x 14	"	8'	"	"	"	"	"
"	10 x 12	"	8'	"	"	"	"	"
"	24 x 60	Too old to be of value.	"	"	"	"	"	20.00
Warehouse	12 x 24	Imber	7'	Shgl.	"	"	"	"

(the latter bldg. is mostly on road allowance)

(Full electric lighting established)

Total present day value 1255.00

Total Value Buildings add to farm

800.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Had to judge house from peeking through windows, as it is tightly

locked, and pass key will not open it.

Describe the basement and chimney: Half of space walled into basement with 3' cement wall & completed with 4' posts. Thus half of house rests on cement wall & rest
No. rooms downstairs? 3 (estimated) How finished Matched lbr. & paper, on posts
with 7" x 7" nailing.

Are buildings painted? House only. Condition of paint very old.

Distance from nearest bush 100 yards.

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

Cultivated Land

BC/548-P
BC/652-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.5	Near level 2.5 ac.	20" black loam to muck.	Sandy hard- pan.	None; includes bldg. site, & old cul- tivation.	50.00	125.00
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
10.7	Undulating 10.7 ac. (Has a fuel value, no timber)	Pt. clay, clay loam; pt. with under- blk. ln. lying hard- pan.		Heavy clear- ing. This is dense & heavy.	(est.) \$200.00	20.00 214.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 339.00

Total added by buildings to value of farm \$ 800.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 20.00

Total value of farm \$ 1,159.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Has not been kept under cultivation. Appears to have been used only
for chicken farm. Stated by neighbors to have been leased to one Douglas
Simpson of Vancouver, but he has not yet occupied it. Did not see him.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Without more drainage it is not suited for any type of farming.
(See comments).

Noxious weeds: Canada thistle.

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

Mun. & School - \$54.45.
Surrey Municipality.
Cloverdale, B.C.

Date: 7th July 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 6 day of July 19 42

Inspector's Signature "B.C. WORMWORTH"

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

Farm Appraisal Report

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

[illegible]

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

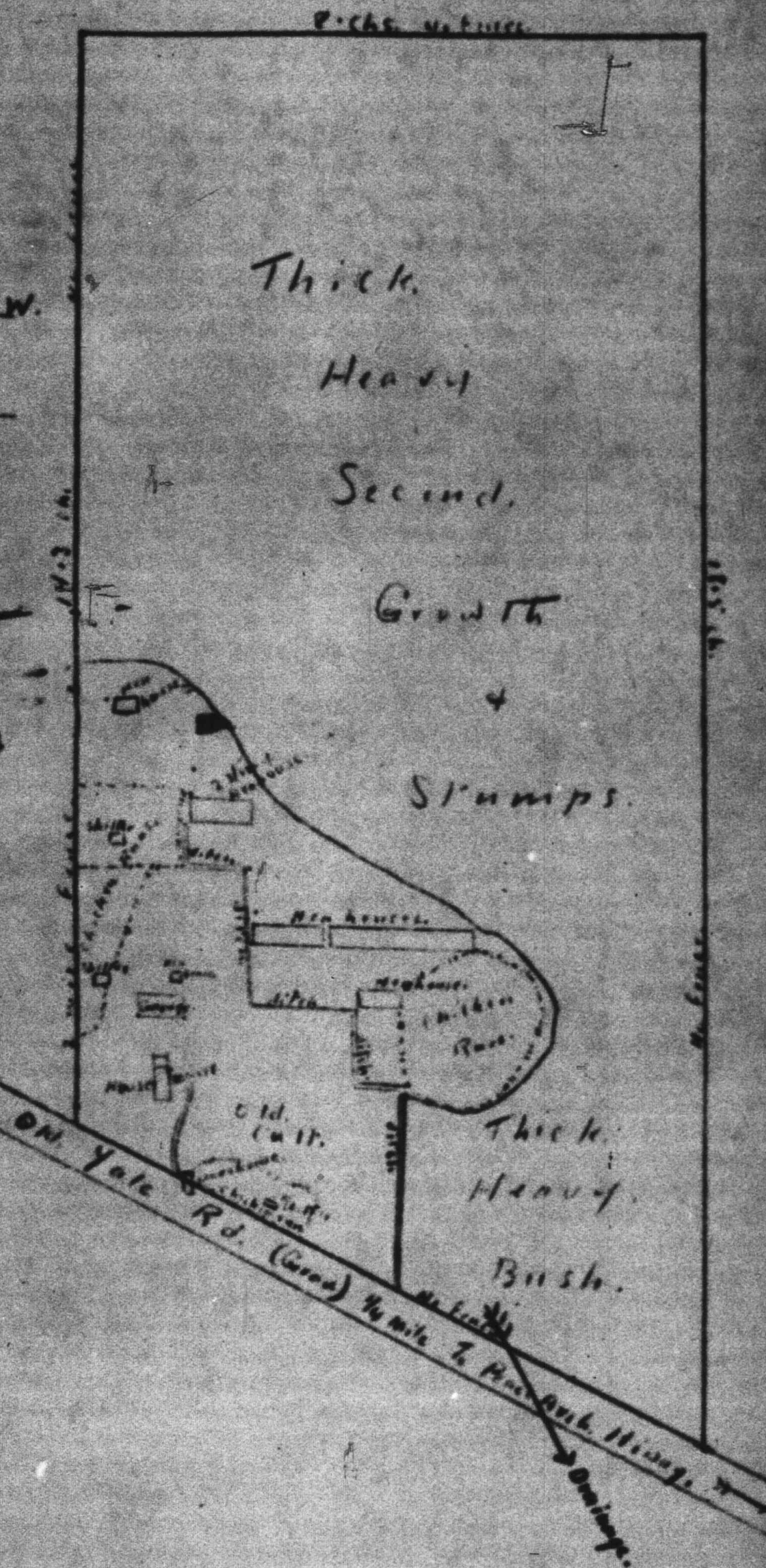
Diagram of Property

Charles NAGANOBU

B16-9 Sec 27. B145N. R. 2. W.
Map. 822.

13.12 acres.

Scale 2 ch.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1100.00

Date 9th July 19 42.

"I.T. BARNET"
District Superintendent.

Evacuated May 28/42

REPORT
ON EVACUATED JAPANESE PROPERTY

File No: 2532

MUNICIPALITY: Surrey.

Date: July 10, 1942.

NAME: NAGANOBU, Torahichiro Charles

REGISTRATION NO. 04449.

ADDRESS: 1561 Old Yale Rd. New Westminster, B.C.

PROPERTY:

ACREAGE: 13.12 5 acres cleared (mostly overgrown now) rest bush.

KIND OF CROPS: Fruit Trees.

APPROXIMATE ACREAGE OF EACH: $\frac{1}{2}$ doz. mixed.

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

VACANT: Yes.

OCCUPIED

DESCRIPTION: Frame.

ROOF: Shingle.

SIZE: 22 x 26.

NO. OF ROOMS 5.

CONDITION: Fair.

OTHER BUILDINGS: Garage 20 x 40, small shed (nailed up), (20' x 50' glass windows).
small chicken house 22 x 14, 5 colony hses. old shack, chicken hse. 175'.
NAME OF LESSEE OR RENTOR: None. storage shed chicken hse. 40'.

TERMS:

WATER: 2 Wells.

ON:

OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: Upstairs poor, badly papered. Downstairs poorly papered.
Windows & doors locked. Horse & Shetland pony grazing on land.

INVENTORY OF CHATTELS LEFT ON PROPERTY
In house downstairs.

Dining table.
3 piece settee set.
Writing desk & book case combined.
Morris chair. (leather cushions.)
Magazine rack.
Book stand.
Deer head.
Buffet.
Egg scale.
Wicker tray.
Glass " "
Framed boat model.
3 pictures. (framed)
Rug. (on floor)
5 Kitchen chairs.
Heater. (modern, Duo-Therm)
Box. (Jap. flower vase)
2 Heater.
Kitchen range.
Pair of ice skates.
Pencil sharpener. (Ever Handy)
2 Kitchen cabinets. (few dishes)
Small cupboard.
Chest of drawers.
Small table. (2 drawers)
Car seat. (full width)
Kitchen table.
Wall clock.

Electric Iron.
Hand saw.
2 pr. rubber boots.
1" Auger.
Screen door.
Coffee pot.
3 gal. stone crock.
2-6 gal. " " "

Upstairs.
2 Heaters.
Writing desk.
2-6 1/2' lengths flat steel & clamps.
4 boxes. (nailed up)
Bed.
Wash stand. (old)
High chair.
4 Dining chairs. (old)
Crib.
Wooden book ends.
Western Hand Trap.

In basement.
Heater.
Incubator. (oil)
Sewer shovel.
Bdle. of garden tools.

Signed: *J. Mayson*

H. J. Logan

Continued.

*This part of original list
dated July 10, 1942.*

List of chattels belonging to NAGANOBU, Torahichiro Charles.
1561 Old Yale Rd. New Westminster, B.C.

In the garage.

3 lengths 20' $\frac{1}{2}$ " galvanized pipe.

Desk.

Chair.

Roll Tar paper.

Ctn. (containing egg ctns.)

Shovel.

2 Sledge hammers.

In small shed.

Lawn Mower.

2 Heaters.

Iron pulley & hook.

Hand sprayer.

Myers Sewer pump.

4 cylinder automobile engine.

2 Automobile transmissions.

2 Mole traps.

2 Cross cut saws.

2 Automobile tires (6.25 x 16) & 3 wheels.

5 small rolls chicken netting.

Box. (containing set of 4 pistons)

Large bench hand drill.

Fog light.

4 Automobile doors.

Numerous boxes containing
car parts (nuts, bolts, gears,
washers, electric wiring etc)

In old shack.

Large quantity of fish net.

Cross cut saw.

6 lge. milk cans.

In chicken house. 175'

3 Brooders. *Chickens*

1 Incubator.

Feed chopper.

2 crock drinking fountains.

13 metal feed troughs.

Signed:

[Signature]

C L A I M

File No.

75? ✓

DATE

September 21, 1942

CREDITOR

The Brackman-Ker Milling Co. Ltd.

DEBTOR

Mr. C. Naganobu
Yale Rd.
R. R. 4
New Westminster, B. C.

AMOUNT OWING

\$15.81

Handwritten signature/initials

AGENT

ORIGINAL FILE

G 68

Jan. 5, 1943

M. A.D.

File No. 7532.

CLAIMS DEPARTMENT

March 7th, 1944.

Torahichiro Charles NAGANOBU - Reg. No. 04449

CREDITORS:

1. T. Matsuyama & Co. Limited	\$859.99	<i>As per "fully settled"</i>
2. Brackman-Ror Milling Co. Ltd.	15.81	<i>OK to pay</i>
		<i>230-3-44</i>
		<i>B</i>

No account as at March 7/44.

/DE

NOTE: No claims on NAGANOBU's wife's file No. 7562.

LIABILITY SUMMARY

File No. 7532.

Charles Torahichiro NAGANOBU - Reg. No. 04449.

The above named Japanese declared on his JP Form, signed May 4th, 1942, that he owed a Personal Debt to the Japan and Canada Trust Savings of \$500.00. With reference to the foregoing, it was found that he had given a Mortgage to the above named Company for \$500.00 on the 18th November, 1930, bearing interest at 8% per annum falling due 18th November, 1931. This covered Block 9 of Sec. 27, Blk. 3 N., Range 2 W., Map 822, Municipality of Surrey, B.C.W. This was paid off July 7th, 1944:

\$500.00 - Principal
\$104.05 - Interest
Total \$604.05

Besides the foregoing, the following claims were lodged:
June 30th, 1942 T. MATSUYAMA & Co. Ltd. \$859.99.
The T. MATSUYAMA Co. Ltd., claim was repudiated by Charles T. NAGANOBU, in his letter of March 30th, 1944, as follows:

"In reply I beg to state that my account with T. MATSUYAMA was fully settled with him personally ten or more years ago."
"I advise you communicate with T. MATSUYAMA who I am positive will verify this statement".

As this claim was lodged through P. S. Ross & Sons, we have taken up the matter with them giving them Charles NAGANOBU'S address, stating that we would take no further action in this matter, and have asked them to get in direct touch with him.

September 21st, 1942 The Brackman-Ker Milling Co. Ltd. \$ 15.81.
The Brackman-Ker Co. Ltd. account was acknowledged by Charles Torahichiro NAGANOBU as being correct, and payment was authorized - see his letter March 30th, 1944. This has been paid from his account at this office.

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

June 13th, 1946.


D. A. CRAMER.

DAC:JS

FIRE INSURANCE SUMMARY

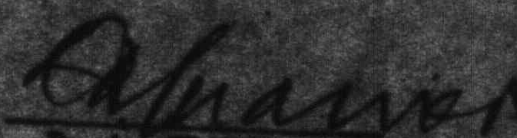
File No. 7532.

Charles Torahichiro WAGANOHU - Reg. No. 04449.

The above named Japanese declared on his JP Form, signed 4th May, 1942, that he had a Fire Insurance Policy in the Home Fire and Marine Insurance Co., No. 191373, covering \$1,000.00 on the dwelling house. This was renewed on June 5th, 1943, in the same company under No. A191735 - \$1,000.00. The premium was paid from this office but was returned to us by cheque from the Director, The Veterans' Land Act. Policy was transferred to The Director, The Veterans' Land Act.

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

June 13th, 1946.


D. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Charles Torahichiro NAGANOBU Reg. No. 04449 File No. 7532.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/548-P. First Offer.

PROPERTY ADDRESS: 1561 Old Yale Road, New Westminster, B. C.

LEGAL DESCRIPTION: Block 9 of Section 27, Block 5 North, Range 2 West, Map 822,
Municipality of Surrey, D. N. W.

TITLE: Registered in the name of Charles NAGANOBU.

ENCUMBRANCES: 67445C. 18th November, 1930, Mortgage in Fee to Japan and Canada Trust
Savings Company for the sum of \$500.00 with interest at the
rate of 8% per annum.
A Certificate of Registration of a Charge has been issued
No. 2149.

No indication of any unregistered charges.

Vesting Order filed No. 24722, dated August 26th, 1942.

ASSESSED VALUES: Land - \$ 785.00
Improvements - \$1750.00 - \$2,535.00. Taxes - \$54.45.

CLASSIFICATION: This was a Chicken Farm with dwelling and out-buildings.
The Custodian's representative reported on 10th July, 1942, that this
property had an area of 13.12 acres, 5 acres of which were cleared -
mostly overgrown now, (rest bush) no crops, only $\frac{1}{2}$ doz. mixed fruit trees.
1 - $1\frac{1}{2}$ storey 5 room house 22' x 26' - fair condition. 1 garage.
1 small shed. 1 - 2 storey chicken house 20' x 50', glass windows.
1 small chicken house 22' x 14'. 1 chicken house - 175'. 1 chicken house
40'. 5 colony houses. 1 old shack. 1 storage shed.

HISTORY OF

ADMINISTRATION: This property was leased by Charles NAGANOBU to Douglas Simpson on 1st
June, 1942, for a term of 12 months from 1st June, 1942. Consideration
- \$120.00, payable \$12.00 for first 5 months and balance in 7 equal
monthly payments. No Taxes.
House included.

The rent covering the first 5 months was paid as per the lease, viz.,
\$60.00 and credited to Charles NAGANOBU'S account, less \$3.00 Commission.
There is nothing on file to show what happened to the rents for the
remaining portion of the lease, viz., \$50.00. Several letters were
sent to Douglas Simpson in reference to same, but he does not appear
to have answered any of them.

SOLD: To The Director, The Veterans' Land Act for \$1,138.00 as at 1st January,
1943.
Approval of Advisory Committee - 1st June, 1943.

1943.

Page 2.

File No. 7532.

Funds released to the credit of Charles NAGANOBU as at July 7th, 1944, against which were charges for Registration Fees - \$4.00, Legal Fees - \$15.00, Arrears of Taxes - \$62.88, Mortgage - Principal \$500.00 and Mortgage Interest \$104.05, leaving a net credit of \$452.07 from said transaction.

The following Fire Insurance Policy:-

Home Fire and Marine Insurance Co., No. A191735 - \$1,000.00, covering the dwelling, was transferred to The Director, The Veterans' Land Act. This Policy falling due June 5th, 1946, was issued in June 1943, therefore there was no unexpired premium coming to Charles NAGANOBU.

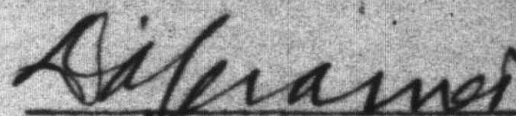
OLD CERTIFICATE OF TITLE

No. 52989-E - was on deposit in the Land Registry Office, New Westminster, B. C.

Certificate of Title No. 173198-E in the name of The Director, The Veterans' Land Act.

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

June 13th, 1946.


D. A. CRAMER.

DAC:JS

MEMORANDUM

File No. 7532

March 21, 1945.

TO: The File

FROM: R. M. Anderson

RE: Torahichiro NAGANOBU #04449
1561 Old Yale Rd., Surrey, B.C.

A Mr. D. Simpson leased this property and signed for responsibility of the chattels, but never actually lived in the house, but sublet to a Mr. and Mrs. Isselman and their twelve children, who are credited with doing a great deal of wanton damage along with logging most of the timber off the property. This was a short tenancy following which the farm stood vacant for some time.

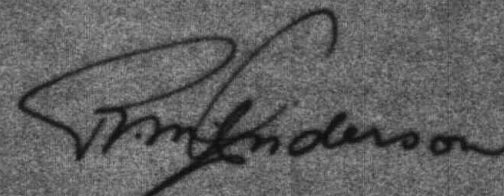
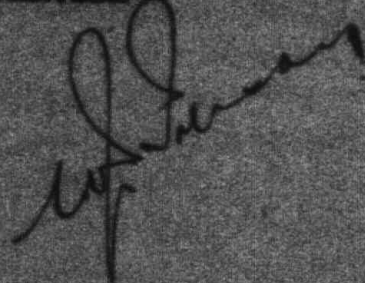
The house was again sublet to a party unknown to me but again this was a short tenancy following which the property stood vacant.

The present tenant, Mrs. Larsen, rented the house in September, 1943, and found the entire farm in a deplorable condition, in which it still remains.

There does not appear to have ever been any attempt to work the land or chicken houses, and the chattels have certainly been subject to conditions which would shorten the term of their usefulness. I have found proof that the oil heater was removed by Mr. Simpson.

The above statement can be verified by Mrs. McPhee, a prominent resident of that neighbourhood, who was able to observe the trials to which the property was subjected to, and whose husband repeatedly took upon himself the task of going over and nailing up the doors.

RMA:LEM



Charlton

MEMORANDUM

File No. 7532

March 21, 1945.

TO: The File

FROM: R. M. Anderson

RE: Torahichiro NAGANOBU, #04449
1561 Old Yale Rd., Surrey, B.C.

I have inspected the undermentioned articles and consider that they are valueless and should be abandoned:-

- | | |
|--|---|
| ✓ 1 Magazine rack (H.M.) | ✓ Wooden book ends |
| ✓ 1 Deer head | ✓ 1 Old oil incubator (smashed) |
| ✓ 1 Old kitchen range | ✓ 1 Old home made desk |
| ✓ 1 Old car seat | ✓ 1 Brooder stove (broken) |
| ✓ 1 Screen door (in use) | ✓ Quantity of old fishing nets (rotten) |
| ✓ 4 Boxes of rags and magazines | ✓ Several boxes of old scrap iron (car parts) |
| ✓ 1 Wash stand | |
| ✓ 4 Dining chairs (no seats-frames all coming apart) | |
| ✓ 1 Home made crib | |

The following articles are missing:

- | | |
|-------------------------------|-------------------------------|
| ✓ 1 Book stand | ✓ 60' galvanized pipe |
| ✓ 1 Egg scale | ✓ 1 Roll of tar paper |
| ✓ 2 Trays | ✓ 4 Cylinder auto engine |
| ✓ 1 Frame boat model | ✓ 1 Auto transmission |
| ✓ 1 Rug on floor | ✓ 2 Automobile tires 625 X 16 |
| ✓ 1 Duo-Therm heater (modern) | ✓ 3 Automobile wheels |
| ✓ 1 Pair ice skates | ✓ Quantity of chicken netting |
| ✓ 1 Pencil sharpener | ✓ 1 Fog light |
| ✓ 1 Electric iron | ✓ 1 Large bench drill |
| ✓ 1 Hand saw | ✓ 3 Electric brooders |
| ✓ 3 Stone crocks | ✓ Car Parts (large quantity) |
| ✓ 3 Heaters | ✓ 13 Metal feed troughs |
| ✓ 4 Boxes sealed | ✓ 2 Crock fountains |
| ✓ Garden tools | |

SEE ATTACHED STATEMENT.

RMA:LEW

NAME NAGANOBU, Terahichiro Charles

REGISTRATION NO. 04449

FILE NO. 7532

The following chattels were sold by public

auction at Surrey, B. C. on March 14, 1945.

Brooder	\$ 1.50
Straw cutter	14.00
✓ Pump	2.00
Galvanized iron	0.50
Marine clutch	6.00
Pr. Wheels and axle	1.25
✓ Transmission and engine parts	10.50
Pedestal desk	11.00
Wash stand	1.25
Chair	1.00
✓ 3 Pieces Parlor Suite	2.50
Box of sundries	1.50
Rolling coultter	1.50
Magic lantern and clock	4.00
✓ High chair	1.25
✓ Table	2.00
Basket and pan	0.25
Tool box and jars	0.50
Table, Morris chair and Seat	0.25
Lot of lamps and Can	0.25
Table	8.00
✓ Buffet	7.50
Can and jars	0.75
✓ Cupboard and 3 chairs	0.50
2 Boxes of sundries	0.25
Box of glass	2.00
✓ Lawn mower	8.50
✓ Box of sundries	0.25
Total	Carried Forward \$ 90.75

~~Less expenses:~~

\$

~~Net proceeds received:~~

\$

~~Members of Custodian Staff Present:~~

~~Received from Auctioneering 2250-2254~~

REMARKS.

NAME NAGASU, Terahiro Charles

REGISTRATION NO. 04449

FILE NO. 7532

The following chattels were sold by public

auction at Surrey, B. C. on March 14, 1945.

	Brought Forward	
Bookcase and desk		\$ 90.75
Colman lamp		10.00
Desk		0.50
3 Kitchen chairs		4.00
1 Kitchen cupboard		3.00
		5.00

Total		\$ 113.25
Less Expenses:		\$ 25.12
(Auctioneer's Fee:	\$11.32	
(Advertising:	1.91	
(Moving:	11.89	
Net Proceeds Credited:		\$ 88.13

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 10

Remarks.

NAME NAGANOBU, Terak chiro Charles

REGISTRATION NO. 04449

FILE NO. 7332

The following chattels were sold by public
auction at Surrey, B.C. on April 12, 1945

Cupboard \$ 1.25

Total	(Auctioneer's Fee: \$0.12	\$ 1.25
Less Expenses:	(Advertising: 0.02	\$ 0.33
	(Moving: 0.19	
Net Proceeds Credited:		\$ 0.92

Members of Custodian Staff Present. Mr. R.M. Anderson

Extracted from Auctioneering List No. Surrey 11.

Remarks.

V.L.A.

DEC 10 1947

DOMINION OF CANADA
Province of British
Columbia

IN THE MATTER OF
Order in Council P. C. 1810
and Amendments

TO WIT:

92 411
Ac 548P 632 B
Sur 32

I, CHARLES TORAHICHIRO NAGANOBU, of the City of Kamloops in the Province of British Columbia, do solemnly declare that:

1. My full name is Charles Torahichiro Naganobu and my Registration number is 0449. 04449
2. My address prior to evacuation, was Old Yale Road, Surrey, R.R. #4, New Westminster, British Columbia.
3. My present address is Kamloops, B. C.
4. That the only address of the real estate, was Old Yale Road, Surrey and was described as Block Nine (9) Section Twenty-seven (27) Block Five (5) North, Range Two (2) West, Map Eight Hundred and Twenty-two (822) District of New Westminster, in the Municipality of Surrey and the said property was a poultry farm, consisting of Thirteen (13) acres, more or less, of which Four (4) acres were cleared; a dwelling; Three chicken houses; One brooder house and one work shop and further, the property was in my name, subject to a Mortgage to the Japan and Canadian Trust Saving Company and that I was sole owner of the property.
5. The fair market value of the real property at the date of sale was: Land Twenty-eight Hundred (\$2800.00) Dollars; Dwelling Fifteen Hundred (\$1500.00) Dollars; One Chicken House, Double deck, Twenty-five Hundred (\$2500.00) Dollars; One Chicken House, Single, Six Hundred (\$600.00) Dollars; One Chicken House, Three Hundred (\$300.00) Dollars; One Brooder house Two Hundred (\$200.00) Dollars; One Work Shop Four Hundred (\$400.00) Dollars. That the gross sale of the property was One Thousand One Hundred Thirty-eight (\$1138.00) Dollars, whereas it should have been Eight Thousand Three Hundred (\$8300.00) Dollars and I have suffered a loss of Seven Thousand One Hundred Sixty-two (\$7162.00) Dollars.

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 Kamloops } Charles Torahichiro
in the Province of British Columbia } Naganobu
this 2nd day of December A.D. 1947

Wm Crossley
Notary Public In and for the Province of British Columbia

CRESCENT PACIFIC OYSTERS
CRESCENT OLYMPIA OYSTERS
CRESCENT EASTERN OYSTERS

PHONE: HIGHLAND 0193

A. G. TULLOCH

DISTRIBUTOR

CRESCENT OYSTERS

FRESH DAILY DELIVERY

MAR 20 1942

FOOT OF CAMPBELL AVE.

VANCOUVER, B. C.

March 19th, 1942

*Please file
7552*

Mrs. Farrant,
Office of the Custodian,
506 Royal Bank Building,
685 West Hastings St.,
Vancouver, B.C.

Dear Mrs. Farrant:

Re our telephone conversation of to-days date, I would appreciate a letter confirming the legality of the following:

March 10th, 1942 a transfer of a 1942 Chevrolet Sedan Delivery licence # C 4681, Serial # 2127102728 was made at the Motor Office 1700 West Georgia in favour of the writer from the name of Wm. J. F. Goodlet, Surrey, B.C.

*in
wash.*

Wm. J. F. Goodlet had this vehicle registered in his name prior to March 7th, 1942 by a Japanese of Canadian birth, C. Naganobu, Surrey, B.C.

I paid the owner of the truck \$465.00 for his equity and paid a balance of \$538.66 to General Motors Acceptance Corporation for the loan they held on the vehicle. I have spent \$32.05 in repairs to the body done by the original owner so you will see from this information that I paid a fair price for the said vehicle because this truck sells for \$1,177.00 new. There are no new trucks to be purchased from motor companies and I required one very badly that is why I purchased this particular truck.

The truck is now being painted with signs so an early answer would be appreciated.

Thank you,

I am,

Yours truly,

A. G. Tulloch

A. G. Tulloch.

MEMORANDUM.

File #7532.

Lessor: Charles NAGANOBU.

Lessee: Douglas SIMPSON.

Date: 1st June, 1942.

Term: 12 months from 1st June, 1942.

Consideration: \$120.00, payable \$12.00 for first 5 months
and balance in 7 equal monthly payments.
No Taxes.

Property:

Land: Blk. 9, Sec. 27, N. Range W. 2, Map 822, 13.12 acres.
Municipality of Surrey.

House: Included.

Chattels: All tools and equipment.

*No Schedule of
attached to lease*

Sign of B. K. has Power of attorney

ESTABLISHED 1878

out → Richard
INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
NEW WESTMINSTER, VANCOUVER, VICTORIA,
CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD,
LANDLEY PRAIRIE, CLOVERDALE, HANEY,
COQUITLAM, LADNER, BRIGHOUSE, NANAIMO,
COURTENAY, PORT ALBERN, PRINCE RUPERT,
NELSON, ROSSLAND.



CABLE ADDRESS "BRACKMAN"
DOWLING'S GRAIN CODE
BENTLEY'S CODE

HEAD OFFICE:
FRONT STREET
NEW WESTMINSTER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 17 1942

DISTRIBUTORS OF
PURITY FLOUR

Box 920,
New Westminster, B. C.
July 15, 1942.

7532

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

File No. 7532

Re Charles Naganobu

Dear Sir:

Replying to yours of the 3rd instant,
re the above, after the first five months of
\$12 each is paid the balance will be paid in
seven equal installments, or in other words, the
payments can be \$9 for the first month and then
\$8.50 for the remaining six month, which would
be satisfactory to Mr. D. Simpson.

Payment of \$12. was made on June 1st
and \$12 on July 14th, the later payment would have
been paid sooner had not the writer been out of
town.

Yours very truly,

THE BRACKMAN-KER MILLING CO. LTD.

W. Page

Credit Manager.

WP/CH

Page has P/A

*Who to?
No Page
no Chattels*

No list with lease

September 14, 1942.

Torahichiro Charles NAGANOBU, Reg. No. 04449.

LIST OF CHATTELS LEFT AT

Hjorth Road, New Westminster, B.C.

1 dining table
 3 piece settee set
 1 writing desk, bookcase combined
 1 morris chair
 1 magazine rack
 1 pool stand
 1 deer head
 1 buffet
 1 egg scale
 1 wicker tray
 1 frame boat model
 3 pictures framed
 1 rug on floor
 5 kitchen chairs
 1 dual therm heater
 1 box
 Jap flower vase
 2 heaters
 1 kitchen range
 Pair ice skates
 pencil sharpener
 kitchen cabinets (few dishes) 2
 small cupboard
 Chest of drawers
 Small table
 Wall clock
 Electric iron
 Hand saw
 2 pair rubber boots
 1 in. auger
 Screen door
 Coffee pot
 3 Gal. stone crock
 2 6 gal. stone crocks
 2 heaters
 Writing desk
 2 6 1/2 ft. lengths flat steel hand clamps
 boxes sealed (4)
 Wash stand
 High chair

4 dining chairs
 Wooden book ends
 Crib
 Western hand trap
 Heater
 1 oil incubator
 1 sewer shovel
 Bundle garden tools
 3 lengths 20 ft. Galv. pipe
 1 desk
 1 chair
 1 roll tar paper
 Crn. (containing egg cartons)
 1 shovel
 2 sledge hammers
 1 lawn mower
 2 heaters
 1 iron pulley & hook
 1 hand sprayer
 Myers sewer pump
 4 cil. auto engine
 2 auto transmissions
 2 mole traps
 2 x cut saws
 2 auto tires, 625-16, & 3 wheels
 5 small rolls chicken netting
 Box 4 pistons
 Large bench hand drill
 Fog light
 4 auto doors
 Numerous boxes cont. car parts,
 (nuts, bolts, gears, washers,
 electric wiring, etc.)
 Large quantity fish net
 x cut saw
 6 large milk cans
 3 electric brooders
 1 incubator
 Feed chopper
 13 metal feed troughs
 2 crock drinking fountains

This represents all my chattels remaining in any Protected Area in B. C.

CONFIRMED:

DATE

SIGNED

Lo. T. Naganobu.

FORM NO. 1 (24) P-42

ESTABLISHED 1878

INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
NEW WESTMINSTER, VANCOUVER, VICTORIA,
CHILLIWACK, ROSEDALE, SARDIS, ASBOTSFORD,
LANGLEY, FRASER, CLOVERDALE, HANLEY,
COQUITLAM, LADNER, BRIGHOUSE, NANAIMO,
COURTENAY, PORT ALBERNI, NELSON,
ROSSLAND



CABLE ADDRESS "BRACKMAN"
DOWLING'S GRAIN CODE
BENTLEY'S CODE

HEAD OFFICE
P.O. BOX 920
NEW WESTMINSTER, B.C.

DISTRIBUTORS OF
PURITY FLOUR

September 16, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 17 1942

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

File No. 7532

Re T. Naganobu & Douglas Simpson Lease

Gentlemen:

Referring to your letter of July 24th, it is only today that we received a list of the chattels in connection with the above lease.

This list we understand was taken by your own representative and left with Mr. Simpson. We have not had a chance to check up these items, but understand that Mr. Simpson is quite satisfied that these goods are on the premises.

Yours truly,

THE BRACKMAN-KER MILLING CO. LTD.

W. Page
Credit Manager

WP:JP
Enc.

7532.

✓ Red Lake ^{Coppy} P.O. #36.

Nov 5, 1942

or to J. MacPherson

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

NOV 5 1942

04449

Dear Sirs:

Please find enclosed signed list
of goods left by me in the protected area.
I would like to get permission to have the
following articles sent to me.

1. duo therm heater
2. air tight heater
2. 6 ft Bar clamps.

all auto parts and accessories nuts bolts gears etc.

all pipes and pipe fittings.

electric wiring.

Auto tires.

James MacPherson,

Yours truly

C. T. Haganobu.

File No 7532

Red Lake P.O. B.C.

Dec 22 1942.

The Custodian's Office,
506 Royal Bank Bldg,
Hastings and Granville,
Vancouver B.C.

INFORMATION SECTION	
Re:	DEC 24 1942
File:	7532
Ans:	30-17-42 ARS
Referred:	Green

Dear Sirs:

I am enclosing a letter I received from the Security Commission and as they say there will be considerable handling I would like you to give a written permission to Mr. W. Simpson the Public Freight Carrier of that district to remove and look after the complete shipping of the following articles
us.

1 blue therm heater

2 airtight heaters

2 Bar clamps

all auto parts, accessories, nuts & bolts etc.

electrical wiring and fittings

water pipes and fittings

The Public Freight Carrier's address is

Mr. W. Simpson

% H Markham

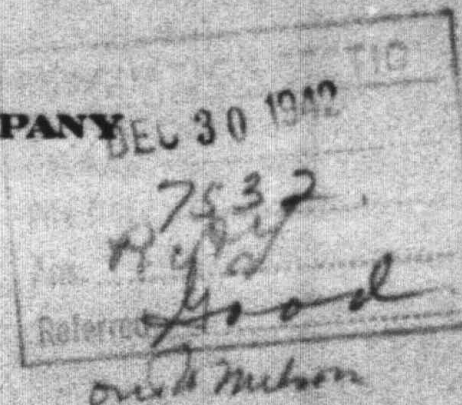
RR# 3 New Westminster B.C.

Yours truly
C. T. Kaganovich.

JAPAN AND CANADA TRUST SAVINGS COMPANY

398 POWELL STREET

VANCOUVER, B. C.



28th December, 1942

Your file No. 7532

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

Attention of Mr. Good.

Dear Sir:

Re: Charles T. Naganobu - mortgage to
Japan & Canada Trust Savings Co.,

The mortgage above is now under review and is now brought to your attention, as we understand certain rentals have been received which may be applied on the indebtedness as shown hereon.

<u>Property.</u>	<u>Amt. of Principal.</u>	<u>Int. to Dec. 31st, 1942</u>
South Port Mann R.R. #3. New Westminster.	\$500.00	\$43.39

The principal amount is now past due since 11th November 1931 and monthly payment of interest in arrears since December 1941. It would appear to be in the interest of mortgagor that any monies received should be applied on his indebtedness. We should appreciate also having a notation of receipts and disbursements to date.

Yours faithfully,

Property Address
1561 Old Yale Rd.
N. West.

[Signature]

6/

JAPAN AND CANADA TRUST SAVINGS COMPANY

~~XXXXXXXXXXXX~~

Room 301 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION

Rec'd JUN 9 1943

File No.

Ans.

Referred *Anderson*

aut

June 8th 1943

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C..

Attention of Mr. Anderson.

Dear Sir;

re Chas. T. Naganobu. File No. 7532

The interest on Mortgage which we hold in this case has not been paid since December 1941 and by June 30th next the overdue interest will be \$64.92.

It is our understanding that payments of rental by tenant Simpson are largely in arrears in the sum of over \$100., but that approximately \$60. is in your hands. Under the circumstances and despite that taxes are in arrears for 1942, we would be obliged if you will kindly let us have a payment of as large amount as possible from funds held, as apart from arrears of interest we have a Fire Insurance premium to pay at this time.

Yours truly,

K. Hammond
Actg Manager

7532

14th June, 1943.

The Japan and Canada Trust Savings Co.,
301 Royal Bank Building,
Vancouver, B.C.

Attention Mr. W.C. Hammond.

Dear Sirs:

In accordance with your request we enclose herewith
our cheque in the amount of \$56.00, being payment on account of
interest past due on the mortgage you are holding on subject
Japanese property.

Kindly acknowledge receipt of this remittance.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Encl:

7532

14th June, 1943.

Mr. Douglas Simpson,
R.R. #4,
New Westminster, B.C.

Dear Sir:

re: T.C. NAGANOBU.

We wish to draw to your attention the fact that your rent on subject Japanese property is \$50.00 in arrears, and we request that you send us a remittance by return mail.

Your lease on this property expired on May 31st, 1943, and we would appreciate your calling at this office to state whether or not you intend to extend your lease.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

JAPAN AND CANADA TRUST SAVINGS COMPANY

~~506 HOWELL STREET~~
Room 301 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	JUN 17 1943
File No.	
Ans.	<i>Ex. 1</i>
Referred	<i>Richardson</i>

June 16th 1943

sent to Amalson

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C..

Attention of Mr. R.D. Richardson.

Dear Sir: Re: Mortgage C.T. Naganobu. Your File 7532.

We have for acknowledgement and thanks your letter of 14th inst. in which was enclosed your cheque for \$56. and being payment on account of past due interest on the above mentioned mortgage.

Yours truly,

R. D. Hammond
Actg Manager

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

PHONE PACIFIC 6191
PLEASE REFER TO 7532
FILE NO.

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

January 29th, 1944.

Registered A/R

Mr. Torahichiro Charles NAGANOBU,
Registration No. 04449,
RED LAKE, B. C.

Dear Sir:

EVACUATION SECTION	
Rec'd	FEB 19 1944
File No.	7532
Ans.	
Referred	Macpherson

RE: Blk. 9 of Sec. 27, R. 5 N., R. 2 W.,
Map 822.

The Japan and Canada Trust Savings Company, Mortgagee,
has filed with us a statement dated 7th January, 1943, showing
that you are indebted to them in the sum of \$530.50 and interest,
being balance of Mortgage. Details as follows:

Balance of Principal \$500.00
Interest to Sept. 30,
1942 @ 6%..... \$ 30.50

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

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

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

Yours truly,

IMML
Encls.

Ian Macpherson
Title Examiner

APPROVED CORRECT: Charles Naganobu
(Japanese Name)

7537

JAPAN AND CANADA TRUST SAVINGS COMPANY

~~133 KINGWELL STREET~~
Royal Bank Building,
VANCOUVER, B. C.

February 18th 1944

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C..

Attention of Mr. Ian Macpherson

Dear Sirs;

Re: Blk 9 of Sec. 27, Block N.,
R. 2 W., Map 822, Muncy of Surrey.

Replying to your letter of 17th inst. the Mortgage we hold on above
land stands as follows up to date of February 29th 1944 :-

Principal as on Dec. 30th 1941	\$500.00
Int. at 8% to Dec. 30/42	40.00
.. .. June 31/43	20.00
	560.00
Paid through Custodian June 14/43	56.00
	504.00
Cost of Fire Inace renewal to June 5/46	20.00
	524.00
Int. June 31/43 to Dec. 30/43	20.96
Int. Dec. 30/43 to Febry 29/44	7.14
	\$552.10

Yours truly

Correct
Stu.
R. Macpherson
Actg. Manager

7532

April 6th, 1944.

Messrs. P.S. Ross & Sons,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

re: \$859.99 - T. Matsuyama & Co. Limited v.
Torahichiro NAGANOBU, Reg. No. 04449

We notified NAGANOBU of the above claim filed against him, and he has replied as follows:

"In reply I beg to state that my account with T. Matsuyama was fully settled with him personally ten or more years ago.

I advise you communicate with T. Matsuyama who I am positive will verify this statement."

We shall be obliged if you will let us have your early comments on the foregoing, so that we may reply to NAGANOBU. The account is a very considerable one and we should like to receive some explanation, in view of the possible early developments in NAGANOBU's affairs.

Yours truly,

BRD:DE

B. R. Dusenbury,
Claims Department.

EVACUATION SECTION	
Rec'd	APR 6 1944
In No	7532
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

File No. 7002.

Adm Enke, P. O., D. C.

March 30, 1944.

Office of the Custodian,
Federal Bank Building,
Vancouver, B. C.

Dear Sir:

Received your letter notifying me of claim
by L. Matsuyama and Braekman-Kar Milling Co.

In reply I beg to state that my account with
L. Matsuyama was fully settled with him personally
on or about June 1940.

I advise you personally to visit L. Matsuyama
who I am positive will verify this statement.

After examining my records I find that
the Braekman-Kar Milling Co. claim is correct.
As you state, no doubt, some money to my credit was
paid out of my property will you kindly settle
the claim of the Braekman-Kar Milling Co.

Respectfully I could appreciate a full account-
ing of my property up to date.

Charles T. Haganobu.
602

[Handwritten: RPS]
[Handwritten: 2 arm]

*[Handwritten: Last
renew
recs.]*

5ma det. C 112	
W Page Expense	32
Comm.	12
LRO Coy C	
Jap. Am. 2nd	56
Liberty	

[Handwritten: RPS letter]

7532

May 4, 1944.

The Japan & Canada Trust Savings Company,
c/o P. S. Ross & Sons,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Torahichiro (Charles) NAGANOBU - Blk. 9
of Sec. 27, Blk. 5 N. Rge. 2 W., Map 822,
Municipality of Surrey.

According to advice received from you the balance owing on the mortgage which you hold for the Japan and Canada Trust Savings Company on the above property amounted to \$552.10, as of February 29, 1944.

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

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

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

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Encl. (dup.).
RDR/EG

7532

July 7, 1944.

The Japan & Canada Trust Savings Company,
c/o P. S. Ross & Sons,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Torahichiro (Charles) NAGANOBU -
Blk. 9 of Sec. 27, Blk. 5N, Rge. 2W,
Map 822, Municipality of Surrey.

Pursuant to our letter of May 4, 1944, we enclose
herewith a cheque in the amount of \$568.05 representing
the balance owing by subject Japanese on mortgage of the
above described property, made up as follows:

Principal as on Dec. 30, 1941	\$500.00	
Interest @ 8% to December 30, 1942	40.00	40
Interest @ 8% to June 31, 1943	20.00	20
	<u>560.00</u>	
Paid through Custodian June 14, 1943	56.00	56
	<u>504.00</u>	
Cost of Fire Insurance renewal to June 5, 1946	20.00	
	<u>524.00</u>	
Interest June 31st to December 30th, 1943	20.96	20.96
Interest December 30, 1943 to February 29, 1944	7.14	7.14
	<u>552.10</u>	
Interest March 1st to July 10th, 1944	15.95	15.95
	<u>\$568.05</u>	104.01 56 48.05

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
RDR/EG

7532

Continued

Canada

J.L. No. 461

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 7532

Reg. No. 04449

July 19, 1944
506 Royal Bank Building.
Vancouver, B. C.

Mr. Charles Torahichiro NAGANOBU,
Red Lake, B. C.

Dear Sir:

Re:

Municipality of Surrey - Block 9 of Sec. 27, Block 5
North Range 2 West Map 822, Mun. of Surrey, District
of New Westminster, C. of T. 52989E

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		\$ 1,138.00
Add:		
Unexpired insurance premium as at January 1st, 1943		1,138.00
Less:		
Tax arrears to December 31st, 1942	\$ 62.88	
Registration fee	4.00	
Encumbrance—Principal	500.00	
—Interest	104.05	670.93
Net proceeds of sale		467.07

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	Balance Brought Forward	57.00	Cr.	57.00
	Land Registry Office - Certificate of Encumbrance	1.00		
	Gr. Re Sale of Property	1.00		
		<u>1.00</u>		
		524.07		
		<u>523.07</u>	Cr.	
				<u>523.07</u>

7532

April 26th, 1945.

Mr. Douglas Simpson,
Hijorth Rd.,
SURREY, B.C.

RE: Chas. Torahichiro NAGANOBU

Dear Sir:

On removing the chattels from the Japanese farm which was occupied by you under lease it was found that a great many listed articles were missing and inasmuch as you signed an inventory of the effects and agreed to be responsible for them, we would appreciate it if you could advise us how these shortages occurred.

Yours truly,

W. J. Iverson
Protection Department

WJI LEM

7532

April 26th, 1945.

Mr. Page,
Brackman-Ker Milling Co.Ltd.,
NEW WESTMINSTER, B.C.

RE: Torahichiro MAGANOBU

Dear Sir:

There seems to have been a great many chattels missing when we removed the effects from the farm of the subject Japanese on Old Yale Rd. There was a very imposing list of chattels left and we are wondering whether you can throw any light on the shortages in view of the fact that you dealt with these Japanese and had tried to rent their property. It may be that the house had been entered while vacant but in any event what information you can give us will be very much appreciated.

Yours truly,

W. J. Iverson
Protection Department

WJI:LBM

7532

April 25th, 1945.

Index

Mr. Chas. Torahichiro NAGANOBU,
Reg. No. 04449,
RED LAKE P.O., B.C.

Dear Sir:

According to our records there was a shipment made to you of your belongings consisting of one duo-thera heater, two airtight heaters, two bar clamps, and a quantity of auto parts, accessories, wiring, fittings, etc.

The shipment was made either in December or January last, and we should be very glad if you will let us know whether you received these goods.

Yours truly,

W. J. Iverson
Protection Department.

WJI:LEM

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD,
 LANGLEY, PRAIRIE, CLOVERDALE, HANEY,
 COQUITLAM, LADNER, BRIDGEHOUSE, NANAIMO,
 COURTENAY, FORT ALBERNI, NELSON,
 ROSSLAND



CABLE ADDRESS "BRACKMAN"
 DOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE
 P. O. BOX 920
 NEW WESTMINSTER, B. C.

DISTRIBUTORS OF
PURITY FLOUR

New Westminster, B. C.
 May 1, 1945.

Department of the Secretary of State,
 Office of the Custodian,
 506 Royal Bank Building,
 Vancouver, B. C.

EVACUATION SECTION	
RECD	MAY 2 1945
FILE NO.	7532
APPROVED	<i>J. Wilson</i>

Dear Sir: Attention Mr. W. J. Iverson

File No. 7532 Re Torahichiro Naganobu

Replying to your letter of the 26th inst. am not surprised to know that there a great many chattels missing from the above Japanese property on the old Yale Road.

Mr. Douglas Simpson rented the property from Mr. Naganobu and the first six months rent was paid to me, which I turned over to the Custodian.

I was only on the property once after they were evacuated and found out that Mr. Simpson had let in a family that was on relief and had quite a number of children. I tried to contact Mr. Simpson but was unable to do so.

Recently I was up at Kamloops and met two of the Naganobu boys and from the information they gave me am inclined to think that Mr. Simpson would be the man responsible. They told me they had left an oil stove with him costing \$100.00 practically new, also a vacuum cleaner and their several letters to him have remained unanswered.

I do not think the house was vacant for any length of time, however I have no idea as to what was left on the premises.

Yours very truly,

W. Page

WP:JG

7532

May 3rd, 1945.

Mr. Douglas Simpson,
Junction of King George & Pacific Highway,
SURREY, B.C.

RE: C. Torahichiro NAGANOBU, Old Yale Rd.
R. R. #4, New Westminster

Dear Sir:

On removing the chattels from the Japanese farm which was occupied by you under lease, it was found that a great many listed articles were missing, and inasmuch as you signed an inventory of the effects and agreed to be responsible for them, we would appreciate it if you could advise us how these shortages occurred.

Yours truly,

W. J. Iverson
Protection Department

WJI:LEM

26th July, 1946.

P.S. Ross & Sons,
Chartered Accountants,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: T. Matsuyama & Co. Ltd.

On behalf of the above Company, you lodged a claim against
Terahichiro Charles NAGANOBU for \$859.99. NAGANOBU repudiates owing
this account and we quote from his letter:-

"In reply I beg to state that my account with T. Matsuyama was
fully settled with him personally ten or more years ago.

I advise you communicate with T. Matsuyama who I am positive
will verify this statement."

In view of the disagreement, this office is taking no
further action in this matter, and would suggest that you contact Mr.
Matsuyama.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

7532

26th July, 1946.

Brackman-Ker Milling Co. Limited,
New Westminster, B.C.

Dear Sirs:

Re: Torahichiro Charles NAGANOBU - Reg. No. 04449

We enclose herewith Custodian cheque in the amount of
\$15.81, in full settlement of your claim against the above Japanese.

Kindly acknowledge receipt in due course.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encl.

26th July, 1946.

P.S. Ross & Sons,
Chartered Accountants,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: T. Matsuyama & Co. Ltd.

On behalf of the above Company, you lodged a claim against
Torahichiro Charles NAGANOBU for \$859.99. NAGANOBU repudiates owing
this account and we quote from his letter:-

"In reply I beg to state that my account with T. Matsuyama was
fully settled with him personally ten or more years ago.

I advise you communicate with T. Matsuyama who I am positive
will verify this statement."

In view of the disagreement, this office is taking no
further action in this matter, and would suggest that you contact Mr.
Matsuyama.

Yours truly,

W.E. Anderson,
Administration Department.

WED:HA

December 30, 1947.

J. M. Streight, Esq.,
Barrister and Solicitor,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Charles Torahichiro NAGANOBU,
Registration No. 04449.

With reference to your letter of the 9th instant and telephone conversation of even date, we are enclosing herewith a list of chattels inventoried on the farm property which Mr. Naganobu leased to Mr. Douglas Simpson, together with lists of goods sold at Public Auction in Surrey on March 14 and April 12, 1945.

The enclosed inventory was forwarded to Mr. Naganobu for approval and the original, signed by him and dated September 14, 1942, is on file in our Office. Mr. Douglas Simpson, the Lessee, also signed the inventory, at the bottom of which he made the following undertakings:

"The above articles have been left in my care by the owner and I will be responsible for their safe-keeping."

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (3)

File No. 7532
Reg. No. 04449

Charles Torabchiro MAHMOUD

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 7	Rents collected Agent's commission Land Registry Office - Certificate of Encumbrance	3.00 1.00	\$ 60.00	
1943 January 1	Credit re Sale of Property		487.07	
1945 April 18 April 23 May 25	Proceeds Auction Sale Legal fees re sale of property Proceeds Auction Sale	15.00	88.13 .92	
1946 July 30	Brackman Ker Milling Co. Ltd.	15.81		
		\$ 34.81	\$ 69.12	

CR \$ 581.31

Accounting Department
February 20th, 1948

23rd September, 1948.

Mr. Charles Torahichiro NAGANOBU,
Regn. No. 04449,
Kamloops, B.C.

Dear Sir:

We enclose herewith cheque for \$481.31, representing balance of your account accruing from sale of your real and personal property. A statement of your account also is enclosed.

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

Please acknowledge receipt.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:HA
Encls. 2 (cheque)

Kamloops BC -

May 19 1948.

Dep't of Soc. & Stats
Vancouver BC.

EVACUATION SECTION	
Rec'd	MAY 20 1948
File No.	7532
Ans.	
Referred	

Dear Sir,

Please forward one hundred dollars
to Mr. J. M. Streight barometer 607 Columbia St New West
and deduct this amount from my account.

Yours truly
C. Hagander.

May 20, 1948.

Mr. C. HAGANOBU,
Kamloops, B. C.

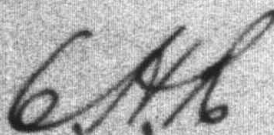
Dear Sir:

We have for acknowledgment your letter of the 19th instant, requesting us to forward to Mr. J. M. Streight, Barrister at New Westminster, the sum of \$100.00 from your account.

Your file is at present at Kamloops in connection with the hearing of your claim, and therefore, before we can comply with your request we must ask you to please give us your full name, your registration number, and if possible your file number. These particulars are required for identification purposes and for your protection.

Upon receipt of your reply in the enclosed stamped addressed envelope, we will forward the money to Mr. Streight.

Yours truly,



C. H. Read,
Office of the Custodian.

CHR/fa

Handloops ME.

May 25 1948.

Dept of Sec. of State,
Oancouver 130.

EVACUATION SECTION	
May 25 1948	
Rec'd	
File No.	7532
Ans.	
Referred	<i>Handloops</i>

Dear Sirs:

I herewith submit the information as
requested by your dept in connection with the
#10622 to be forwarded to Mr. J. W. Streight of New West.

Full name Charles T. Naganobu

reg # 04449

file no. not obtainable, but suggest you
phone Mr Streight who may be able to furnish
this information

Charles Torakichiro
NAGANOBU
Box #581-31

Yours truly

Chaganobu

J. M. STREIGHT
BARRISTER
AND
SOLICITOR

TELEPHONE N.W. 703

607 COLUMBIA STREET
NEW WESTMINSTER, B.C.

May 28th 1948

EVACUATION SECTION	
Rec'd	MAY 29 1948
File No.	7532
Ans.	
Referred	

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

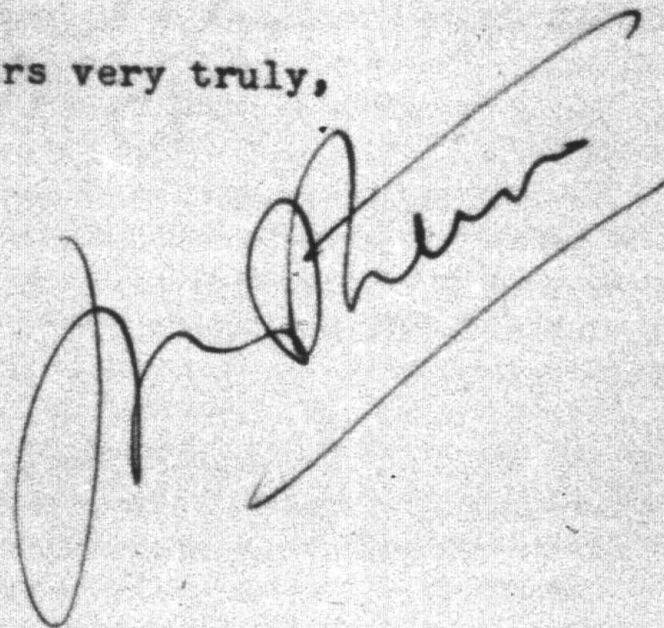
Re: Charles Torakichiro NAGANOBU
your file 7532

Dear Sirs:

I beg to acknowledge receipt
of your letter of the 25th inst., enclosing cheque
for \$100.00 on account of costs in this matter, for
which I thank you.

Yours very truly,

JMS/WP



File No. 7532
Reg. No. 04449

Charles Forahlehtro MAGANOHU

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 7	Rents collected Agent's commission Land Registry Office - Certificate of Encumbrance	\$ 3.00 1.00	\$ 60.00	
1943 January 1	Credit re Sale of Property		467.07	
1945 April 18 April 23 May 25	Proceeds Auction Sale Legal fees re sale of property Proceeds Auction Sale	15.00	88.13 .92	
1946 July 30	Brackman Ker Milling Co. Ltd.	15.81		
		<u>\$ 34.81</u>	<u>\$ 616.12</u>	

GR \$ 561.31

Accounting Department
February 20th, 1946

THIS INDENTURE made the eighteenth day of November one thousand nine hundred and thirty.

IN PURSUANCE OF THE SHORT FORM OF MORTGAGES ACT:

BETWEEN

CHARLES NAGANOBU, of South Port Mann,
in the Municipality of Surrey, Province of
British Columbia, (P.O. address R. R. No. 3,
New Westminster, B. C.) Farmer,

hereinafter called the Mortgagor OF THE FIRST PART

AND

JAPAN AND CANADA TRUST SAVINGS COMPANY,
a Trust Company with head office at corner of
Powell Street and Dunlevy Avenue, City of Vancouver,
Province of British Columbia.

hereinafter called the Mortgagee OF THE SECOND PART

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of FIVE HUNDRED (\$500.00) 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 its successors and assigns for ever ALL that certain parcel or tract of land situate in the District of New Westminster, Province of British Columbia, and being composed of Block Nine (9), of Section Twenty-seven (27), Block Five (5), North Range Two (2) West, Map 822, District of New Westminster.

PROVIDED this Mortgage to be void on payment of FIVE HUNDRED (\$500.00) Dollars of lawful money of Canada with interest to be computed from the date hereof at Eight(8) per cent. per annum, as well after as before maturity, as follows:

The said sum of \$500.00 to be due and payable on the 18th day of November, A. D. 1931, together with interest on all moneys from time to time outstanding on this mortgage at the rate of 8% per annum as well after as before maturity of this mortgage, payable monthly on the 18th day of each and every month during the continuance of this mortgage the first payment of interest to be made on the 18th day of December next, 1930 arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land in the same manner as all other moneys hereby secured. The said several payments of principal and interest to be made in gold if required. 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 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 encumber the said lands. And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than the principal money hereby secured in dollars currency. Provided that if and whenever such sum be greater than the insurable value of the buildings, such insurance shall not be required to any greater extent than such insurable value; and if and whenever the same shall be less than the insurable value, the Mortgagee its successors or assigns may require such insurance to the full insurable value. And (without prejudice to the foregoing statutory clause) it is

further agreed that the Mortgagee its successors or assigns may require any insurance of the said buildings to be cancelled and a new insurance effected in an office to be named by him or them, and also may of his or their own accord effect or maintain any insurance therein provided for, and any amount paid by him or them therefor shall be forthwith payable to him and them with interest at the rate aforesaid by the Mortgagor his heirs, executors, administrators and assigns, and shall be a charge upon the land.

AND the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands. Subject to the said proviso. The said Mortgagor for his heirs, executors, administrators and assigns covenants with the said Mortgagee its successors and assigns, that he and they will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee its successors or assigns, forthwith become due and payable and in default of payment the powers of sale hereby given may be exercised.

PROVIDED that the said Mortgagee on default of payment for two months may on one Month's notice enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee its successors or assigns. And also that any contract of sale made under the said power may be varied or rescinded. And also that the said Mortgagee its successors or assigns may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private sale, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured, the principal hereby secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee its successors and assigns may pay any taxes, rate levies, assessments, charges, moneys, liens, cost of suit, or matters relating to liens or encumbrances on said lands, or pay property mortgage or income tax imposed or that may be imposed, on the Mortgagee or the Mortgagor in respect of this property or Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together with all cost and charges which may be incurred by taking proceedings or any nature in case of default, and by the Mortgagor his heirs, executors, administrators and assigns, and the amount so paid shall be a charge on the said lands in favor of the Mortgagee its successors and assigns, and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default the power of sale hereby given, and all other powers thereto enabling shall be forthwith exercisable.

PROVIDED that the hereinbefore mentioned notice of exercise of power or sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or designation, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale time for payment may be given and special conditions may be made and the costs of any abortive sale shall become a charge upon the said lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee its successors or assigns claim to lease or sell, and that the remedy of the Mortgagor his heirs, executors, administrators and assigns shall be in damages only, and the sale under the said power shall not be affected.

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

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payments of interest are

THE ATTACHED MORTGAGE IS A TRUE
COPY OF THE ONE HELD BY THE JAPAN
AND CANADA TRUST SAVINGS COMPANY
DATED 18TH NOVEMBER, 1930.

OCTOBER 20, 1942.

W. H. Baines

A Notary Public in and for the
Province of British Columbia

mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the Mortgage money to be apportioned upon or in respect of any such parts of lots, and the Mortgagee its successors and assigns may discharge any part or parts from time to time of the Mortgaged lands for such consideration as he or they shall think proper, or, without consideration if he or they see fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or against any person whomsoever.

AND ALSO IT IS AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor his heirs, executors, administrators or assigns shall not be at liberty to pay the same except after three months' notice in writing to the Mortgagee its successors or assigns or upon the payment of three months' interest in lieu of such notice.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements rights, powers, privileges and liabilities contained in this mortgage shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, and the same as if the words heirs, executors, administrators, successors, and assigns had been inscribed in all proper and necessary places.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
in the presence of

Geo. F. Jacobs
245 E. Hastings St.,
Vancouver, B. C.
Broker

Witness to Charles Naganobu
Joseph R. Grant
503 Westminster Trust Bldg.,
New Westminster, B. C.
Solicitor

Charlie Naganobu

(Seal)

Charles Naganobu

N.S.

Dated 18th November 1930.

CHARLIE NAGANOBU

-10-

JAPAN AND CANADA TRUST SAVINGS
COMPANY

MORTGAGE

\$500.50
\$30.50
\$469.50

JOSEPH R. GRANT
Barristers, etc.
New Westminster, B. C.

67445

LAND REGISTRY ACT

FORM O. (Section 57 (b).)

FOR MAKER OF A DEED

I HEREBY CERTIFY that, on the 21st day of November, 1930 at New Westminster, in the Province of British Columbia, CHARLES NAGANOBU, who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed there-to as party, 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 of Office at City of New Westminster, this 21st day of November, in the year of our Lord one thousand nine hundred and thirty.

Joseph R. Grant
A Comm. etc.

Discharge of Mortgage

Know all Men by these Presents

That **JAPAN AND CANADA TRUST SAVINGS COMPANY, 675 Hastings W.,**
of **Vancouver,** in the Province of **British Columbia,**

DO HEREBY CERTIFY

That **CHARLES NAGANOBU #04449**

of **British Columbia,**
in the Province of **British Columbia,**
has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

CHARLES NAGANOBU #04449

as Mortgagor, to **Japan and Canada Trust Savings Company** as Mortgagee
for the sum of **Five Hundred Dollars (\$500.00)** Dollars,
which said Mortgage ~~was made~~ ^{dated}
and was registered in the Land Registry Office in the City of **New Westminster** in the Province
of **British Columbia** on the **18th** day of **November, A.D.,**
19 **20** under number **674450.**

The following is the description of the lands and premises released and discharged hereunder:—
All and singular that certain parcel or tract of land and premises situate, lying and being
in the Municipality of Surrey, District of New Westminster,
Province of British Columbia, and more particularly known and
described as Block 9 of Section 27, Block 5 North Range 2 West,
Map 822.

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

SIGNED, SEALED AND DELIVERED at **Vancouver, Province of British Columbia**
this **9th** day of **May** A.D. 194**4**

SIGNED, SEALED AND DELIVERED
in the presence of

Signature

Address

Occupation

(If given by a Company). The Common Seal
of

was herewith affixed in the presence of:

W. A. Keen
Controller

J. M. STREIGHT
BARRISTER
AND
SOLICITOR

TELEPHONE N.W. 703

607 COLUMBIA STREET
NEW WESTMINSTER, B.C.

EVACUATION SECTION	
Rec'd	SEP 13 1950
File No.	7532
Ans.	
Referred	

12th September 1950.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
HASTINGS & GRANVILLE
VANCOUVER B.C.

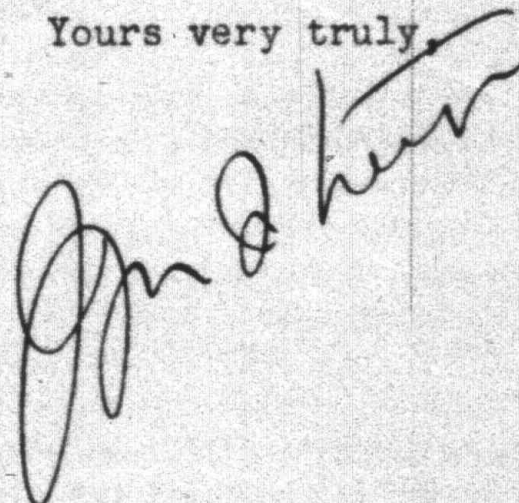
Gentlemen:

Re: Case #127, Charles
Torahichiro NAGANOBU

I beg to acknowledge receipt of your
letter dated 11th September 1950, enclosing cheque
for \$1612.00 payable to the above-named, and cheque
for \$50.00 payable to myself, being Counsel fee.

I have today forwarded cheque for Mr.
Naganobu.

Yours very truly,



JMS:bm

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF
CHARLES TORANICHIRO NAGANOBU

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the
Dominion Government.

J.M. STREIGHT, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

MR. STREIGHT: Your honour, I call the claim of
Mr. Charles Terahichiro Naganobu.

CHARLES TERAHICHIRO NAGANOBU, the Claimant
herein, being first duly sworn,
testified through the official
interpreter as follows:

10 MR. STREIGHT: Your honour, Mr. Charles Naganobu is
83 years of age and his memory is not quite as
good as it used to be, but he has a good recollection
of his farm, dating back to 1907.

First, I wish to amend his claim in that he
is now claiming for land, \$1750.00, instead of
what he set out in his declaration, \$2800.00.
The dwelling he wishes to have amended to \$1000.00,
the double deck chicken house, \$1000.00, another
chicken house, \$500.00, the workshop at \$100.00,
and the remainder of the buildings at \$100.00,
which is a total claim of \$4450.00. The property
was sold for \$1138.00, which makes his claim
20 \$3,312.00.

I presume my friend will admit that the property
was sold for \$1138.00 to the Director of
the Veterans Land Act.

MR. KENNEDY: I will so admit.

MR. STREIGHT: My learned friend has agreed that I can
ask leading questions to get the history of this
particular farm from Mr. Naganobu.

DIRECT EXAMINATION BY MR. STREIGHT:

30 Q: I understand, Mr. Naganobu, that in 1907 you

went into partnership with Tanekichi Kohara?

A: Yes.

Q: And you bought the property in question, the farm at R.R. No. 4, New Westminster, which consists of 13.12 acres, at that time for \$50.00 an acre?

A: Yes.

Q: Twenty-five acres at \$50.00 an acre?

A: Yes.

Q: In 1910 you sold half the property at \$800.00 an acre?

10

A: I sold one part of it.

Q: A half?

A: Yes.

Q: There were no buildings on it when you bought the property?

A: No, there were no

buildings.

Q: And that from the proceeds of this money you bought a house in Vancouver for \$5500.00 with your partner?

A: Yes.

Q: And then in 1923 you transferred your half interest in the Vancouver property for the other remaining half interest in the farm with your partner?

20

A: I divided the interest into two and gave the Charles Street house to Kohara, the other partner, and kept the farm for myself.

Q: Now, in April, 1923, April the 3rd, he was the sole owner of the farm?

A: Yes.

MR. STREIGHT: For the records, I have here a partial abstract of title from the Land Registry Office New Westminster, dated May 15, 1948, which shows that on April 3, 1923, there was conveyance from Kohara to Charles Haganobu. I wish to enter this

30

as an exhibit. The amount shown on the deed for that half interest was \$1500.00, but it does not show on this abstract of title. The legal description as set out is Block 9 of Section 27 Block 5 North Range 2 West Map 822 Municipality of Surrey in the District of New Westminster. That is the farm in question today.

(ABSTRACT OF TITLE MARKED EXHIBIT NO. 1)

10 MR. STREIGHT: Would my learned friend produce the Farm Appraisal Report, please? (Handed to Mr. Streight) I would like to enter this as Exhibit No. 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

20 MR. STREIGHT: In this Farm Appraisal Report, signed by B.C. Wormworth, the legal description is the same as on the abstract of title, Exhibit No. 1. The property consists of 12.12, the address is R.R. No. 4, New Westminster. It is two miles from South Westminster and three and a half miles from New Westminster, and has a school one half mile away from it. In regard to the district, it states: "Is this district a good one? Yes." Further in the report it states "Employment opportunity on edge of industrial area. Full opportunity." "Water supply. Well beside house. Reported permanent supply."

Q: Mr. Haganobu, did you have water on the property at all times during the year?

30 A: He had sunk a well and there was water all the time.

MR. STREIGHT: And in this report it states there was full electric lighting. Mr. Naganobu agrees that the buildings in the report, the dimensions are approximately correct, but he takes exception to the valuations. His valuations are set out in his amended claim.

Q: How many acres were cleared, Mr. Naganobu?

A: Half of it he cleared when he first bought it, but there were only about three and a half acres.

10 Q: Three and a half acres. And you valued the cleared portion at \$250.00 per acre? A: Yes.

Q: And do you value the remaining acreage, a little more than ten acres at \$100.00 an acre. A: Yes.

Q: And did you use this farm for poultry raising, for raising chickens? A: Yes.

Q: How many chickens would you have on the farm each year? A: He said he was working in the fishing cannery and his son attended to all the farming part, but there were about 2,000 he thinks.

20 Q: 2,000 birds? A: In the winter I used to look after them myself.

Q: And there was a mortgage on the property to the Japan Trust Company for \$500.00 at 8%?

A: Yes.

Q: And did you and your sons operate the poultry farm from 1930 until 1942 when you left?

A: Yes. During that time in the summer I was at the cannery.

30 Q: The boys carried on the poultry business?

A: Yes.

Q: And did the boys build the chicken houses on the property in 1934 and 1935?

A: Yes, I had some built, too, before that.

Q: And when was your house built? A: 1906.
I am not quite certain. I think it is 1907 or 1908.

Q: And you have a large two deck chicken house on the premises? A: Yes.

10 Q: Which you value in 1942 at \$1,000.00?

A: I had some of it appraised, someone appraised the value for me, and he valued it at that price.

Q: Mr. Haganobu, did you have anybody who wanted to buy your farm in 1942 just before you left?

A: Yes.

Q: What did they offer you for the farm?

A: There was a man who wanted to buy it for \$4000.00, but as I did not intend to sell it and I had hoped to come back to it afterwards, I did not negotiate at all.

20

Q: Does he know the man's name?

A: I don't know the name of the white man who offered me the price, but my boy might know. He didn't come himself, he sent someone else.

MR. STREIGHT: With reference to the assessed value of this property in 1942 by the Municipality of Surrey, would my learned friend admit this letter from the Corporation of Surrey and the assessed value for that year?

30 MR. KENNEDY: Yes, I will admit it subject to proof.

MR. STREIGHT: Your honour, there are assessments from 1938 to 1948 contained in this letter of May 14, 1948, from the Municipal Clerk, Cloverdale, showing the assessments during those years for land and improvements. In 1942 the assessment for land was \$785.00 and for improvements \$1750.00. I might say that in 1947 the land was assessed at \$2000.00 and the improvements at \$1200.00.

(LETTER MARKED EXHIBIT NO. 5)

10 MR. KENNEDY: In connection with that point, your honour, we can admit the figures for the year 1942, if that is satisfactory, without further proof. That is the only notice we have in our files.

MR. STREIGHT: I wish to submit the other figures as well. If my friend wishes me to prove them by any other method, I will be glad to do so.

MR. KENNEDY: Well, we can only admit the one.

MR. STREIGHT: Yes.

20 Q: Mr. Haganobu, you have been doing business with Brackman-Ker Milling Company, Limited, at New Westminster from 1930 until the time you left home?

A: Yes.

MR. STREIGHT: I have here a letter, your honour, from the Assistant General Manager, which I have submitted to my friend which I wish to file. I do not know if it is proper to read it into the record or to have it filed.

THE COMMISSIONER: Well, is that admitted, Mr. Kennedy?

MR. KENNEDY: Subject to proof.

30 THE COMMISSIONER: Well, you can put it in, and it is

hardly worth while reading it into the record.

10 MR. STRAIGHT: The only matter I wish to read into the record is the fact that "Mr. Naganobu operated the place as a poultry farm for many years prior to him and his family being evacuated in the spring of 1942. Mr. Naganobu kept in excess of 1000 laying birds." His purchases in 1941 amounted to \$1541.65. "In our opinion the Naganobu operation was a sound poultry proposition that survived the most depressing years that the poultry industry ever experienced, that is, 1930 - 1938.

THE INTERPRETER: He says his dealings with that firm were since 1920.

20 MR. STRAIGHT: They have a method of figuring the valuation according to university reports, and their paragraph reads as follows: "Although our credit records do not show any valuation on the property, the University of B.C. farm survey for 1943 shows \$3.25 per bird as the normal capital investment in land, buildings and equipment on a farm of this type. This figure is made up as follows: Land 92¢, buildings \$2.05, Sundry equipment 28¢. These figures do not include dwelling house."

"It would therefore seem reasonable to assume that the Naganobu farm could be conservatively valued at not less than four or five thousand dollars."

(LETTER MARKED EXHIBIT NO. 4)

30 I have here also a valuation report of the

Dalglish Real Estate Company of New Westminster made on May 14, 1948, which I would like to enter as an exhibit.

MR. KENNEDY: No objection, subject to proof being submitted later.

MR. STREIGHT: There is one sentence I would like to point out to the Commission: "The land itself is suitable for sub-division owing to the fact that it is so handy to stores, buses and employment."

10 (VALUATION REPORT MARKED EXHIBIT NO. 5)

MR. STREIGHT: I understand, your honour, that there is no argument to be presented here.

THE COMMISSIONER: No.

MR. STREIGHT: It is merely a question of getting the claimant's statement in.

THE COMMISSIONER: Yes, that is all.

MR. STREIGHT: The property was sold for \$1158.00 on January 1st, 1943 to the Director of Veterans Land Act.

20 MR. KENNEDY: That is correct.

MR. STREIGHT: That is all, thank you.

MR. KENNEDY: Your honour, in connection with this claim, the submission of the Custodian will be that the property was sold at a fair valuation after qualified appraisers had examined the property and based on a consideration of the terrain and other natural difficulties attending this particular parcel of property.

C.F. Haganohu
Cross exam.
Re-Direct exam

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, I would like to ask you one question.
I understand you leased this particular property
to Mr. Douglas Simpson on the first of June,
1942? A: Yes.

Q: And is it right that you were to receive \$60.00
for the first five months' rental?

A: I don't quite remember that.

Q: Is it not so that the annual rental fixed by
you from Mr. Simpson was \$120.00 per year?

A: I am very old now, so leasing and letting things
I left to my son, so I don't quite remember.

MR. KENNEDY: That is all, your honour.

THE INTERPRETER: A: But at that time I had trouble
with my eyes and I had to have an operation so
I left everything to my son.

RE-DIRECT EXAMINATION BY MR. STREIGHT:

Q: Just ask him if he leased this after he left for
the purpose of somebody looking after his property.

A: I think it was about the time I was leaving.

Q: There were no chickens on the place?

A: I had sold them because I knew I was leaving.
I sold them all.

THE COMMISSIONER: Thank you, that is all, then.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript
Gordon Hambleton
G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript pur-
ports to be an accurate record of the evidence
adduced before me.

J.R. Archibald, Sub-Commissioner

Name of Claimant

NAGANOBU, Charles Torakichiro

Case

127

Custodian File

7538

REAL PROPERTY										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total			
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
					1138.				Special in Lien		1662.00	
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 & Not Found & 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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
TOTAL RECOMMENDATION										1662.00		

CLAIM NO. 127 - Charles Torahichiro NAGANOBU

This claim is made in respect of a 13.12 acre parcel of land situate 3½ miles from the City of New Westminster, which had been developed by the claimant as a chicken ranch.

The property was appraised by S.S.B. Appraisers in July 1942 at \$1159.00 and was sold to the D.V.L.A. based on appraisal, at \$1138.00. The land and improvements were assessed in 1942 at \$2535.00.

The claimant caused an appraisal to be made by E.M.B. Dalgleish, real estate operator, in May 1948, the valuation being based on market conditions as at January 1942, his estimate of value being \$3086.00.

1943 2 →

Counsel for the Government informs me that he has discussed settlement of this claim with the claimant's Solicitor. The latter has agreed that the fair market value as at the date of sale by the Custodian was \$2800.00.

In view of the Dalgleish appraisal and the assessment, as well as information which has been furnished me in connection with other properties in the Municipality of Surrey, I consider that the fair market value at the date of sale was approximately \$3000.00.

In view of the report now made by Counsel for the Government, I concur in his recommendation based on the discussion with the Claimant's Solicitor, and therefore RECOMMEND payment to the claimant of the sum of \$1662.00, the recommendation being founded upon an estimated fair market value of \$2800.00.

H. I. BIRD

Commissioner.

March 6th 1950.