

9593

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9593

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

SIGNS HER NAME CHIE
IN CORRESPONDENCE

NAME: NAGAI (Chiye) Mrs
HOME ADDRESS: 4160 Union Street, BURNABY Vancouver B.C.
REGISTRATION NUMBER 06760 SEX: Female AGE: 48
OCCUPATION: Housewife

(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: none

MARRIED? Yes

NAME OF WIFE OR HUSBAND: (Deceased)

ADDRESS OF WIFE OR HUSBAND: -----

NAMES OF ANY LIVING CHILDREN: Kazuko (F)

1. Son over 16, at Camp.

ADDRESS OF CHILDREN: 4160 Union St., Vancouver B.C.

AGE OF CHILDREN: 11

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

1. LOCATION AND DESCRIPTION: Lots 13 and 14, of Block 25, N.S.D. of D.L. 121, Group 1, New Westminster District.

See File 3931 - Son, Teruo NAGAI, also declared this property.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 Room Dwelling house, 1 Garage, 1 Wood Shed,

3. INSURANCE (Give particulars; state where policies are) Fire Insurance \$700.00. McGregor, Johnstone and Thomas, Ltd. (General Agents).

4. TAXES (Amount and where payable) Taxes \$83.00 Payable at Edmonds B.C. (District of Burnaby) Paid 1941

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner, at present. 120

Renting house to Mrs Parker, Vancouver B.C. Monthly rental of \$15.00 Agent. Mr Pratt of the Insurance Co. Mentioned above.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In McGregor Johnson and Thomas Co.
Vancouver B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN XXXXX Fruit Trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 1,
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:
- 3 Pc Chesterfield, 1 Glass Closet, 1 Kitchen Range, 36 Sqr.Yds.Linoleum
Lawnmower, 1 Pr Grass Shears, 8 Blinds, Set of Garden Tools,
1 Wheel Barrow, 25 Ft., Hose. 1 Heater Stove, To be left for the use
of Tenant. See attached list for Goods to be left in Basement.
See file 3931, Terms NAGAI. says Mother, 2 sisters also
have interest.
He also declared Chesterfield suite etc.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$20.00 War Savings Certificates. In declarant's possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 19th day of May 1942.

A. J. McArthur

Witness

(Signature) *C. Nagai*

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE August 21, 1943.

Our File No. 9593

Full Name NAGAI, (Chiye) Mrs. Yonejiro (Signs her name Chie-see letter August 28, 1946.)

(Surname in Block Letters)

Chiye-may also be spelled Chie (both correct-)
(same name.)

Registration No. 06760

Male - Female ☒
(Check)

Age September 4, 1894.

Former Address 4160 Union Street, Burnaby, B. C.

Date Evacuated June 3, 1942.

Naturalized - Canadian-Born - National'
(Check)

Present Address (1) Slocan, B. C.
(Lettr. Sept. 3/42, to March 16/46)

(2) 150 Dunvegan Road,
Toronto, ONTARIO.
(Lettr. Apr. 27/46 to Apr. 1/47)

WIDOW
Married - Single
(Check)

Name of Wife -----

Name of Husband Yonejiro (Deceased-January 5, 1941)

Name of Mother -----

Name of Father -----

Names of Children under 16 Kazuko - July 7, 1931. (See letter August 28, 1946)

Requested by GM (WJH-17/11/44)

Registered with Custodian Yes
(Yes or No)

Additional Information Farmerette. Owner of house and 2 lots at 4160 Union Street,
Burnaby, B. C.

Children over 16: Teruo (M) September 18, 1919, File No. 3931.

Yoshiko UYESUGI (Mrs. Kiyoshi) (nee Yoshiko NAGAI), File No. 9619.

REAL PROPERTY SUMMARY

Catalogue No. Nil. (Property held in trust.)

File No. 9593

Japanese Name: (Mrs.) Chie NAGAI.

Reg. No. 06760

Note: Given name above may also be spelled Chiye.

Civic Address: 4160 Union Street, North Burnaby, B. C.

Legal Description: Lots 13 and 14, Block 25 of Lot 121, Group 1, Map 1054, Municipality of Burnaby, in the District of New Westminster.

Classification: Dwelling and Garage

Registered in the name of: Chie Nagai "In Trust" See filing No. 20992.

State of Title: Clear, except above Trust filing. (copy on file).

Whereabouts of Title No. 142464-E: In possession of Registrar, New Westminster, B. C. Search, July 14, 1942.

Vesting: In Custodian. Filing No. 24486, August 17, 1942.

Mr. Yonejiro NAGAI died intestate on January 5, 1938, at the City of Vancouver, B. C., and on May 13, 1938, Letters of Administration of his Estate were granted to his lawful Widow, Chie NAGAI, as personal representative. At the same time the Court forbid any dealing with real estate of the deceased by said Chie Nagai, without leave, except a dealing be for the purpose of vesting such real estate in the heirs-at-law.

On March 19, 1941, Mr. H. A. Fremlin, Barrister-at-Law, appearing before the Honourable Mr. Justice Murphy in the Supreme Court of British Columbia, presented the petition of Chie NAGAI for permission to deal in the above real property; the consent of Teruo NAGAI, son, and Yoshiko NAGAI, now Yoshiko UYESUGI, (Mrs. Kiyoshi), having been filed herein.

Mrs. Nagai, as Administratrix, was granted permission as follows:

1. To sell and convey Lot 1 of Block 1 in the subdivision of District Lot 131, Group 1, New Westminster District, Plan 3052.
2. To purchase out of the proceeds of the sale Lot 1 of Block 1, aforementioned, other lands and premises as a home for the widow and children of the said deceased.

Mrs. Nagai, in accordance with the above Court Order, purchased the property at 4160 Union Street, North Burnaby, which she declared to the Custodian in her JP Form dated May 19, 1942.

Due to the property being registered in Mrs. Nagai's name "in trust" it was withheld from being advertised for sale in our catalogue of real properties.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

File No. 9593

(2)

We forwarded the following to Mr. K. W. Wright on February 5, 1945:

1. Memorandum dated February 5, 1945.
 2. Copy of Order re Letters of Administration.
 3. Copy of Trust Filing No. 20992.
 4. Real Property Memorandum;
- and he directed the following Memorandum to Mrs. McArthur on February 6, 1945:

"I have perused the memo compiled by Mr. Johnston as well as the material referred to.

"I do not think it is advisable to take any steps towards the liquidation of this parcel of land pending delivery by Mr. Justice Thorson of judgment in respect to the application made by Messrs. Norris & MacLennan to declare the various Orders in Council under which we operate ultra vires."

In view of the above advice, no further action has been taken to liquidate this asset.

Mrs. McArthur's Memorandum of April 27, 1946, advised the Accounting Department that all receipts and disbursements relative to the above described property should be treated as trust funds relative to the Estate of Yonejiro NAGAI, deceased.

As stated above, Mrs. Nagai, Administratrix, could not deal with this real estate without leave, except for the purpose of vesting the real estate in the heirs-at-law.

The heirs-at-law, according to information received from the Royal Canadian Mounted Police and Mrs. NAGAI, are as follows:

1. Chie NAGAI, Widow of Yonejiro NAGAI, deceased.
Age 52; Born September 4, 1894.
Registration No. 06760. File No. 9593.
Address: c/o Mrs. A. G. Leslie,
150 Dunvegan Road,
Toronto, ONTARIO.
2. Teruo NAGAI, Son.
Age 27; Born September 18, 1919.
Registration No. 05860. File No. 3931.
Address: 377 Wellesley Street,
Toronto, ONTARIO.
3. Yoshiko UYESUGI (Mrs. Kiyoshi), Married daughter.
Age 25; Born October 8, 1921.
Registration No. 04798. File No. 9619.
Address: Temple, Alberta.
4. Kazuko NAGAI, Daughter
Age 15; Born July 7, 1931.
No Registration. Mother's File, No. 9593.
Address: c/o Mrs. Chie NAGAI.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED.

File No. 9593.

(3)

On May 20, 1946, Mrs. McArthur requested the writer to take the necessary steps to have the Title cleared and he discussed the matter with Mr. Ian Macpherson. The following is an extract from Mr. Macpherson's Memorandum dated May 31, 1946:

"The order of the court authorized the Administratrix to sell the lands then included in the estate, and to purchase out of the proceeds other lands as a home for the widow and children of the deceased. This order does not specifically set forth that the restriction in respect to the parcel of land being then sold should not apply to the lands being purchased but it is reasonable to suppose that this restriction would apply to the purchased lands. It would appear to be necessary in the case of the sale of the land now owned by the estate that an order of the court is necessary to permit the sale."

The latest information concerning possibility of effecting a sale is contained in Mrs. McArthur's memorandum dated January 6, 1947, which states, in part, that Mr. H. A. Fremlin, Barrister, interviewed Mr. Shears and Mrs. McArthur, and presented a letter indicating willingness of the heirs-at-law to sell the property at 4160 Union Street in order that they might buy a house in Toronto with the proceeds.

Mr. Fremlin was given suitable information and advised that the Custodian would be well satisfied if the Administratrix would make application to the Court for permission to sell, rather than drawing the Custodian into the transaction.

The final paragraph of the above Memorandum reads as follows:

"As a result of the discussion it was decided that since the estate real property at 4160 Union Street was bought with the consent of the court from funds derived from real property owned by the estate, which in turn was liquidated with the consent of the Court and since one of the heirs is still an infant, the better plan would be to make the application as suggested above."

We are presently waiting for Mr. Fremlin to advise us that he has instructions to act.

ADMINISTRATION

Mrs. Chie NAGAI, in her JP Form dated May 19, 1942, declared owning the following Real Property:

"Lots 13 and 14, of Block 25, S.D. of D.L. 121, Group 1, New Westminster District...(with)...4 room dwelling house, 1 garage, 1 Woodshed."

Mrs. Nagai declared she carried Fire Insurance to the extent of \$700.00 (on the house), with McGregor, Johnston & Thomas, Vancouver.

Under "Occupancy and Leases" she declared: "Occupied by/at present (May 19/42) ^{owner} Renting house to Mrs. Parker, Vancouver, B. C. Monthly rental of \$15.00. Agent: Mr. Pratt of the Insurance Co. mentioned above."

In a Report dated May 27, 1942, Mr. J. G. Walker of Pemberton Realty Corp. Ltd., stated the above property consisted of a lot, 66' x 122' with a three room frame dwelling with rooms in the basement. Further, he stated the dwelling was in first class state of repair with well kept grounds and garden.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(4)

A similar Report was made by Canada Permanent Trust Company on July 3, 1942, with the following additional information:

"One-storey shingled frame dwelling, 3 rooms, pantry and enclosed back porch, no bath; toilet in basement. 2 lots - 66' x 120'; garage; total value-say-\$1,400.00. No other Valuation of the property at 4160 Union Street, North Burnaby, has been obtained by our office at this date.

Both of the above Reports recommended that, as the Japanese made all arrangements and apparently appointed Mr. Pratt of McGregor, Johnston & Thomas as her agent, this property be placed under their management.

Mr. Walker of Pemberton Realty stated the premises should be rented unfurnished for \$20.00 or \$22.50 per month.

The assessed values of this property have remained the same since 1942, and possibly before that time, viz. Land: Lot 13, \$230.00; Lot 14, \$230.00; Improvements on Lot 14: \$990.00.

Mrs. Nagai declared household goods and personal effects. Certain of these which she left for the use of the tenant are listed in her JP Form and the greater portion, which were stored in the basement of the house, appear on a supplementary list on file No. 9593 next to said JP Form.

The Canada Permanent Trust Company in their letter dated July 4, 1942, with which they forwarded the above-mentioned Report of July 3, 1942, stated that Mrs. Nagai had rented her property to Mrs. Parker, (Mr. and Mrs. Ernest Parker), a friend, for \$15.00 per month on the understanding that personal effects and furniture would be stored free. The Canada Permanent stated Mr. Pratt had boosted the rent to \$20.00 and the tenant had paid this amount under protest. They advised her to get in touch with the Rental Control Board.

We wrote Mrs. Nagai regarding the rental arrangement made with Mrs. Parker and she stated in her letter dated September 16, 1942, that she set the rent at \$20.00 per month. She did not mention anything about consideration for storing her furniture in said letter. Mrs. Parker does not deny the rent was to be \$20.00 but she does claim an allowance of \$5.00 was to be made for storing and caring for furniture in the basement. Further, Mrs. Nagai declared in her JP Form, (as stated above) as follows: "Renting house to Mrs. Parker, Vancouver, B. C. Monthly rental of \$15.00."

Nothing further was done regarding a settlement of this matter and Mrs. Parker has not sent us an account for storing the furniture and effects above-mentioned. On the other hand, she has paid her rent of \$20.00 regularly and co-operated with this office in the preparation for shipment of certain articles belonging to Mrs. Nagai and her daughter, Mrs. Yoshiko UYESUGI, in March 1943.

Rents have been collected by McGregor, Johnston & Thomas, our agents, and after paying for necessary repairs, and semi-annual Water Rates account of \$7.00, have forwarded the net proceeds to this Office, less their collection commissions. Annual Taxes of \$62.72 and 3 year fire Insurance Premiums of \$7.50 have been paid from Mrs. Nagai's account in this Office, to which net rentals have been credited.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

File No. 9593

(5)

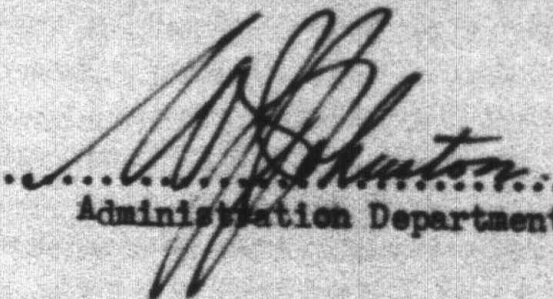
Revenues received from the above property have been more than sufficient to pay operating expenses.

We have forwarded funds to Mrs. Nagai from time to time at her request and also have paid the semi-annual premium of \$30.29 on Crown Life Policy in the name of her son, Teruo NAGAI, File No. 3931, on her instructions.

Mrs. Parker, the tenant, wrote Mrs. Nagai regarding papering some of the walls in the house, and she requested us to have the work done when funds were available, in a letter dated March 16, 1945. Two rooms were papered in October 1946, and one-half the cost, viz. \$12.50 was deducted by our agent from rentals. The tenant paid the balance of the cost for material and labour.

Mrs. Parker, wrote us under date of July 10, 1946, and requested us to notify her should the property at 4160 Union Street, North Burnaby, become available for purchase.

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

..........
Administration Department.

WJJ/HMS
April 22, 1947.

3931

May 1st, 1942.

The Pemberton Realty
Corporation Limited,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

re Nagai. Teruo

We thank you for your letter of April 17th and have noted your report on the above property.

As the owner is still in occupation, we would be glad if you would discuss with him the possibilities of his making his own arrangements, subject to our final approval, regarding the renting or otherwise disposing of his property and personal effects prior to evacuation.

If this idea appeals to the owner, please get him to submit his proposals to you and pass them on to us with your comments and recommendations.

If nothing can be arranged along the lines as suggested above, please endeavour to find a suitable tenant when the owner has evacuated the premises. We note that the house is insured and we shall be glad if you will confirm that in your opinion the amount is adequate. Also please ascertain and advise us the name of the insurance company and the policy number.

Any personal property remaining after evacuation will have to be stored and insured against fire and we shall require an inventory in duplicate.

Yours truly,

JSK:EB.

C.L.Drewry
Manager

Shear

C.

The Canada Permanent Trust Company

HALIFAX - SAINT JOHN
TORONTO - BRANTFORD - WOODSTOCK
WINNIPEG - REGINA - EDMONTON
VANCOUVER

British Columbia Branch Office

Vancouver, B.C.

July 4, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 7 1942

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

Dear Sirs:

Re: NAGAI, (Chiye) Mrs.
File # 9593

Enclosed you will find report in connection with the above-mentioned case. The present tenant, Mrs. Parker, told us that she had known and been friends with the Japanese for many years, and that they had agreed to rent the house to her for \$15.00 a month, provided she stored their personal effects and furniture, and took care of it.

The Japanese apparently appointed Mr. Pratt of McGregor Johnston & Thomas Ltd. as their agent, for Mr. Pratt immediately boosted the rent to \$20.00 a month. In view of her arrangement with the Japanese, Mrs. Pratt did not feel that she should pay the increased rental, and has done so under protest. I advised her to get in touch with the Rent Control Board, who would set the rental on the property, and agreed that she should be allowed some consideration for storing the Japanese effects.

The house is small and cut up. Apparently the Japanese have taken in the front porch and enclosed the back porch to enlarge the house. The house has no bath, and the lavatory is in the basement. We do not believe the house would be worth \$20.00 a month in normal times, but even if Mrs. Parker has to pay \$20.00, she should be allowed at least \$5.00 ^{per month} for storing the Japanese effects.

Yours faithfully,

E.T. Summers/H.
Encl:

H. E. Bond
Manager.
2

3931

July 18th, 1942.

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

Dear Sirs:-

re NAGAI. Teruo

With reference to Mr. Pratt's call on us a few days back we wrote Mrs. Parker on the 13th instant pointing out that she originally agreed to pay \$20.00 per month for the furnished house owned by the above at 4160 Union Street, and that this rent must stand; ~~also~~ *and* that there was no question of the rent being reduced to \$15.00 per month.

Mrs. Parker has written us a long letter in reply stating that the Nagais told her the rent would be \$15.00 per month, but we have nothing on file to this effect and as we understand she has paid two months' rent at the agreed figure of \$20.00 per month, we do not, of course, propose to make any change.

Mrs. Parker mentions that the roof is leaking in three places and that the sink is in bad condition. From what Mr. Pratt told us, both these troubles are minor ones and this being the case we think it would be as well to have these repairs done promptly and deduct the cost of same from rents received. We gathered when talking to Mr. Pratt that a few dollars would cover the expense of these repairs.

Yours truly,

F.G. Shears
Assistant Manager

PD:EB.

9593

August 17, 1942.

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

Attention Mr. Pratt.

Dear Sirs:

Re: Mrs. (Chive) NAGAI

With reference to the property owned by the above at 4160 Union Street, Vancouver, and rented by Mrs. Parker, since we saw Mr. Pratt on the 13th of July, we have come across a letter from the Canada Permanent Trust Company which rather indicates that Mrs. Nagai did agree to rent this house at \$15.00 per month, and we shall be glad to know if Mrs. Parker is still paying \$20.00 per month.

Incidentally, we cannot trace having received monthly rents from you, less your commission, and shall be glad to receive same at an early opportunity. It does not appear from our file that we have sent you our usual circular letter, No. 32, which we forward to agents who have been appointed by Japanese to look after their property. A copy of this letter is attached.

We also enclose a circular letter, No. 44, together with a supply of statements, which we shall be glad if you will use each month when reporting on this property.

Yours truly,

F. G. Shears,
Assistant Manager.

BD:BT

Enclosures

C
O
P
Y

Slocan City, B. C.
Sept. 3, 1942.

RECEIVED
SEP 10 1942
THE CUSTOMER
SERVICE SECTION

B. C. Security Commission.

Dear Sir:

Last month I wrote to Mr. Pratt the agent of Macgregor Johnson and Thomas Ltd., the company that is looking after our house, asking him to make half yearly payments and other payments on my son's life insurance. It is the Crown Life Insurance. We borrowed money from them too and I would like to have it paid back. The Agent tells me there is money still left after all necessary payments are made.

Could you kindly have any money available after these payments are made be applied to my son Teruo's insurance. He is in Taft at the present, his number 05806.

Thanking you I am

Sincerely yours,

(Sgd.) Mrs. C. Nagai.

9593

September 14, 1942.

Mrs. M. Parker,
4160 Union Street,
Vancouver, B. C.

Dear Madam:

Re: 4160 Union Street.
Mrs. Chiye NAGAI.

In reply to your letter of the 11th of September, we understand from Messrs. McGregor, Johnston & Thomas, Ltd., the agents who are handling this property, that the question of the correct rent of this house has been investigated by the Rental Control Board, and same has been confirmed as \$20.00 per month.

In the circumstances, we can only suggest that if you are not prepared to pay this amount, that you vacate the premises and find other accomodation.

Any further correspondence should be taken up with the above agents.

Yours truly,

P. Douet,
Administration Department.

PD:BT

9593

3rd December, 1942.

Mrs. Chiye NAGAI,
Registration No. 06760,
SLOCAN CITY, B.C.

Dear Madam:-

With reference to life insurance Policy No. 224181 in the Crown Life Insurance Company on your Son's life. We will make payments for you to cut the loan down on this policy and also to take care of the premium when due, provided that we have funds on hand belonging to you at that time with which to pay it.

Before making any further payment out of your account, excepting for fire insurance as advised you today in a separate letter, we will leave it until after the first of the year. I will check this matter up again on January 15th and make a payment on your Son's life insurance if there are funds on hand at that time.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

9593

December 10, 1942.

Mrs. Chiye Nagai,
Japanese Registration No. 06760,
Slocan City, B. C.

Dear Madam:

Re: Lots 13 & 14, Blk. 25, D.L. 121.

We attach copy of letter received from the Corporation of the District of Burnaby regarding taxes on your property, and as at the moment we have only \$18.00 odd standing to your credit, we shall be glad to know if you can provide us with funds to meet these taxes.

You will understand that it will be impossible for us to make any payments on your son's Life Policy until these taxes are paid. If, therefore, you are in a position to provide us with funds to pay these taxes, please do so.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Enclosure.

copy for agents file

REPORT FOR CUSTODIAN
Japanese Evacuation Section

*original
m 3921*

27/5/42

REAL ESTATE & PERSONAL PROPERTY

Registration No. 05806

Name TERUO NAGAI

Address: 4160 Union Street

Type of Property: Residence

Description of Land and Buildings: 66' x 122' (13-14/25/121)

This is a three room frame dwelling with rooms in the basement.

It is in a first class state of repair with well kept grounds and garden.

Inventory of Contents: _____

Insurance

Amount	Company	Number	Type	Premium	Expiry	Agent
<u>MacGregor, Johnston & Thomas Ltd. have particulars regarding insurance.</u>						

Name of Mortgagor CLEAR TITLE Address _____

Name of Mortgagee _____ Address _____

Amount of Mortgage _____ Int. Rate _____ Payable _____

Dates Int. Payable _____ Principal Repayments _____

Mortgage Due _____

Recommendations: We would recommend that this property be rented unfurnished at from \$20.00 to \$22.50 per month. As the owner has requested that MacGregor Johnston & Thomas look after the property, we would recommend that you instruct them to do so. Attention however should be called to the good condition the premises are in and this should be considered when obtaining a tenant in order that the property will be maintained both as to house and land.

PEMBERTON REALTY CORPORATION LIMITED.

J. G. Walker

Date: July 3, 1942

File: _____

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 7 1942

Attention Mr. C.L. Drewry:

NAME: NAGAI, (Chiye) Mrs.

ADDRESS: 4160 Union St., Vancouver, B. C.

Reg. No. 06760

Real Estate and Personal Property

1. Location: 4160 Union St. - North Burnaby
2. Real Property: one-storey shingled frame dwelling, 3 rooms, pantry and enclosed back porch. No bath; toilet in basement. 2 lots - 66' x 120'; garage; total value/- say - \$1400.00
3. Personal: Stored on premises, so arranged by the Japanese with the present tenant, Mrs. Parker.
4. Insurance: \$700.00 - placed by McGregor, Johnston & Thomas.
5. Liabilities: none stated.
6. Recommendations: as the Japanese made all arrangements and apparently appointed Mr. Pratt, of McGregor Johnston & Thomas, as their agent, we believe nothing further remains to be done, except to advise Mr. Pratt to pay all monies to the Custodian. No written agreement was entered into.

E.T. Summers/H.

The Canada Permanent Trust Company

Per: _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 9593

VACATING CERTIFICATE

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With The Enemy (1943), by his duly authorized and lawful Deputy, hereby vacates the Certificate of Vesting registered in the Land Registry Office for the Land Registration District of New Westminster, at New Westminster in the Province of British Columbia, on the 17th day of August, 1943, as No. 24486 and certifying that the interest of Chie HAGAI (in Trust) in Lots 13 and 14, Block 25 of Lot 121, Group 1, Map 1054 in the District of New Westminster, is vested in the Custodian, and hereby relinquishes and releases any right which he the said Custodian may have in the said property by virtue of the Vesting in him of the interests of the said Chie HAGAI (in Trust).

DATED at Vancouver this 8th day of April A.D. 1948.

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian

MEMORANDUM

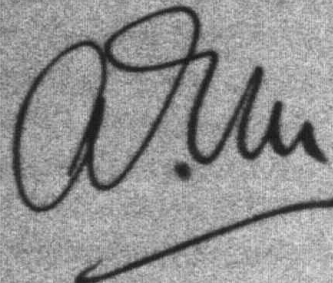
File 9593

May 18, 1948.

Re: 4160 Union Street, Vancouver.

New Washin. P.R.O.

Mr. Marshall, the Deputy Registrar, has telephoned to say that although the Registrar expressed his willingness to accept the Vacating Certificate, he is reluctant to hold these documents for the eight months necessary to pay off the Japanese owners. However, I explained to him that Mr. Fremlin was particularly anxious to have the Vacating Certificate in the Land Registry Office and Mr. Marshall agreed to hold the Vacating Certificate, with duplicate, with the other Title documents with a note on the Register that this is available for filing when the conveyance is registered. At that time he will return to us the duplicate Certificate duly dated and numbered.



AGM/AC

H. A. FREMLIN

BARRISTER AND SOLICITOR
NOTARY PUBLIC

TELEPHONE:
OFFICE: PACIFIC 4614

222 BIRKS BUILDING
718 GRANVILLE STREET
VANCOUVER, B. C. May 19, 1948.

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

ATTENTION: Mrs. McArthur.

EVACUATION SECTION
MAY 20 1948
File No. 9593
Ans. *RC*
Referred

Dear Sir:

RE: Estate of Yonejiro Nagai, deceased, and re
Lots 13 & 14, Blk. 25, D. L. 121, Burnaby -
Your File No. 9593.

Please accept my thanks for your letter of the 17th. inst., which I have shown to Mr. John E. Parker and Mrs. Marjorie R. Parker, the purchasers of the above property from Mrs. Chie Nagai (In Trust) under an Agreement for Sale at a price of \$2,400.00, payable \$2,000.00 cash, and the balance payable by monthly instalments of \$50.00 per month plus interest at 6% per annum, the first of such instalments to become due on the 1st. day of June, 1948, and the subsequent monthly instalments to become due on the 1st. day of each month thereafter. You will recollect that I sent to you a copy of the Order of the Court authorizing Mrs. Nagai (In Trust as Administratrix of the above estate) to sell the said property, and out of the proceeds to purchase another home in Ontario for the widow and children, or alternatively to distribute to the Widow her one-third interest therein and to the two eldest children (who have attained the majority) their respective two-ninths interest therein, and to advance from time to time from out the two-ninths interest of the youngest child such sum or sums of money during her minority as the Administratrix may deem necessary for the education and support of the said minor.

I have now received from the above Purchasers certified cheques in favor of Mrs. Chie Nagai totalling the sum of \$1,987.98, being in full of the cash payment of \$2,000.00 after adjustments as of May 15, 1948, a copy of which statement of adjustments I enclose herewith. You will note that the rent for the half month to May 15, 1948 was included in such adjustments. I understand from Mrs. Parker that all rents to April 30, 1948 have been paid to the rental agents.

In view of the aforesaid sale, I would ask that you kindly have the Fire Insurance policy made payable firstly to The Secretary

-2- Office of the Custodian,
Japanese Evacuation Section, May 19, 1948.

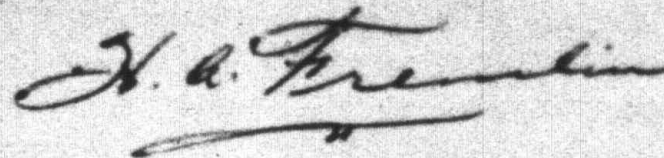
of State of Canada acting in his capacity as Custodian (or to Mrs. Ohie Nagai, In Trust as Administratrix of the estate of Yonejiro Nagai, deceased, unpaid Vendor), and secondly to John Ernest Parker and Marjorie Rosina Parker, purchasers under Agreement for Sale, as their respective interests may appear.

I would also suggest that you kindly notify the rental agents that the property has been sold, in consequence of which it will not be necessary for them to collect future rents falling due after April 30, 1948.

In view of the above-mentioned Order of the Court, I take it that it will be in order for me to send the above-mentioned cheques to Mrs. Nagai, and that it will be in order for the purchasers to remit direct to her the monthly instalments as they become due. If such is not the case, I would ask that you kindly advise me upon receipt hereof, and also notify the Purchases as to whom to pay the said monthly instalments, I having intimated to them that I thought it would be in order for them to remit such instalments as above mentioned.

Thanking you in anticipation of your kind attention herein,
I am

Yours truly,



HAF/S.
Encl.

STATEMENT OF ADJUSTMENTS AS OF MAY 15th., 1948 re proposed sale by Mrs. Chie Nagai, as Administratrix of the estate of Yonejire Nagai, deceased, to John Ernest Parker and Marjorie Rosina Parker, of Lots 13 & 14, of Block 25, in District Lot 121, Group 1, New Westminster District, Map or Plan 1054, Municipality of Burnaby, B. C.

To Purchase Price	\$2,400.00	
By deferred payments to become due under Agreement for Sale		\$400.00
By Vendor's proportion of 1948 taxes, based on net taxes for 1947 of \$67.58 - 4 1/2 mos.		25.34
To Purchasers' proportion of Water Rates of \$20.00 not paid for 6 months period ending June 30, 1948 - 1 1/2 mos.	2.00	
To Purchasers' proportion of unexpired premium re North West Fire Policy No. 212752 for \$750.00 on dwelling on above lands - Premium \$7.50 for 5 years, expiring Nov. 25, 1948 - 6 1/3 mos. still to run	1.32	
To Vendor's proportion of rent from May 1, 1948 to May 15, 1948 at \$20.00 per mo. - 1/2 mo.	10.00	
BY BALANCE FORWARD		1,987.98

\$2,415.32 \$2,415.32

TO BALANCE AS ABOVE OF CASH PAYMENT OWING BY PURCHASERS TO VENDOR \$1,987.98

To Garbage tax unpaid for 1947 and owing to Municipality of Burnaby, which should have been paid by the Purchasers as tenants of above lands, which tax has now been charged against said lands \$ 2.40

E & O E.

Note: The above garbage tax has now been paid by the Purchasers, and I have seen the receipt same.

H. R. H.

May 17, 1948.

H. A. Fremlin, Esq.,
Barrister & Solicitor,
223 Birks Building,
718 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Estate of Yonejiro NAGAI, deceased, and
Lots 13 & 14, Block 25, D.L. 121, Group 1,
N.W.D., Map 1054, Municipality of Burnaby.

We wish to inform you that we are today writing to the Registrar of Lands in New Westminster stating that the Custodian will have no objection to registration of the Agreement for Sale between Chie Nagai "In Trust" and John Ernest Parker and Marjorie Bernine Parker. We are also enclosing a Certificate vacating the Custodian's interest in the property with instructions that it be filed immediately preceding the conveyance. Mr. Milledge, the Registrar, has agreed to hold the Vacating Certificate until required as stated.

We trust that all parties concerned in this transaction will be satisfied with this arrangement.

We enclose a copy of the Vacating Certificate for your file record.

Yours very truly,

AGM/AC
Enc. copy Vacating Certificate.

A. G. McArthur,
Office of the Custodian.

May 15, 1948.

A. A. Milledge, Esq.,
Registrar,
Land Registry Office,
New Westminster, B. C.

Dear Sir:

Re: Lots 13 and 14, Block 25, Lot 121, Group 1,
Map 1054, Municipality of Burnaby, in the
District of New Westminster, registered in
the name of Chie Nagai "In Trust".

The above-described property is now subject to Custodian
Vesting filed on the 17th day of August, 1943, as No. 24486.

We wish to inform you that the Custodian will have no
objection to registration of an Agreement for Sale dated May 4, 1948,
made between Chie Nagai, Vendor, and John Ernest Parker and Marjorie
Bergine Parker, as purchasers, for the sum of \$2400.00.

It is expected that the vendor's interest will be paid
out within eight months and a conveyance signed by Chie Nagai
will be submitted for registration. In accordance with our
telephone conversation of this morning, we enclose two copies
of Certificate vacating the Custodian's interest, to be held for
filing immediately preceding the registration of the conveyance.
We wish to thank you for your consent to hold these documents in
the meantime, and will appreciate receiving the duplicate copy
returned to us with the date of number of filing.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. Vacating Certificate

MEMORANDUM

File No. 9593

April 24, 1948.

Re: 4160 Union Street, Vancouver.

This is to confirm information given to Mr. Fremlin by telephone this morning.

Insurance, being North West Fire Policy 212752, covers for three years, expiring November 25, 1948, Premium, \$7.50.

Real Property Taxes covering Lots 13 and 14 for 1947 in the amounts of \$19.44 and \$48.14 respectively, making a total of \$67.58, were paid in July 1947. Acknowledgment from the Collector of the corporation of the District of Burnaby dated July 8, 1947. (Official Receipt?)

Water Rates, January 1948 to June 30, 1948, in the sum of \$8.00 paid January 8, 1948. Acknowledged by collector, Corporation of the District of Burnaby, January 16, 1948. (Official Receipt?)

Rents paid in advance as reported by Rental Agents, McGregor, Johnston & Thomas Ltd. to January 30, 1948. Further statement with funds to be received.



AGM/AC

H. A. FREMLIN

BARRISTER AND SOLICITOR
NOTARY PUBLIC

TELEPHONE:
OFFICE: PACIFIC 4814

223 BIRKS BUILDING
718 GRANVILLE STREET

VANCOUVER, B. C. Apr. 16th., 1948.

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

EVACUATION SECTION	
Rec'd	APR 17 1948
File No.	9593
App.	<i>[Signature]</i>
Referred	

ATTENTION: Mrs. McArthur.

Dear Sir:

RE: Estate of Yonejiro Nagai, deceased, and re
Lots 13 & 14, Blk. 25, D.L. 121, Gr. 1, N. W. D.,
Map 1054, Mun. of Burnaby, B. C. - Your file
No. 9593.

Pursuant to my telephone conversation of today with Mrs. McArthur of your office, I enclose herewith a copy of the Order of The Supreme Court of British Columbia, made by The Honourable Mr. Justice Macfarlane on April 12, 1948, granting (a) authorization to Chie Nagai, as Administratrix of the above estate, to sell and convey the above-mentioned lands and premises, (b) that any Charge registered against the said lands in the Land Registry Office at New Westminster restricting the right of the said Administratrix to sell and convey such lands during the minority of the children of the above-named deceased, be cancelled, (c) and granting further authorization to the said Administratrix to purchase from out of the net proceeds of the sale of such lands, other lands and premises in the Province of Ontario as a home for the widow and children of the said deceased, or alternatively to distribute to Chie Nagai, the widow of the said deceased, and to the children of the said deceased who have attained their respective majority, namely Teruo Nagai and Yoshiko Nagai (now the wife of Kiyoshi Uyesugi), their respective interests as heirs-at-law in the said net proceeds of sale, and to advance from time to time from out the 2/9ths. interest therein of Kazuko Nagai, as an heir-at-law, such sum or sums of money during the minority of the said Kazuko Nagai as the said Administratrix may deem necessary for the maintenance and education of the said Kazuko Nagai.

I have written to Mrs. Parker requesting her to call upon me in reference to her proposal to the Administratrix to purchase the said lands, and upon her confirming her offer, and instructing me as to the Purchaser's or Purchasers' name and description etc., I shall prepare the necessary document of sale, request the Purchaser to sign the same, and thereupon send such document forward to Mrs. Nagai for execution.

-2- Office of The Custodian,
Japanese Evacuation Section,
Apr. 16, 1948.

It is my understanding from my telephone conversation of today with Mrs. McArthur that the Release of the Custodian's interest in the above-mentioned property has been executed, and that upon the execution of the aforesaid documents of sale such Release will be forwarded either to me or to the Land Registry at New Westminster for registration.

Yours truly,

H. A. Franklin

HAF/S.
Encl.

IN THE SUPREME COURT OF BRITISH COLUMBIA,
IN PROBATE.

*B.C. Law
Stamps
\$1.10*

IN THE MATTER OF THE ESTATE OF YONEJIRO NAGAI, deceased.

*Vancouver
Apr. 15-1948
Registry*

BEFORE THE HONOURABLE

MR JUSTICE A. D. MACFARLANE:

} Monday, the 12th. day of April,
A.D., 1948.

*Seal of The
Supreme
Court of
British
Columbia
Vancouver
Registry.*

UPON the Petition of Chie Nagai, AND UPON READING the Petition of Chie Nagai, dated the 23rd. day of March, A.D., 1948 and filed herein, the Affidavit of Chie Nagai in verification thereof sworn the 23rd. day of March, A.D., 1948 and filed herein, the Consent of Teruo Nagai, Yoshiko Nagai (now the wife of Kiyoshi Uyemugi), and Kaeko Nagai, dated the 23rd. day of March, A.D., 1948 consenting to and requesting this Honourable Court to grant an Order in the terms of the prayer of the said Petition, and filed herein, the Consent dated the 8th. day of April, A.D., 1948 of The Custodian, Japanese Evacuation Section, signed by F. G. Shears, Director, and filed herein, the Order of this Honourable Court made by the Honourable Mr. Justice Hanson on the 15th. day of May, A.D., 1938, and entered on the 19th. day of May, A.D., 1938 in Order Book Volume 104, Folio 222, the Letters of Administration to the estate of the late Yonejiro Nagai, deceased, dated the 20th. day of May, A.D., 1938 and granted by this Honourable Court to the said Chie Nagai on the 19th. day of May, A.D., 1938, and the Order of this Honourable Court made by the Honourable Mr. Justice Murphy on the 19th. day of March, A.D., 1941 and entered on the 21st. day of March, A.D., 1941 in Order Book Volume 107, Folio 230; AND UPON HEARING Mr. E. A. Frouin, of Counsel of the said Petitioner:

THIS COURT DOETH ORDER:

(a) That Chie Nagai, as Administratrix of the estate of Yonejiro Nagai, deceased, late of 1933 Cliff Avenue, Burnaby, British Columbia, garage employee, who died on or about the 5th. day of January, A.D., 1938, be authorized and permitted to sell and convey the following described Real Property owned by the estate of the said deceased,

namely: All and singular these certain parcels or tracts of land and premises situate, lying and being in the Municipality of Burnaby, in the Province of British Columbia, more particularly known and described as Lots Thirteen (13) and Fourteen (14), of Block Twenty-five (25), in District Lot One Hundred and Twenty-one (121), Group One (1), New Westminster District, according to a certain map or plan deposited in the Land Registry Office at New Westminster, British Columbia, and numbered 1054;

(b) That any Charge registered against the aforesaid lands and premises in the aforesaid Land Registry Office restricting the right of Chie Nagai as Administratrix of the estate of the said deceased to sell and convey the aforesaid lands and premises during the minority of the children of the said deceased, be cancelled;

(c) That the said Administratrix be hereby further authorized and permitted to purchase from out of the net proceeds of the sale of the aforesaid lands and premises other lands and premises in the Province of Ontario as a home for the widow and children of the said deceased, or alternatively to distribute to Chie Nagai, the widow of the said deceased, and to the children of the said deceased who have attained their respective majority, namely Teruo Nagai and Yochiko Nagai (now the wife of Kiyoshi Uyesugi), their respective interests as heirs-at-law in the said net proceeds of sale, and to advance from time to time from out the two-ninths (2/9ths.) interest therein of Kaeuko Nagai, as an heir-at-law, such sums or sum of money during the minority of the said Kaeuko Nagai as the said Administratrix may deem necessary for the maintenance and education of the said Kaeuko Nagai;

(d) That the costs of and incidental to this application shall be payable out of the estate of the said deceased.

"Q.L.R."
D.R.
L. H. S.
"H. R. S."

"Q.B.M."
J

BY THE COURT.

"Q. L. Rodway"
Dep. DISTRICT REGISTRAR.

Entered
Apr. 15-1948
Order Book, Vol. 120 Fol. 191
Per "T.O.N."

File No. 9593

February 5th, 1945.

Re: Estate of Yonejiro NAGAI, Deceased.
and

Re: Mrs. Chiye NAGAI
Lots 13 & 14, Blk. 25 of Lot 121, Gp. 1,
Map 1054, Municipality of Burnaby, in the
District of New Westminster.
4160 Union Street, Burnaby, B.C.
Catalogue No. Nil

The Registered Owner of the above-mentioned property is Chie NAGAI, "In Trust" and is subject to filing No. 20992, a copy of which appears on our file. Mrs. Nagai was appointed by the Court as administratrix of the Estate of her husband, Yonejiro NAGAI, deceased, who died intestate on or about January 5th, 1938. Mrs. Nagai was authorized by the Court to sell the property left by her deceased husband and to purchase out of the proceeds of said sale the property above-mentioned. This property is rented at the present time for \$20.00 monthly.

It would probably be advisable to make application to the Court for leave to sell this property and distribute the proceeds of the sale to the heirs of Yonejiro NAGAI, Deceased.

No claims on file.

WJJ/HMS

Attached hereto:

- (1) Copy of Order re Letters of Administration.
- (2) Copy of Trust Filing No. 20992.
- (3) Real Property Memorandum.



C
O
P
Y

File 9593 Chiyo NAGAI

In the Supreme Court of British Columbia in Probate
23720 Vancouver Registry. Be it known that on the 13th day of
May 1938, Letters of Administration of all the estate which by
law devolves to and vests in the personal representative of
Yomejiro NAGAI, late of the Municipality of Burnaby in the
Province of British Columbia, (deceased) who died on the 5th
day of January 1938, at the City of Vancouver, Province afore-
said, intestate, were granted by the Supreme Court of British
Columbia to Chie NAGAI of the Municipality of Burnaby, B. C.
the lawful widow of the said intestate, the Court forbidding
any dealing with real estate of the deceased by the said Chie
NAGAI, without leave, except a dealing be for the purpose of
vesting such real estate in the heirs-at-law.

Given under the seal of the said Court this 20th
day of May A. D. 1938.

"H. Brown"
Deputy District Registrar

Extracted by H. A. Fremlin Esq.
Solicitor

Filing 20992

File 9593 Chiyo NAGAI--In Probate

In the Supreme Court of British Columbia--In the matter of the estate of Yonejiro NAGAI, deceased. Before the honourable Mr. Justice Murphy: Wednesday the 19th day of March A.D. 1941.

Upon the petition of Chie NAGAI, and upon reading the petition of Chie NAGAI, dated the 17th day of March A.D. 1941, filed herein, the affidavit of Chie NAGAI in verification thereof sworn the 17th day of March A.D. 1941 and filed herein the consent of Teruo NAGAI and Yoshiko NAGAI dated the 17th day of March A.D. 1941 filed herein, the Order of this Honourable Court made by the Honourable Mr. Justice Manson on the 19th day of May A.D. 1938, and entered on the 19th day of May A.D. 1938, in Order Book Vol. 186, Folio 222, and upon hearing Mr. H.A. Fremlin of Counsel for the said petitioner. This court doth order that:

(a) Chie NAGAI as administratrix of the estate of Yonejiro NAGAI (deceased) late of 1925 Cliff Avenue, Burnaby, British Columbia, garage employee, who died on or about the 5th day of January A.D. 1938 be permitted and authorized to sell and convey the following described real property of the estate of the said deceased, namely; all and singular that certain parcel or tract of land and premises situate lying and being in the Municipality of Burnaby, in the Province of British Columbia, more particularly known and described as Lot 1 of Block 1 in the subdivision of District Lot 131, Group 1, New Westminster District according to a certain map or plan deposited in the Land Registry Office at the City of New Westminster, British Columbia and numbered 3052.

(b) That the charge registered against the aforesaid lands and premises in the Land Registry Office aforesaid under 78 414 "C" restricting the right of the aforesaid administratrix to sell the aforesaid lands and premises during the minority of the children of the said deceased be cancelled.

(c) That the said administratrix of the said estate be authorized and permitted to purchase out of the proceeds of the sale of the aforesaid lands and premises, other lands and premises as a home for the widow and children of the said deceased.

(d) That the costs of and incidental to this application shall be payable out of the estate of the said deceased.

By the court
"J.F. Mather"
District Registrar
Ent. March 21st, 1941
Order Book Vol. Fo. 230
Per Land Registry Office

Vancouver March 21st, 1941

Date. February 5th, 1945.

REAL PROPERTY MEMORANDUM

File No. 9593

Name.. Chie NAGAI. (Mrs. Xonejaro)..... Registration No... 06760.

Re: Catalogue No. Nil. Also unadvertised.

Address: 4160 Union Street, Burnaby, B. C.

Legal Description: Lots 13 & 14/Blk.25/Lot 121/Map 1054.
(Dwelling).

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 142464-E Whereabouts: "Registrar". C. of O.
Search, July 14/42.

Registered owner: Chie NAGAI "In Trust" Reg. No. 06760

Property: Lots 13 and 14, Block 25 of Lot 121, Group 1, Map 1054,
Municipality of Burnaby, in the District of New
Westminster.

B. Charges.

Registered: Trust Filing No. 20992. (Copy attached hereto)

Vesting: In Custodian. Filing No. 24486.

Unregistered: No evidence found.

Taxes: \$61.95 (1944) Pd. in full to Dec. 31, 1944. Arrears: Nil

Water: \$7.00 (net) Flat rate for 6 mos. Pd. to Dec. 31, 1944.

Insurance: \$750.00. Expiry date, November 25th, 1945.

Assessed Value: Land: \$460.00

Improvements: \$990.00 (Lot 14)

Valuation by Appraiser: See Report of Canada Permanent Mortgage Co. on file,
dated July 3rd, 1942. \$1,400.00 (No other valuation)
Amount of Bid: Nil

Approved by Advisory Committee:

Paid as shown in attached letter:

Name of transferee as attached letter:

Note: Have withheld from advertising on
account of Trust filing. Present tenant
is interested in purchasing this
property. (Letter August 1st, 1944.).

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Rented unfurnished on a month-to-month basis at \$20.00 monthly
to Mr. and Mrs. Ernest Parker.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Stored in basement of house.

Named Agent: -----

Memorandum compiled by:

Administration Dept.

MEMORANDUM

9573
File No. 4953

April 12, 1948.

Re: Chie (Mrs. Yonejiro) NAGAI
and 4160 Union Street, Vancouver.

I have reported to Mr. Freamlin today by telephone that the rent for this property is payable on the first day of each month in advance and that the last rental statement from McGregor, Johnston and Thomas, Limited shows rent paid for January 1948.

1947 taxes in the sum of \$14.48 have been paid and water rates from July 1, 1947 to December 31, 1947 have been paid in the sum of \$8.00. I also referred him to a letter dated August 1, 1944, written to the Custodian by Mrs. Parker in which she stated that she wished to buy this house if the Japanese did not return to British Columbia and also Mrs. Parker's letter of July 10, 1946 to the Custodian asking that she be notified if this property is put up for sale in order that she may make an offer.

Mr. Freamlin was also given particulars of insurance, being North West Fire Insurance Company policy No. 212752 in the amount of \$750.00, expiring November 25, 1948, premium \$7.50 for a three year period.

AGM/AC


A. G. McArthur.

April 8, 1948.

H. A. Frealin, Esq.,
Barrister & Solicitor,
222 Birks Building,
718 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: The Estate of Yonejiro NAGAI, Deceased, and
Lots 13 and 14, Block 25 of Lot 121, Group 1,
Map 1054, Municipality of Burnaby in the
District of New Westminster, known as
4160 Union Street, Burnaby, B. C.

We have to acknowledge your letter of March 8, 1948,
advising that you have received instructions from Chie Nagai,
Administratrix of the Estate of Yonejiro Nagai, deceased, to
petition the Court for leave to sell the real property
described above.

This is to inform you that the Custodian will have no
objection to sale of this property by the Administratrix nor
to her use of the funds as directed by the Court.

Upon being advised by you that the Conveyance has been
executed for registration in the Land Registry Office, we will
be pleased to send you, for filing, a Certificate vacating the
interest of the Custodian.

Yours truly,

F. G. Shears,
Director.

FW
JCH/AC

H. A. FREMLIN

BARRISTER AND SOLICITOR
NOTARY PUBLIC

222

222 BIRKS BUILDING
718 GRANVILLE STREET
VANCOUVER, B. C. Mar. 8, 1948.

Office of The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

EVACUATION SECTION	
MAR 5 1948	
File No.	9593
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

ATTENTION: Mrs. A. G. McArthur.

Dear Sir:

RE: Estate of Yonejiro Nagai, deceased -
Your file No. 9593.

I have now received instructions from Teruo Nagai on behalf of his mother Mrs. Chie Nagai, the Administratrix of the estate of the above-named deceased, to Petition the Court for an Order permitting her, as such Administratrix, to sell the lands and premises owned by the said estate and known as 4160 Union Street, Burnaby, British Columbia, and legally described as Lots 13 and 14, in Block 25, in District Lot 121, Group 1, New Westminster District, Map or Plan No. 1054, Municipality of Burnaby, British Columbia, and out of the proceeds of such sale to purchase another home in or near Toronto, Ontario, for the Petitioner and the children of the deceased. I have drafted the said Petition, the Affidavit in verification thereof, and the Consents of the children, and sent such documents to Teruo Nagai for execution by the parties concerned.

Upon presentation of the said Petition to the Court, it will be necessary for me to file in Court the Consent of the Custodian consenting to such sale, and as I understand from your letter to Teruo Nagai of January 17, 1948, that you have no objection to such sale, I am writing to ask that you kindly send me your Consent herein.

Should the Court grant the above-mentioned Order, before any documents of sale can be registered in the Land Registry Office, it will be necessary for me to file in the Land Registry Office at New Westminster, British Columbia, a Release from the Custodian of the Certificate of Vesting which is filed in the said Land Registry Office against the said lands and premises under No. 24486. In order to save time in the consummation of a sale upon such Order being granted, I would greatly appreciate it if you would kindly have such Release prepared and executed by the Custodian, so that the same would be ready for delivery upon the said Order being made.

Thanking you in anticipation of your kind attention herein,
I am

HAF/S

Yours truly,

H. A. Fremlin

January 17, 1948.

Mr. Teruo Nagai,
111 Sherbourne Street,
Toronto, Ontario.

Dear Sir:

Re: ESTATE OF YONEJIRO NAGAI, DECEASED.

We have your letter of January 12, 1948, and wish to advise you that this office does not interfere with the regulations of the British Columbia Courts. We wish to make it clear, however, that we have no objection to the Vancouver property being sold by Mrs. Chiye Nagai, Administratrix, in whatever manner she sees fit and in this she should be guided by the advice of her solicitor.

It may be possible that the Court would agree to the sale if the proceeds were held in escrow ready for immediate delivery if and when a new home is found for purchase.

In a telephone conversation with Mr. Frenlin yesterday we discussed the possibility that the Court might release a portion of the funds to have available for a deposit on the purchase of a new home, the balance to be paid out when the deal was assured. We cannot say whether this can be arranged or not and, as previously stated, we can only suggest that the advice of your own solicitor be followed in this matter.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
cc. Mrs. Chiye Nagai,
Mr. H. A. Frenlin.

October 22, 1947.

Mrs. Chie Nagai,
c/o Mrs. A. G. Leslie,
150 Dunvegan Road,
Toronto, Ontario.

Dear Madam:

Re: Estate of Yonehiro Nagai, Deceased.

We have received a letter signed "A. G. Leslie" asking concerning sale of the property at 4160 Union Street, Burnaby.

This property, as you know, is registered in your name "In Trust" as it belonged to the Estate of your late husband. It has been pointed out to you that, as Administratrix of the Estate of your husband, you have the right to deal with this property with the approval of the British Columbia Courts. Since one of your children is a minor, that is, below the age of twenty-one years, we understand that it will be necessary for you to petition to the Court for leave to sell this property and it may be necessary for you to establish that the funds are to be used for the purpose of buying another home. We have been in touch with Mr. H. A. Frenlin, Barrister, Vancouver, who stated that you approached him in this matter some time ago and that he had written to you at great length advising concerning sale of this property and had indicated to you that it would be necessary for you to satisfy the Court concerning the use of the money derived from the sale of the Vancouver property. We have also been in touch with Messrs. McGregor, Johnston & Thomas Ltd., who were agents for this property and who we were given to understand had been asked by you to effect sale, but they do not appear to have received a reply to their letter to Teruo Nagai which was addressed to 419 1/2 Euclid Avenue, Toronto.

We wish to make it clear to you, as stated in our letter of July 9, 1947, that the Custodian will have no objection to liquidation of this property being arranged by you or your agents. It will, however, be necessary for certain legal procedures to be taken in order to obtain the approval of the Court of British Columbia and, since application must be made on your behalf by a British Columbia Lawyer, we would suggest that you get in touch with Mr. Frenlin again and instruct him to petition to the Court on your behalf and, at the same time, arrange that Mr. Thomas of the firm of McGregor, Johnston & Thomas Ltd. put the house up for sale. Mr. Frenlin's address is 223 Birks Building, 718 Granville Street, Vancouver. We have not had this property valued and we are, therefore, not in a position to suggest a price to you but Mr. Thomas, who handled this property, will, no doubt, be in a position to advise you.

This office will give every assistance but is not in a position to initiate the proceedings and would urge that you get in touch with a lawyer if you wish to bring this matter to a conclusion.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AG

9593, 3931

July 9, 1947.

5
Mr. Chie Nagai,
Registration No. 06760,
150 Dunvegan Road,
Toronto, Ontario.

Dear Madam:

We have not heard from you since our letter of April 1, 1947, relative to Crown Life Insurance policy and enclosing a statement of account.

We have recently been in touch with Mr. Fremlin, Barrister, and Mr. Thomas of the real estate firm of McGregor, Johnston & Thomas Limited, relative to the possibility of sale being effected of the real property at 4106 Union Street, Burnaby.

We wish you to understand that the Custodian will have no objection to liquidation of this property being arranged by you and will approve of a price which you consider satisfactory. We will also facilitate conveyance to a purchaser and the proceeds from sale will be available to yourself and the other heirs of your late husband's estate, with the exception of the share of the minor child, which will be released to her, either upon attaining the age of twenty-one years, or upon representation being made that the money is required for her maintenance.

Mr. Thomas has intimated that he intends writing to you in this connection and we would suggest that you consult the members of your family and let us know what your wishes are in the matter.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

MEMORANDUM

File No. 9593

July 9, 1947.

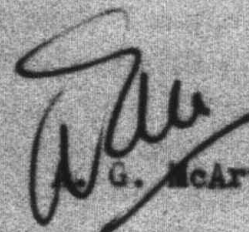
Re: 4160 Union Street, Burnaby.
Chie Nagai "In Trust".

Correspondence on file indicates that Mrs. Nagai and her family desire to sell the property on Union Street in order to have funds to purchase a new home in Toronto. The fact that one of the heirs is an infant requires that Mrs. Nagai apply to the Court for permission to liquidate the property.

Mr. H. A. Fremlin, Barrister, told me over the telephone that he wrote at great length sometime ago to the Nagais advising concerning sale of this property, indicating to them that it would be necessary for them to produce evidence of an actual prospective sale in Vancouver and an actual prospective purchase in Toronto in order to satisfy the Court upon making application. In discussing the matter with him, I suggested that this would be a "tall order" in view of the probable lack of ready money to bind either deal and that it might be better to suggest to Mrs. Nagai that she might convey the property in Vancouver intact to herself and the other heirs, in which case the Custodian could vest and transmit to the purchaser named by her, at a price satisfactory to the heirs. Mr. Fremlin stated that his position was not exactly that of legal adviser regarding the estate but that he simply dealt with incidental matters as and when referred to him but suggested that Messrs. McGregor, Johnston & Thomas Limited, who were estate agents for this property and who had, to his knowledge, been requested to effect sale, might be approached in this matter.

I telephoned Mr. Thomas of McGregor, Johnston & Thomas Limited, to ask concerning recent developments, and he stated that his last letter addressed to Teruo Nagai (son), at 479½ Euclid Avenue, Toronto, Ontario, had been returned to him and there had been no correspondence since that time. I gave him the address of Mrs. Chie Nagai and he stated that he would write to her at once and let us know what course she wishes to take. Mr. Thomas raised, as a possible obstacle to making sale at the present time, the fact that the dwelling is tenanted.

AGM/AC


G. McArthur.

File 9593

January 6, 1947. *7 a.m.*

MEMORANDUM.

To: The File.

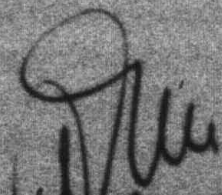
Re: Chiye NAGAI, and the Estate of
Yonehiro NAGAI, Deceased.

Mr. H.A. Fremlin, Barrister, Birks Building, Vancouver, called in to the office with a letter signed by the son of the deceased inquiring concerning the present position of this estate. The letter indicated the desire of Mrs. Nagai and the other heirs to have the trust property sold in order that the proceeds might be used to buy a house in Toronto. Mr. Fremlin was told by Mr. Shears that it would be necessary for the Japanese to apply to the Department of Labour for a permit to buy property in Canada and that the Custodian would co-operate in having this real estate liquidated by lifting the vesting when it appeared that a purchaser has been found.

Methods were discussed by which liquidation might be effected and Mr. Fremlin was told that the Custodian would be well satisfied if the Administratrix would make application to the Court for permission to sell rather than drawing the Custodian into the transaction, and that the Custodian's vesting would be withdrawn in order to clear the title for delivery to a purchaser. Mr. Fremlin asked for a letter from the Custodian giving this undertaking in order that he might send it to the Nagais. I told him that he could be assured that such a letter would be forthcoming for his use when application is made by his clients for permission to sell, and in the meantime his clients could be advised accordingly. Mr. Fremlin said that he would let us know when he is instructed to act.

It is noted that the real estate firm of McGregor, Johnston & Thomas have been collecting rents on this property and will in all probability be used as selling agents for the estate.

As a result of the discussion it was decided that since the estate real property at 4160 Union Street was bought with the consent of the court from funds derived from real property owned by the estate, which in turn was liquidated with the consent of the Court and since one of the heirs is still an infant, the better plan would be to make the application as suggested above.


A. G. McArthur.

AGM:AH

May 31st, 1946.

MEMORANDUM

To: Mr. Johnston,
 From: Ian Macpherson.

Re: Lots 13 & 14, Blk. 25, of Lot 121,
 Gp. 1, Map 1054.

Chie NAGAI

ENEMY SECTION	
Rec'd	MAY 31 1946
File No.	
Ans'd	
Refer'd	

The pertinent documents in relation to this property and its possible conveyance to a purchaser are the Letters of Administration, vesting in trust to Chie NAGAI dated the 20th May 1938, and an order of the Supreme Court registered against the Title as filing number 20992, copies of each of which are on file.

By the Letters of Administration the Administratrix, Chie NAGAI, could not deal with this real estate without leave, except for the purpose of vesting the real estate in the heirs at law. The order of the court authorized the Administratrix to sell the lands then included in the estate, and to purchase out of the proceeds other lands as a home for the widow and children of the deceased. This order does not specifically set forth that the restriction in respect to the parcel of land being then sold should not apply to the lands being purchased but it is reasonable to suppose that this restriction would apply to the purchased lands. It would appear to be necessary in the case of the sale of the land now owned by the estate that an order of the court is necessary to permit the sale. } *
over

Whether an order of the court can be obtained would, in the first place, depend on the attitude of the judge in respect to the Regulations of 1943, and in the second place, as to the price obtained for the property. The Custodian assumed control of this property on the 1st June 1942, and has therefore been in control exactly 4 years. In this period the gross revenue of \$960.00 has been collected and the gross expenses relating to the property have been \$442.81. This leaves a net revenue of \$517.19 an average over a period of 4 years for \$129.29 per annum which represents a net revenue of 6% on \$2166.00. Unless other reasons for liquidating

(over)

File No. 9593 ✓
3931

April 23, 1947.

LIABILITY SUMMARY

Re: Chie NAGAI
Registration No. 06760
Teruo NAGAI
Registration No. 05806

Mrs. Chie Nagai and Mr. Teruo Nagai, in their JP Forms, declared they did not have any liabilities of any kind.

The Vancouver General Hospital, however, filed a claim for \$37.00 against Tenejire NAGAI, Chie NAGAI's deceased husband. This account was for services rendered Teruo NAGAI, son, File No. 3931, in November, 1936, when he was 18 years of age and would, therefore, be a liability of his deceased father's Estate.

We wrote Teruo NAGAI on February 13, 1947, regarding this matter and the following is an extract from his letter:

"In answer to your letter of February 13th, I wish to explain the account of \$37.00 which you say was charged to my father and still owing.

"This bill was the cost of hospitalization I incurred when I was in a bicycle accident. According to the settlements reached with the insurance company of the car driver with whom I was in the accident, all medical expenses were to be paid by them. If the hospital bill is still unsettled, I never knew about it till you told me. That was ten years ago, and I was only seventeen. I have forgotten the name of the driver or the insurance company representative, and since I know our costs were to be looked after by the other party, I am sorry I cannot take responsibility of the account you mention."

In letter dated March 26, 1947, we advised the Vancouver General Hospital that as this Japanese refused to admit owing this account no further action would be taken by the Custodian. However, if they desired to communicate with Teruo Nagai we had no objection.

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


.....
ADMINISTRATION DEPARTMENT.

WJ3/MS

File No. 9593

April 25, 1947.

PERSONAL PROPERTY SUMMARY

Re: Mrs. Chie NAGAI

Registration No. 06760

CHATELS: Mrs. Nagai declared household goods and personal effect. Certain of these which she left for the use of the tenant are listed in her JP Form and the greater portion which were stored in the basement of the house, appear on a supplementary list on File No. 9593. A portion of these effects have been shipped to the Nagai's and the remainder are stored in Mrs. Chie Nagai's house at 4160 Union Street, Burnaby, B. C. Please see Chattel Summary and Schedule.

SECURITIES: Mrs. Nagai declared the following in her JP Form dated May 19, 1942: "\$20.00 War Savings Certificates. In declarant's possession." The above certificates did not come under the control of the Custodian at any time.

LIFE INSURANCE: Mrs. Nagai did not declare having any Life Insurance.

Teruo Nagai, her son, however, declared having a \$1,500.00 policy in the Crown Life Assurance Company. He stated the beneficiary was his mother and that the premium for 1941 had been paid.

In a letter dated September 14, 1942, the Crown Life Ins. Co. advised us that they had issued a twenty-five Year Endowment Policy for \$1,500.00 and with a semi-annual premium of \$27.97 on this life, with the beneficiary shown as Chie Nagai.

The following is an extract from the same letter:

"The February 1942 premium was paid on the annual basis by policy loan in April. There is, therefore, nothing due on this policy until next February except any payments which may be made to repay the loan, which amounted to \$152.93 (the excess of the loan over the premium was paid in cash)." in June 1943

Crown Life Ins. Co. advised us, by telephone, that the loan against the above numbered policy covered the full loan value in 1942, when it was applied for, and as nothing had been put back into the policy since that date, the policy had lapsed.

The above Policy, No. 224181, however, was reinstated upon request of Mrs. Chie Nagai & Mr. Teruo Nagai.

At the request of Mrs. Chie Nagai, several payments were made from her account and applied on the above Automatic Premium Loan. On April 1, 1947, \$73.62 was deducted from her account and forwarded to the Crown Life Ins. Co. to be applied on the above loan. Said amount represented the final payment on the Automatic Premium Loan.

At the request of Mrs. Nagai the above-mentioned semi-annual payments were paid by us from rents received from the property at 4160 Union Street, Burnaby, B. C.

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

.....*W. J. Johnston*.....
ADMINISTRATION DEPARTMENT

File No. 9593

April 24, 1947.

CHattel Summary

Re: Mrs. Chie NAGAI
Registration No. 06760

Mrs. Nagai declared household goods and personal effects. Certain of these which she left for the use of the tenant are listed in her JP Form and the greater portion which were stored in the basement of the house, appear on a supplementary list on File No. 9593.

Mr. Teruo Nagai, son of the above-mentioned, declared a similar list of articles in his JP Form and stated that his Mother and 2 Sisters had an interest in same. Mrs. Chie Nagai also stated in letter dated October 3, 1943, that some of the things in the basement were the property of her daughters, Yoshiko UYESUGI (Mrs. Kiyoshi), File No. 9619, and Kazuko NAGAI, No. File.

On February 20, 1943 Yoshiko UYESUGI (Mrs. Kiyoshi) requested that a few articles, left in the basement of her mother's home, be shipped to her, and on March 9, 1942, she completed Custodian Release Forms covering the articles. Also, on March 9, 1942, Mrs. Chie Nagai completed Custodian Release Forms requesting shipment to her at Slocan, B. C., of a few articles left on her property at 4160 Union Street, Burnaby, B. C. Mrs. Parker, the tenant of the above-mentioned property, packed and prepared the goods, requested by said Evacuees, for shipment.

Mrs. Chie Nagai stated in letter dated October 3, 1943, that she would like to have it understood that no furniture or anything was to be sold.

Mrs. Yoshiko UYESUGI requested Mrs. Parker in December 1943, to ship a clock, typewriter and case, and a copper wash boiler to her, but we have heard nothing further from Mrs. Parker in this connection.

At this date Mr. and Mrs. Ernest Parker are still the tenants of 4160 Union Street, Burnaby, B. C., and the remaining personal effects of the Nagai's are still stored in the basement of said premises.

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

[Signature]
.....
Administration Department.

WJJ/HMS

Kitchen goods shipped Jan. 1948
A. J. [Signature]

April 24, 1947.

Declared: May 19, 1942
 Evacuated: June 3, 1942.
 Inventoried:

CHattel SCHEDULE

Re: Mrs. Chie NAGAI
Registration No. 06760

Declared	Inventoried	Auctioned	Other Disposition
3 Pcs. Chesterfield			
1 Glass Closet			
1 Kitchen Range			
36 Sqr. Yds. Linoleum			
Lawnmower			
1 Fr. Grass Shears			
8 Blinds			
Set of Garden Tools			Hoe, Shovel & Rake shipped to Chie NAGAI, March 1943.
1 Wheel Barrow			
25 Ft. Hose			
1 Heater Stove			
1 Clothes Closet			Shipped to Yoshiko UYESUGI, March 1943.
1 Budha Shrine			
1 Expanding Dining Table			
1 Kitchen Table			
1 Desk			
2 End Tables			
1 Store Cutting Table			
1 Kitchen Cabinet (1)			
1 Bamboo Book Case			
1 Phonograph Cabinet			
93 Records (Japanese and English)			
8 Hardwood Chairs			
4 Natural Varnished Chairs			
1 Double Bed (Complete)			
2 $\frac{1}{2}$ Beds			
1 Bedroom Suite (7 Pcs.)			
1 Electric Sewing Machine			Shipped to Yoshiko UYESUGI, March 1943.
1 Cedar Chest (Containing Clothes)			Shipped to Yoshiko UYESUGI, March 1943.
2 Rolls Inlaid Linoleum			
1 Rubbish Burner			
1 Store Counter			
1 Large Mirror (1)			
1 Copper Boiler			Shipped to Yoshiko UYESUGI, December 1943.
1 Galvanized Wash Tub			
1 Wash Board			
3 Ironing Boards (2 Small 1 Large)			
1 Box Carpenters Tools			
2 Cross Cut Saws			
1 Buck Saw			
4 Crocks and Cover			
2 Large Trunks (Contents Clothing)			
1 Large Case Kitchen Ware			Shipped to Yoshiko UYESUGI, March 1943.

April 24, 1947.

Declared	Inventoried	Auctioned	Other Disposition
Silver Ware			(Shipped to Yoshiko UYESUGI
Toaster Iron)			(March 1943.
China ware			(" " " "
Dinner Set for 8 persons			Shipped to Chie NAGAI,
			March 1943.
Glassware			
Cutlery			
Small Electric Stove			Shipped to Yoshiko UYESUGI
1 Large Case Kitchen Ware			March 1943.
Lamps and Shades			
Ashstands			Shipped to Yoshiko UYESUGI
Staffer Clock			December 1943.
Toaster			
Percolator			
Kitchen Table			Shipped to Yoshiko UYESUGI
Portable Underwood Typewriter			December 1943.
1 Set Cut Glass			
1 Box Personal Goods			
1 Large Box of Groceries and			
Miscellaneous goods			
Boxes of Text Books(6)			
1 CGM Bicycle			

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

.....
Administration Department.

WJJ/HMS

Apr 24. 47

SUPPLEMENTARY LIST OF
PERSONAL PROPERTY
Belonging to NAGAI (Mrs Chiye)
4160 Union St., Vancouver B.C.
#06760

The following list of Household Effect have to be stored in the
Basement of the Declarant's House. 4160 Union St., Vancouver B.C.
(BURNABY)

1 Clothes Closet,
1 Budha Shrine
1 Expanding Dining Table
1 Kitchen Table,
1 Desk
2 End Tables,
1 Store Cutting Table
1 Kitchen Cabinet
1 Bamboo Book Case
1 Phonograph Cabinet
93 Records (Japanes and English)
8 Hardwood Chairs
4 Natural Varnished Chairs,
1 Double Bed (Complete)
2 $\frac{3}{4}$ Beds,
1 Bedroom Suite (7 Pcs)
1 Electric Sewing Machine
1 Cedar Chest (Containing Clothes)
2 Rolls Inlaid Linoleum
1 Rubbish Burner
1 Store Counter
1 Large Mirror
1 Copper Boiler
1 Galvanized Wash Tub
1 Wash Board
3 Ironing Boards, (2 Small 1 Large)
1 Box Carpenters Tools
2 Cross Cut Saws
1 Buck Saw, 4 Crocks and Cover
2 Large Trunks (Contents Clothing)
1 Large Case Kitchen Ware
Silver ware, toaster iron
Chinaware, Dinner Set for 8 persons
Glassware cutlery, Small Electric Stove
1 Large Case Kitchen Ware
lamps and shades, ashstands, Staffor Clock, Toaster
perculator, Kitchen Table, Portable Underwood Typewriter.
1 Set Cut Glass, 1 Box personal Goods, 1 Large Box of
Groceries and Miscellaneous goods. 6 Boxes of Text Books.

A. M. M. M.
May 19/48

C. Nagai

EVACUATION SECTION	
Rec'd	JAN 3 1948
File No.	9593
Am.	
Referred	Johnston

52 - Commerce Building,
640 - West Hastings Street,
VANCOUVER, B. C.

Our File No. 06760.

January 5, 1948.

Richmond Transfer Co.,
425 - Alexander Street,
VANCOUVER, B. C.

Dear Sirs:

Confirming our telephone conversation of this morning,
we understand that you are crating and shipping the articles listed
below:-

- 2 - $\frac{3}{4}$ beds
- 1 - large mirror
- 1 - chesterfield set (1 chesterfield & 2 armchairs)
- 1 - radio.

These are now stored with Mrs. Parker, 4160 - Union St.
and are to be shipped to Mrs. Chiye NAGAI, 111 - Sherbourne Street,
Toronto, Ontario.

The cost of crating these goods and the cartage is to
be charged to Mrs. Nagai's funds now with the Custodian of Enemy
Property, Royal Bank Building, Hastings and Granville Streets, Van-
couver. The freight bill is to be sent to this Department as we are
assuming the costs in this connection.

It would be appreciated if you would advise us when
the goods have gone forward so that we may notify Mrs. Nagai.

Yours truly,

G. V. Booth
Department of Labour (Japanese Division).

Copy to Custodian - Vancouver, B.C.
" " Mrs. Chiye NAGAI, 111 - Sherbourne St., Toronto, Ont.

File No. 9593

April 24, 1947.

SPECIFIED ARTICLES SUMMARY

Re: Mrs. Chie NAGAI
Registration No. 06760

Mrs. Chie Nagai did not declare having any Specified Articles.

Teruo Nagai, her son, however, declared in his JP Form that one Majestic Console Radio was stored with a Mr. Parker.

We wrote Mr. Parker, tenant of Mrs. Chie Nagai's house at 4160 Union Street, Burnaby, B. C., requesti^g him to acknowledge holding this article and in a letter dated August 1, 1942, Mrs. Parker stated she was storing the Majestic Console Radio but was not using same.

At this date Mr. and Mrs. Ernest Parker are still the tenants of 4160 Union Street, Burnaby, B. C., and the above article is still stored in the basement of said premises.

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


.....
ADMINISTRATION DEPARTMENT

WJJ/HMS

9593

August 9, 1948.

Mrs. Marjorie Parker,
4160 Union Street,
Vancouver, B. C.

Dear Madam:

Your letter of August 2 has been received and receipt covering payment of water rates is enclosed herewith.

With reference to the furniture belonging to Mrs. Nagai still stored in the basement at 4160 Union Street, we have today written to Mrs. Nagai asking her to have her son, Teruo, advise you direct concerning the disposition of these goods. The Custodian will have no objection to any arrangements made which are satisfactory to yourself and Mrs. Nagai. Our records indicate that some goods have already been shipped to Mrs. Nagai from time to time, the last shipment having been made in January 1948.

The present address of Mrs. Chiye Nagai and her son Teruo is as follows:

Mrs. Chiye Nagai,
83 Kimberley Avenue,
Toronto, Ontario.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. receipt

May 31st, 1946.

MEMORANDUM

To: Mr. Johnston,
From: Ian Macpherson.

Re: Lots 13 & 14, Blk. 25, of Lot 121,
Sp. 1, Map 1054.
Chie NAGAI

The pertinent documents in relation to this property and its possible conveyance to a purchaser are the Letters of Administration, vesting in trust to Chie NAGAI dated the 20th May 1938, and an order of the Supreme Court registered against the Title as filing number 20992, copies of each of which are on file.

By the Letters of Administration the Administratrix, Chie NAGAI, could not deal with this real estate without leave, except for the purpose of vesting the real estate in the heirs at law. The order of the court authorised the Administratrix to sell the lands then included in the estate, and to purchase out of the proceeds other lands as a home for the widow and children of the deceased. This order does not specifically set forth that the restriction in respect to the parcel of land being then sold should not apply to the lands being purchased but it is reasonable to suppose that this restriction would apply to the purchased lands. It would appear to be necessary in the case of the sale of the land now owned by the estate that an order of the court is necessary to permit the sale.

Whether an order of the court can be obtained would, in the first place, depend on the attitude of the judge in respect to the Regulations of 1943, and in the second place, as to the price obtained for the property. The Custodian assumed control of this property on the 1st June 1942, and has therefore been in control exactly 4 years. In this period the gross revenue of \$960.00 has been collected and the gross expenses relating to the property have been \$442.81. This leaves a net revenue of \$517.19 an average over a period of 4 years for \$129.29 per annum which represents a net revenue of 6% on \$2156.00. Unless other reasons for liquidating

(over)

File 9593 Chiyo NAGAI--In Probate

In the Supreme Court of British Columbia--In the matter of the estate of Yonejiro NAGAI, deceased. Before the honourable Mr. Justice Murphy: Wednesday the 19th day of March A.D. 1941.

Upon the petition of Chie NAGAI, and upon reading the petition of Chie NAGAI, dated the 17th day of March A.D. 1941, filed herein, the affidavit of Chie NAGAI in verification thereof sworn the 17th day of March A.D. 1941 and filed herein the consent of Teruo NAGAI and Yoshiko NAGAI dated the 17th day of March A.D. 1941 filed herein, the Order of this Honourable Court made by the Honourable Mr. Justice Manson on the 13th day of May A.D. 1938, and entered on the 19th day of May A.D. 1938, in Order Book Vol. 186, Folio 222, and upon hearing Mr. H.A. Fremlin of Counsel for the said petitioner. This court doth order that:

(a) Chie NAGAI as administratrix of the estate of Yonejiro NAGAI (deceased) late of 1925 Cliff Avenue, Burnaby, British Columbia, garage employee, who died on or about the 5th day of January A.D. 1938 be permitted and authorized to sell and convey the following described real property of the estate of the said deceased, namely; all and singular that certain parcel or tract of land and premises situate lying and being in the Municipality of Burnaby, in the Province of British Columbia, more particularly known and described as Lot 1 of Block 1 in the subdivision of District Lot 131, Group 1, New Westminster District according to a certain map or plan deposited in the Land Registry Office at the City of New Westminster, British Columbia and numbered 3052.

(b) That the charge registered against the aforesaid lands and premises in the Land Registry Office aforesaid under 78 414 "C" restricting the right of the aforesaid administratrix to sell the aforesaid lands and premises during the minority of the children of the said deceased be cancelled.

(c) That the said administratrix of the said estate be authorized and permitted to purchase out of the proceeds of the sale of the aforesaid lands and premises, other lands and premises as a home for the widow and children of the said deceased.

(d) That the costs of and incidental to this application shall be payable out of the estate of the said deceased.

By the court
"J.F. Mather"
District Registrar
Ent. March 21st, 1941
Order Book Vol. Fo. 230
Per Land Registry Office

Vancouver March 21st, 1941

Lot 1 Block 1 Sold

File 9593 Chiyo NAGAI

In the Supreme Court of British Columbia in Probate 23720 Vancouver Registry. Be it known that on the 13th day of May 1938, Letters of Administration of all the estate which by law devolves to and vests in the personal representative of Yonejiro NAGAI, late of the Municipality of Burnaby in the Province of British Columbia, (deceased) who died on the 5th day of January 1938, at the City of Vancouver, Province aforesaid, intestate, were granted by the Supreme Court of British Columbia to Chie NAGAI of the Municipality of Burnaby, B.C. the lawful widow of the said intestate, the Court forbidding any dealing with real estate of the deceased by the said Chie NAGAI, without leave, except a dealing be for the purpose of vesting such real estate in the heirs-at-law.

Given under the seal of the said Court this 20th day of May A.D. 1938.

"H. Brown"
Deputy District Registrar

Extracted by H.A. Fremlin Esq.
Solicitor

9993

August 9, 1948.

Mrs. Chiye Nagai,
83 Kimberley Avenue,
Toronto, Ontario.

Dear Madam:

Re: Estate of Yonehiro NAGAI, deceased.

As requested by your son, Teruo Nagai, we now enclose Custodian cheque in the sum of \$257.09, together with a statement of the above account. This cheque represents the entire balance accruing to you in this office either personally or as Administratrix of the Estate of your late husband.

The balance of the purchase price for the dwelling at 4160 Union Street will be paid by the purchasers to your solicitor, Mr. Frenlin, who will be dealing with you direct.

With reference to the furniture left by you on these premises, you are, of course, aware that some of this has been shipped to you at your request, the last shipment of which we have record being made through the Department of Labour in January, 1948. We have recently received a letter from Mrs. Parker, the purchaser, asking what you intend to do regarding the balance of the furniture stored in the basement. We are advising her that the Custodian will have no objection to your making any disposition of these goods which you wish and that she should communicate with you direct in this matter. We would suggest that you have your son write to her at once as she wishes to clear out the basement for her own use.

Will you please sign the enclosed receipt for the cheque covering the balance of your account and return it to this office at once, using the enclosed self-addressed envelope.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. cheque
receipt
envelope

cc. Mr. Teruo Nagai.

File No. 9593
Reg. No. 06760

Chiye NAGAI, Administratrix of the Estate of
Yonejiro NAGAI, Deceased

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 7	Fire insurance premium	\$ 7.50		
December 18	Taxes	68.98		
	Rents collected		140.00	
	Agent's commission	7.00		
	Plumbing repairs	34.62		
	Water rates	16.00		
1943 April 17	Land Registry Office - Certificate of Encumbrance	1.00		
November 16	Taxes	69.75		
	Rents collected		200.00	
	Agent's commission	10.00		
	Water	14.00		
	Repairs	1.50		
December 23	Crown Life Insurance Co.	55.94		
1944 January 20	Crown Life Insurance Co.	27.97		
April 28	" " " "	50.00		
July 12	Taxes	63.58		
August 25	Crown Life	50.00		
December 18	Cheques to you - 2 @ \$15.00, 1 @ \$20.00	50.00		
	Rents collected		280.00	
	Agent's commission	14.00		
	Repairs	5.75		
	Water	14.00		
1945 January 3	Crown Life	30.00		
February 20	Cheque to you	20.00		
March 16	Crown Life	30.29		
July 27	Taxes	62.38		
August 4	Cheque to you	25.00		
October 2	Crown Life	30.29		
November 1	Rents collected		220.00	
	Agent's commission	11.00		
	Repairs	5.25		
	Water rates	14.00		
	Fire insurance premium	7.50		
1946 May 18	Crown Life	30.29		
September 11	" "	30.29		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1946 September 11	Taxes	\$ 62.72		
November 22	Rents collected		\$ 240.00	
	Agent's commission	12.00		
	Water	14.00		
	Repairs	18.30		
	B. C. Electric Railway - security deposit refund		3.00	
1947 July 3	Rents collected		140.00	
	Agent's commission	7.00		
	Water	15.00		
	Taxes	67.58		
	Crown Life	73.62		
1948 April 26	Rents collected		200.00	
	Agent's commission	10.00		
	Water	8.00		
	Repairs	4.29		
	Shipping charges	15.52		
		\$1,165.91	\$1,423.00	

CR \$ 257.09

Accounting Department
July 21st, 1948

May 25, 1948.

H. A. Fremlin, Esq.,
Barrister and Solicitor,
223 Birks Building,
718 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Estate of Yonejiro Nagai, deceased, and
Lots 13 and 14, Block 25, D.L. 121, Burnaby.

We acknowledge with thanks your letter of May 19,
enclosing Statement of Adjustments relative to sale of the above-
described property.

We have, today, written to the Insurance Agents requesting
them to endorse North West Fire Insurance Company Policy No. 212752
which covers the dwelling for the sum of \$750.00, making less, if any,
under this policy payable to the Secretary of State of Canada, acting
in his capacity as Custodian and John Ernest Parker and Marjorie Rosina
Parker, Purchasers, as their interests may appear.

We have also notified the rental agents of the sale of
the property.

The Custodian will have no objection to funds derived
from the sale of this property being forwarded direct to Mrs. Chie Nagai
"In Trust" in accordance with the Court Order.

Yours very truly,

for
A. G. McArthur,
Office of the Custodian.

/AC

9593

12th June, 1943.

Mrs. Chiye NAGAI,
Registration No. 06760,
SLOCAN CITY, B.C.

Dear Madam:-

Re: Crown Life Policy No. 224181
and Teruo NAGAI

On September 18, 1942, you asked us to make payments with money standing to your credit here to cut down the loan on the above numbered policy. We advised that we would make payment as requested, providing that you had money here that could be used for that purpose. The amount owing on the policy was quite substantial and I understand that in September, 1942, it stood at \$152.93.

Periodically we have checked your account but there has not been enough on hand with which to make a substantial payment for you, but upon checking up on the matter again today, we find that you have a credit balance here of \$92.90. We telephoned the Crown Life Insurance Company who advise that the loan against the above numbered policy covered the full loan value in 1942, when it was applied for. As nothing has been put back into the policy since that date, the policy has lapsed.

If you are interested in having this policy which covers on your son's life, reinstated, I would ask you kindly to write to the Crown Life Insurance Company, advising them of your desire to have it reinstated, and they will give you the necessary instructions and forms to be completed in connection with same.

We are still willing to make payments for you on this policy if you desire to have them made and if you have funds here which can be used for that purpose.

Yours truly,

SMG:FM

S.M. Gibson,
Insurance Department

9619 & 9593

March 17, 1943.

Mrs. Parker,
4160 Union Street,
Vancouver, B. C.

Dear Madam:

We are in receipt of a letter from Mrs. Uyesugi, copy of which is attached together with a copy of sketch she has submitted at our request, with the purpose of segregating her chattels and preparing for shipment the articles requested.

If you consider the sketch sufficient to enable us to separate and select the articles requested, we will be pleased to arrange the removal of such articles from the basement and shipment to her as required. We are of the opinion that the sketch should enable us to locate the majority of her requirements. If you would be kind enough to examine the sketch in conjunction with her letter and then phone to us at PA 6131, we should be very much obliged.

Thanking you in advance for your kind co-operation,

Yours truly,

Geo. B. Spain.
Protection Department.

GBS/MFP
Ends

35 E

EVACUATION SECTION	
Rec'd	MAR 15 1943
File No.	
Ans.	
Refer	C-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Glen City.

Date March 9, 1943

21 Bldg., Town Third Floor

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, MAOI, Chiro, Police Registration No. 700700

hereby request you to release to me the under-noted property
stored at 4100 Union Street, Vancouver, B. C. (Basement)

in possession of Custodian

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

ONE ONLY HAKE, SHOVEL, BOX(In Box)

ONE LARGE WOODEN BOX CONTAINING DINNER SET AND OTHER UTENSILS.

Original Address 4100 Union Street, Vancouver, B. C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address June 3, 1942

Number in Family - 12 years and over One

Number in Family - 5 to 11 years old One

Number in Family - under 5 NIL

TOTAL NUMBER IN FAMILY Three

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: H. Skinner

C. Nagai x
Claimant Signs Here