

A 10.033

4076

Urban S

67/14
C

DONAO SAICHI

Alx

427 1/2 L Street

From J. 1912

Sachs.

- 3/31/42: (1) Has lease on El Paso Hotel. Has arranged sub. lease & is satisfied. Property owned by Kunamoto (Koki) & he consents & has made arrangements previous to this office.
- (2) Has also beverage stand at 1126 5th St. Sachs which he will liquidate.

FR B-Sac. 93

V-12
2231
City of Sacto

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

TYPE: Hotel CODE: Sacramento 178NO:LEGAL OWNERS: 1. Kumamoto, Koki S $\frac{1}{2}$ Lt. 5, Bl. K &
2. L - 4 & 5
3.
(Last Name) (Middle) (First)OWNERS' ADDRESSES: 1. 612 0 St. Sacramento
2.
3.
(Project or P.O.) (County) (State)LOCATION OF PROPERTY Sacramento California
(No. and Street) (P.O.) (County) (State)SIZE OF LOT: 80' x 80' N.W. Corner 5th & L Sts.STRUCTURES:
ACTUAL VALUE: \$ \$ \$
(Land) (Structures) (Total)
ASSESSED VALUE: \$ 7200 5000 12,200OPERATED BY:
(Name) (Address)LEASE PERIOD:
(From: Date) (To: Date)INDEBTEDNESS: \$
(Amount) (Date incurred) (Date due)CREDITOR
(Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

SAKIYAMA TOM. (NOBUO) U.S.

413 P St Sacto. From J. 1935, 1917

Inter. above 11 in family (5+6)

3/29/42. (1) Owns real property at 1218 4th St. Sacto.

G. Sakiyama operates on line a clothing store (they are brother-in-law, N. Sakiyama changed his name when he came to this country). Have a D/T to Capital Nat Bk. Principal \$12,000 (1938) now due \$3,200⁰⁰

(2) G. Sakiyama has stock of mose valued at \$9000⁰⁰ clear. what to do.

(3) Mary Sakiyama (wife) also owns real property clear. with advice

A.T. Re back to Capital Nat Bk it advised to arrange to dispose merchandise which is permissible

4/16/42. FRB from letter

5/1/42: " " "

No answer.

FRB - Sac 54

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2235

TYPE: (Sakiyama) Company CODE Sacramento 324-A City of Sacramento

LEGAL OWNERS: 1. Sakiyama, Nobuo

2.

3.

(Last Name)

(Middle)

(First)

OWNERS: 1. 1218 4th St. (Sakiyama Co.)

ADDRESSES: 2.

3.

(Project or P.O.)

(County)

(State)

LOCATION OF

PROPERTY

(No. and Street)

(P.O.)

Sacramento California

(County)

(State)

SIZE OF LOT: 25' x 82' .9" W Side 4th St. Between L & M Sts.

STRUCTURES:

ACTUAL VALUE: \$

(Land)

(Structures)

(Total)

ASSESSED VALUE: \$

1500

1900

3400

OPERATED BY:

(Name)

(Address)

LEASE PERIOD:

(From: Date)

(To: Date)

INDEBTEDNESS: \$

(Amount)

(Date incurred)

(Date due)

CREDITOR

(Name)

(Address)

REMARKS: S 25' of N 50' Lt. 5, Bl. L & M 3 & 4 & S 25' of N 50' of E. 2 3/4'
Lt. 6, Bl. L & M - 3 & 4

DISPOSITION:

DATE:

INVESTIGATOR:

FRB-Sac 54

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2235

TYPE: (Sakiyama) Company CODE: Sacramento 324-B NO: City of Sacramento

LEGAL OWNERS: 1. 1218 4th St. (Sakiyama Co.)
2.
3.
(Last Name) (Middle) (First)

OWNERS' ADDRESSES: 1.
2.
3.
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY (No. and Street) (P.O.) Sacramento California
(County) (State)

SIZE OF LOT: See other card of N. Sakiyama

STRUCTURES:
ACTUAL VALUE: \$ (Land) \$ (Structures) \$ (Total)
ASSESSED VALUE: \$ 2000 1100 3100

OPERATED BY: (Name) (Address)

LEASE PERIOD: (From: Date) (To: Date)

INDEBTEDNESS: \$ (Amount) (Date incurred) (Date due)

CREDITOR (Name) (Address)

REMARKS: N 25' Lt. 5, Bl. L & M - 3 & 4 & N 25' of E 2 3/4'
Lt. 6, Bl. L & M - 3 & 4

DISPOSITION:

DATE:

INVESTIGATOR:

FRB-Sac 54

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12
2235

TYPE: Residence CODE: Sacramento 323 NO: City of Sact.

LEGAL OWNERS: 1. Sakiyama, Mary Tokuko S. 90' of W. 25' of
2. E $\frac{1}{2}$ Lt. 7, Bl. 0 &
3. P. 4 & 5
(Last Name) (Middle) (First)

OWNERS' ADDRESSES: 1. 413 P St., Sacramento Calif.
2.
3.
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY Sacramento
(No. and Street) (P.O.) (County) (State)
Calif.

SIZE OF LOT: 2 5' x 90' N Side P St. Betw. 4th & 5th Sts.

STRUCTURES:

ACTUAL VALUE: \$ \$ \$
(Land) (Structures) (Total)
ASSESSED VALUE: \$ 210 250 460

OPERATED BY:
(Name) (Address)

LEASE PERIOD:
(From: Date) (To: Date)

INDEBTEDNESS: \$
(Amount) (Date incurred) (Date due)

CREDITOR
(Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

Pacts 356.39

FAIR MONT HOTEL

SATO MAY owner

U.S. 2y F.

16 K. L Street Pacts

Inter. above ~~15~~ up. 5 up

Pacts 39

~~4/18/42~~ 3/28/42. Wondered whether she should sign Form

N-345 - Consent to Lease Property & operate - sent by
Bank of America

A.T. re - to bank & use her own judgment as to
whether she would or would not sign this form H !)

4/18/42: FRB form

4/25/42: N. Schmidt of your office called me 2 weeks
ago. A satisfactory arrangement ~~was~~ been made at that
time

Pacts 359

4/17/42: May Sato owns Hotel & furnishings value above
\$40,000. D/T to BK of America. Due \$17,000,
payable: \$200⁰⁰ monthly. Mrs. still age 73 willing

to take over bank mty & reduce monthly payments when- of
necessary Mrs Stoll has already arranged for administration
of her estate by Harry Katz 2947 24th St. & Carl Winter,
2417 6th Ave. Mrs Sato wanted to have this transfer D/T
inasmuch as Mrs. Stoll is an old friend & at one time
owned hotel.

After reconsideration, Miss Sato says some reasons why
this arrangement would not be entirely satisfactory
~~AT~~ Arrangement almost complete to rent hotel to some
Caucasian for \$300.00 per month after vacation
Sato will consult att'y. Bk. of A. wishes to handle
this as trust account

4/18/42. Mrs Stoll will pay out to Bk of America & a
new D/T will be made. Terms of 10 years payment
\$150 monthly, int + principal, with knowledge of paying
entire balance at any time. ~~Have~~ McClatchy a ~~ch~~
agent for bldg.

V-12
2235

TYPE: Hotel (Fairmont) CODE: Sacramento 331 NO: City of Sacto.

LEGAL OWNERS:	1.	1206 6th St., Sacramento, California	Lt. 4, Bl. L & M
	2.		5 & 6
	3.		

(Last Name)
(Middle)
(First)

OWNERS' ADDRESSES: 1. _____
2. _____
3. _____
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY (No. and Street) (P.O.) Sacramento Co., California (County) (State)

SIZE OF LOT: 30' x 160' S. W. Corner 6th & L Sts.

		\$	\$	\$
STRUCTURES;				
ACTUAL VALUE:	(Land)	(Structures)	(Total)	

ASSESSED VALUE: \$ 15,500 18,000 33,500

OPERATED BY: _____
(Name) (Address)

LEASE PERIOD: _____
(From: Date) (To: Date)

INDEBTEDNESS: \$	(Amount)	(Date incurred)	(Date due)

CREDITOR _____
(Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

SATO MINE Mrs.

Alien

410 W 5th

From J: 1913

Sacto

interviewed same

2 rep.

4/16/42: Husband now in concentration camp owns property at 4746 Folsom Blvd Sacto, value \$4,500⁰⁰?. When rented to Mrs. Sasati Suzuki for \$50⁰⁰ monthly (C. Cardin City Nursery). Americans will take over property when these operators are evacuated. What action to take in drawing lease with Americans. Could Trust officer of Merchants Nat'l Bk Sacto handle her affairs.

AT: Recommended to see trust officer if he would like to handle her affairs. See also her att'y in matter of drawing lease on property.

4/20/42, 5/14/42: 2 FRB form letters.

5/29/42: Sato to FRS:
making arrangements with Morisy Real Estate agent

FRB-Sac 332
196 ✓

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12
2235

TYPE: Vacant Lot CODE: Sacramento 333 NO: City of Sacto.

LEGAL OWNERS: 1. Sato, R. Lt. 73, Schley Place
2. _____
3. _____
(Last Name) (Middle) (First)

OWNERS: 1. 410 N St., Sacto., Calif.
ADDRESSES: 2. _____
3. _____
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY (No. and Street) (P.O.) Sacramento Calif.
(County) (State)

SIZE OF LOT: 40' x 150' W side 48th St. betw. Folsom Blvd. & P St.

STRUCTURES:
ACTUAL VALUE: \$ _____ \$ _____ \$ _____
(Land) (Structures) (Total)
ASSESSED VALUE: \$ 20-- --- 210--

OPERATED BY: _____
(Name) (Address)

LEASE PERIOD: _____
(From: Date) (To: Date)

INDEBTEDNESS: \$ _____
(Amount) (Date incurred) (Date due)

CREDITOR _____
(Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2236

TYPE: Vacant LotCODE: Sacramento 334NO City of Sacto.LEGAL OWNERS: 1. Sato, R.

Lt. 75, Schley Place

OWNERS: 2.

3.

(Last Name)

(Middle)

(First)

OWNERS' ADDRESSES: 1.

410 N St., Sacto., Calif.

2.

3.

(Project or P.O.)

(County)

(State)

LOCATION OF PROPERTY

(No. and Street)

(P.O.)

SacramentoCalif.

(State)

SIZE OF LOT: 40' x 150' W Side 48th St. betw. Folsom Blvd. & P St.

STRUCTURES:

ACTUAL VALUE: \$

(Land)

\$

(Structures)

\$

(Total)

ASSESSED VALUE: \$

s10

-

210

OPERATED BY:

(Name)

(Address)

LEASE PERIOD:

(From: Date)

(To: Date)

INDEBTEDNESS: \$

(Amount)

(Date incurred)

(Date due)

CREDITOR

(Name)

(Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2235

TYPE: Vacant Lot CODE: Sacramento NO: 335 City of Sacto.LEGAL OWNERS: 1. Sato, R. Lt. 3, Schley Place
2. _____
3. _____
(Last Name) (Middle) (First)OWNERS: 1. 410 N St., Sacto., Calif.
ADDRESSES: 2. _____
3. _____
(Project or P.O.) (County) (State)LOCATION OF PROPERTY Sacramento Calif.
(No. and Street) (P.O.) (County) (State)SIZE OF LOT: 50' x 50.419' x 138.231' x 144.294' S. W. Corner 48th St. & Folsom Blvd.STRUCTURES:
ACTUAL VALUE: \$ _____ \$ _____ \$ _____
(Land) (Structures) (Total)ASSESSED VALUE: \$ 500- - 500OPERATED BY: _____
(Name) (Address)LEASE PERIOD: _____
(From: Date) (To: Date)INDEBTEDNESS: \$ _____
(Amount) (Date incurred) (Date due)CREDITOR _____
(Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2235

TYPE: Vacant Lot

CODE: Sacramento336 NO: City of Sacto.

LEGAL OWNERS: 1. Sato, Rikitaro Lt. 1 Schley Place
2.
3.
(Last Name) (Middle) (First)

OWNERS' ADDRESSES: 1. 410 N St., Sacto., Calif.
2.
3.
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY (No. and Street) (P.O.) Sacramento Calif.
(County) (State)

SIZE OF LOT: 50' x 50.419 x 156, '15" x 150.177 S. Side Fols9m Blvd. W. of 48th St.

STRUCTURES:

ACTUAL VALUE: \$ (Land) \$ (Structures) \$ (Total)

ASSESSED VALUE: \$ 400- - 400

OPERATED BY: (Name) (Address)

LEASE PERIOD: (From: Date) (To: Date)

INDEBTEDNESS: \$ (Amount) (Date incurred) (Date due)

CREDITOR (Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

337

2235

TYPE: _____ CODE: Sacramento NO: _____ City of Sacto.

LEGAL OWNERS: 1. Sato, R. Lt. 2. Schley Place
2. _____
3. _____
(Last Name) (Middle) (First)

OWNERS' ADDRESSES: 1. 410 N St, Sacramento
2. _____
3. _____
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY: _____ Sacran California
(No. and Street) (P.O.) (County) (State)

SIZE OF LOT: 50' x 50'. 419" x 144.204' x 150.177' S Side Folsom Blvd. W. of 48th St.

STRUCTURES:
ACTUAL VALUE: \$ _____ \$ _____ \$ _____
(Land) (Structures) (Total)

ASSESSED VALUE: \$ 400 150 550
(Land) (Structures) (Total)

OPERATED BY: _____
(Name) (Address)

LEASE PERIOD: _____
(From: Date) (To: Date)

INDEBTEDNESS: \$ _____
(Amount) (Date incurred) (Date due)

CREDITOR _____
(Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2235

TYPE: _____ CODE: Sacramento 338 NO: City of Sacto.LEGAL OWNERS: 1. Sato, R. Lt. 74, Schley Place
2. _____
3. _____
(Last Name) (Middle) (First)OWNERS' ADDRESSES: 1. 410 N St. Sacramento
2. _____
3. _____
(Project or P.O.) (County) (State)LOCATION OF PROPERTY Sacramento California
(No. and Street) (P.O.) (County) (State)SIZE OF LOT: 40' x 150' W Side 48th St. Between Folsom Blvd. & P St.STRUCTURES:
ACTUAL VALUE: \$ _____ \$ _____ \$ _____
(Land) (Structures) (Total)ASSESSED VALUE: \$ 210 100 310OPERATED BY: _____
(Name) (Address)LEASE PERIOD: _____
(From: Date) (To: Date)INDEBTEDNESS: \$ _____
(Amount) (Date incurred) (Date due)CREDITOR _____
(Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

Foreclosure completed

HAYWARD NURSERY CO

Satsuo Yanagi Mgr.

2031 Meekland Ave.

Hayward.

4/24/42: Nursery of 3 acres. Owes \$6,000 to First Nat'l Bk of San Leandro.

Mr. Gibson reports that Bk filed notice of default & intent to foreclose yesterday. Both Yanagi and Bank admit that all payments have been made.

5/2/42: Y. came to this office 4/22 to talk about D/T against property in original sum of \$7500, dated Nov 3, 1938, 6%, repayable in monthly installments of \$75.00 each, principal & interest, said installments beginning as of Dec 3, 1938 & running to Nov 3 1943. all payments paid to date except the one due on March 3, 1942. On 4/24/ Mr. Yanagi came back to the office handing me a letter he had received from Bank about foreclosure notice of default filed 4/24/ (for failure to pay installments of principal due according to terms of the note evidencing said indebtedness - ~~interest~~). Notice signed by Eden Realization Co. Ltd)

I phoned bk asking them to direct a letter to Yanagi setting out their intentions. They did 4/28, but it tells little or nothing regarding their future intentions. Called for conference: Yanagi + Olivera, cashier of bk, 4/30. Olivera stated bk did not intend to proceed with foreclosure, then immediately had also to admit he had taken every possible legal step to foreclosure (111 days after April 23, 1942 all that will be necessary to complete foreclosure will be for Eden Realization Co. ^{Trustee} to hand deed to Bk + foreclosure completed + no right of redemption. Hayward musing (out + bank is in). Olivera not willing to modify his letter of April 28 saying his atty advised such a letter would alter the terms of his trust deed (this is Bank of course [sic]). If his base I asked O. if he had no foreclosure in mind + merely wanted to operate property to keep his indebtedness in good standing, why not accept a Deed in trust from the Muesy Co. + run the property under a trust agreement, O. laid away from this.

X'shotter had an appendicite operation before going in town. This operation caused a personal note of manager of Muesy Co. to be executed + delivered to same bank for about \$900.00

HAYWARD NURSERY (cont). 2

The BIC has taken money out of Nursery C: acc't + credited it to the personal bill (without Y's authorization), if this had not been done, there would have been enough funds in Nursery C: acc't to pay ~~not~~ the installments which they now claim as delinquent + which delinquency is being used to foreclose.

This office wants to go on record as follows: in the light of the facts so far disclosed to the writer (Gibson), the attitude of the bank is entirely unfair + uncertainly uncooperative in view of the predicament of Nursery owners in this emergency.

- Olivera had to leave, + I talked with Y. who said he would approve
- (1) Nursery to be taken in "Custodianship" of bank
 - (2) A. M. Denning be in charge of operation (\$10. a month)
 - (3) Earnings of Nursery C: to be applied for
 - a) M. Denning salary's
 - b) \$75 monthly installments due
 - c) taxes + other expenses

5/6/42: Memo to Armstrong by R. Borden summarizing the
Oliveira-Yonagi conference...

"at this meeting it developed that the bank refused to
take over the property on any basis other than that necessary
under foreclosure proceedings."... It would seem that the bank
should either Fast Nat. BK should either with a couple of letters
disclaim their intent or revoke the foreclosure proceedings
& take over the property under some operating agreement, such
as I/A. A matter stand now Yonagi would have no legal
recourse if at the end of 111 days the bank takes steps to
acquire the property-

5/8/42: Hayward Nursery Co. to F.R.B.: The First Nat BK of
San Leandro is trying to foreclose our mortgage. Since we are no
longer able to remain & settle this matter, we would
appreciate any steps taken by you to prevent this.
Estimated value of inventory as of 5/6/42: \$25,000 (Inventory
enclosed)

5/8/42: A Quiamjit (Fili) is now meeting with above bank
officials, having in view the possibility of going into property in some
capacity. He has on many occasions worked at this nursery place.

HAYWARD NURSERY (cont) 3.

5/8/42. Cross to President F.N.B. of S.L. to Col. Brekel W.C.C.A.

Y. owes \$331⁶⁸ on May 15 on Chevrolet truck to bank, also still owes \$672⁰¹ on personal note of \$900... Our contention is that the total indebtedness as of May 15, 42 in the sum of \$1003⁶⁹

\$1003⁶⁹ is secured by said truck (on Aug. 19 1941 Y. executed & delivered to the bank a ~~loan~~ ^{on account} for the moneys due from him a General Pledge Agreement, which gave the bank a lien upon any securities or properties that it held as security for any moneys due from him... We learned from Mr. Gibson that the army was purchasing the truck at the Kelly blue book value of \$355⁰⁰... We believe that we can sell it for more than that... through solicitation & salesmanship

5/12/42: Gibson to Armstrong F.R.B. Y did not approve of bank's foreclosure...

I do not think he tried very hard to look for ten one, rather I think he realized the money would belong to some one else before many weeks went by... on 5/6 Y. stated that

bank's men now at his place wanting to pick flowers & will not account to him for proceeds of sales... he did not wait then on his property.

5/25/42: Cross F.N.B. of S.L. to FRB:

Under the terms of our D/T, upon filing notice of default we were entitled to take possession of the property which we did by calling on M: Y., advising him of the facts & obtaining his verbal consent thereto. Thereupon we arranged for C. P. Quiamgo to operate the business. This was also with M: Y. approval.... all moneys obtained from the sale of flowers will be collected by the bank... whether or not operation can be carried on at a profit is very doubtful. Q's salary is \$125.00 per month. He began working there on the day that M: Y. left the plant (vacation). Q's employs a part-time worker, at 50¢ an hour, & a few others... M: Y. has stated that he could not make a profit in the nursery without the aid of the members of his family. We reffer that the business continues under the supervision of M: Q. & that the relationship of debtor & creditor existing between the Hayward Nursery Co. & this bank shall not be changed by the acceptance of P/A or any other agreement modifying the terms of the existing loan documents.

HAYWARD NURSERY ~~Co.~~.

If by reason of said operation the present delinquency in said loan is not cured within a reasonable time & said loan is not maintained in current condition, we will confer with you & after such conference, if it is mutually agreed that the operation should not continue, we reserve the right to foreclose.

In the interim we ... + you ... will seek to find a purchaser for said property at no less than \$10,000.00

Please be advised that the bank holds a chattel mfg of \$1,003.69 on truck which Y plans to sell to Army. You will therefore now refrain from selling said truck to the Army.

~~Dec~~ 5/26/42: From FR3 to Guy C. Cadden att'y in charge for
22 Battery St S.F. Hayward Nursery Co.

H.C. our considered opinion that Hayward Nursery Co. should take proper steps to appoint more competent person to act as its att'y in fact in future dealing with F.N.B. of S.L.

You will of course understand that ~~the~~ FR3 does not intend to interfere with any legal rights of the F.N.B. of S.L.

arriving out of the D/T & any default in the payment of the obligation secured by the same, & that the bank cannot undertake as atty in fact or otherwise, the responsibility for future operations of Hayward Nursery Co.

5/29/42: Calden to Y. informing him of status of Hayward Nursery & possibly for sale.

5/29/42: Yabagi to Gibson: thanking him... for settling affairs... It was surely nice of your office & your staff to assist me in renting our property & taking care of my matters

^{in pencil:}
[Gibson: ?]

5/5/42: Instruction to deliver Chevrolet truck to F.N.B. of S.L. signed by Yabagi.

5/6/42: ~~letter~~ for Calden to Y: rks for answer... It is exceedingly important that officers of the Hayward Nursery Co. come to some definite decision as to either the sale or the management of the property in Alameda county.

HAYWARD NURSERY CO (5)

The government will not help those who do not help themselves.
Cm is of the opinion that the property can be sold for \$10,000.00
... It is my urgent request that you give this your immediate
attention

5/6/42: meeting of ^{Gibson} F.R.B. rep. with Yanga at Tanforan.
Y. states flatly that he has never signed any "general pledge"
agreement in favor of bank. Yanga minces no words ~~attribution~~
his objections to Mr. Calden as his legal representative... stating
Mr. Calden does everything the F.N.B. of S.L. tells him to do.
Hear Y. stated he never to do any thing - all things that
the F.R.B. wanted him to do in which case he would not need
an atty. My answer ~~was~~ that was "No". F.R.B. function
was to try to farmers practiced on both sides. Y. would
like Frank H. Arb substituted to Calden.

6/14/42: Frank H. Arb (564 Main St) to Y.: I consent to
act for you & ... Please tell me what you want for your
property if a buyer can be obtained

6/17/42. J.C. Tyler, Gibson of F.R.N. 2 Ludwig. Brother of V. of Calif. visited the nursery.

Value of boiler & oil-burning equip. at least \$2,000.

The 1 acre facing Meekland ave. had been recently been plowed & disced & about ready for planting. The soil is deep & rich & as fine as can be found in this area. Another acre is given over largely to improvements & outbuildings. Penang area.

largely occupied by 2 greenhouses... generally speaking, the plans & the greenhouses on the particular 3 acre fee simple owned tract appear to be in excellent condition. To the rear... there is another tract of 3 acres... There is a small greenhouse... but the bldg & a substantial portion of the growing crop... are in inferior shape & condition to the 1st tract. In 1st tract: value of 3 acres of land, without improvements: \$3,000 to \$4,500; 2 greenhouses, would cost bldg \$4,500 to \$5,000. In past 10 to 12 years: \$15,000 to \$20,000 more improvements worth \$30,000.

It is certainly not clear that a caucasian employing white labor could operate the nursery at profit & justify acquiring the property for much in excess of its present mty encumbrances.

HAYWARD NURSERY (6)

(Ludwig's mother ~~was~~ considering buying the property)

6/25/42 Interview with Gibson with Yanagi at Torrance.

good prospects for sale

6/27/42. Yoshio Katayama, Personal Aid Bureau, Torrance:

M.Y. inform me that the F.R.B. has frozen the property
+ nothing can be done without the F.R.B.'s approval.

6/30/42. Oliveria FNB of S.C. to FRB: Statement of operation of
Hayward Nursery.

Receipt: 5/17 + 6/10 : \$155 ⁸⁸ Disbursements: Supplies \$23 ⁸⁴

gas + electric \$17 ⁵⁴

Salon \$353 ³¹

Phoning + dragging \$30 ³⁵

total \$425 ⁰⁴

deficit : \$269 ¹⁶

added to real estate loan:

1. Real estate loan: \$6188 ⁶³ interest to 7/1 \$90 ⁷⁶

2. Commercial loan: \$668 ⁶⁷, " " " \$118 ⁰⁰ (secured by D/T.)

3. Canceled: \$318 ²⁵ " " " \$19 ²⁰

Total \$7217 $\frac{31}{100}$

7/2/42: L.S. Weeks FRB Stockton interview with James E. King who operates O.K. Flower Shoppe in Stockton - Known Yonagi for 8 years. Has confidence in him. Fine fellow, successful operator. I think there should be an investigation of the Oakland Flower Shop, Italian owned 626-8th St. which I believe, is cutting off the product without proper replacement care... ~~in this~~ then authority, motive + procedure should be revealed. In this business replacement care is vital.

7/18/42: Everson FRB to Yonagi. Had prompt would like a statement of earnings in recent years. + full reply. "Time is rapidly passing + unless you are prepared to take up the entire deed of trust obligation of + when called upon to do so, a sale appears to be the only likely alternative to the loss of the entire nursery investment."

7/11/42: Yonagi to Everson. The stockholders of the C. have placed the sale price of \$12,500 on the property... annual gross revenues for the past number of years were from \$8,000 to \$10,000. The annual expenses... \$6,000 to \$7,000

HAYWARD NURSERY (7)

I started my nursery business in 1929 with only \$400. We have placed most of the annual profits back into the nursery.

7/11/42: ~~Present~~ memo: on ~~last~~ meeting 7/10 for possible sale of ~~Hayward~~ Nursery to Western Evergreen Co. ... Intended to purchase at \$10,000 ... Plan to use greenhouses for growing of lilies & other vegetable crops ... Co. owned by Italians.

Assessed land value of Hayward Nursery: \$2,605

" valuation of improvements: \$3,925

6,530

Comparison made with Stege Nursery Co. ... + conclusion reached that \$10,000 is a fair valuation for Hayward Nursery.

7/16/42: Memo on same subject: Further examination of the property made today by 2 partners of the Western Evergreen Co. Not interested to buy for \$9,000.

Allocated: \$3,000 for land, \$2,000 for greenhouses, \$1,500 to \$2,000 for other house: total \$6,500 to \$7,000 price they would pay.

This is most drastic valuation yet received. Revaluation of \$1,000 on acre is conservative ... ~~so is the at~~ appraisal on greenhouse low...

Current gossip is heard to the effect that the Italian floral & nursery interests had been bearing down very sharply on the former Japanese operated properties since we entered upon having it that the Italian had not been able to control certain floral markets while the J. were interested in the industry. + now saw an opportunity to take it over... This would be the course of the valuation of the western European L?

7/24/42: ^{F.N.B. & S.L.} Gross to FR3: Extends to 6/30 : \$44.50
on 7/13 \$125

in addition there will be due to Quampt on 7/13
If M:Y. either personally + then he att'y, can find a purchaser before the sale under the D/T for a price in excess of \$10,000, that of course would be agreeable to the bank. We believe however that a notice of sale should be published at once, the 3 months after recordation of the notice of default having expired. This notice would of course be a public one.... We respectfully request

HAYWARD MURDER (8)

at this time that you give your written consent for the trustee under the D/T to commence the publication of notice of Sale.

7/28/42 E. C. Sharp to Bobb FRB (Sharp had offered previously \$10,000)... Would not buy property more than \$8,000... The investigation shows that the plant has been allowed to deteriorate to such an extent that it would take at least 6 months + \$5,000 to place in condition to be productive... The soil in the hot house has been infested. The Gov. has now placed flower raising business in the luxury class.

7/30/42: Everson to Yanagi: Ark is seriously ill in hospital.... We are also in receipt of a letter dated 7/28/42 written on behalf of M. Ark suggesting that the sale problem raised in the bank's letter be deferred for the season because of his illness.

The F.R.B. has devoted a very substantial out of time, work & effort in endeavoring to find a satisfactory solution to the problem... We obtained an understanding with the F.N.B of S.C. that no steps be taken by them to sell the property... without our consent... Thereafter we took steps to find ^{then} a buyer for the property... (states the difficulties... the bad condition in which nursery is in, quoting from Sharp's letter)... In our opinion it is now evident that successful operation of such an enterprise is predicated on certain condition i.e. little or no labor costs... The Alameda Court Tax Collector says property is worth no more than indebtedness against it... It now seems that in view of his interested appraisals, that the property has been seriously depleted & neglected... \$5,000 would be needed to be put back into shape...

Under the circumstances outlined above, we do not feel justified in preventing the F.N.B of S.C. from proceeding with its request in the protection of its interest in the premises. We feel sure that you will realize

HAYWARD NURSERY (9)

that the rights of creditors cannot be ignored in the efforts made by the bank to protect the interests of an owner.

8/1/42: Memo, meeting with Yangi (^{attached} ~~enclosed~~)

8/3/42: Emerson to Cross: This letter will ~~serve to release~~ you from commitment not to proceed with the exercise of the right of sale under the D/T without our written consent

8/5/42: Notice of Trustee's sale ^{to be held} on Sept 1, filed in Son Leandro paper.

8/11/42: Katayama to Borden FRB: Yesterday received a letter from Mr. Silver who is acting for Arb. He found a possible purchaser for \$10,000. Would like to get permit for him & Yangi to see the F.V.B. of S.C. & visit Silver in Hayward, & ~~stop~~ at the Nursery.

8/12/42: Emerson to F. Davis Manager of Tanforan: Asking that permits allowing such a trip be issued

8/15/42: Katayama to Borden: it will be impossible for us to
visit the F.W.B. of S.L. Yanagi with a more competent
att'y retained

8/24/42: Bonckhont to F.R.B.: would like to know the lowest
bid on the Hayward Nursery

8/26/42 FRB to Bonckhont: offer should be made promptly
inquire for H. Borden

9/4/42: Cross + Brandt att'y to FRB: On Sept 1 1942
Eden Realization Co. Ltd. Trustee offered the Hayward
Nursery co. for sale pursuant to notice given. There being no
bidders, the bank bid the amount due it secured
by this D/T, & the property was sold by the trustee
to the F.W.B.B. in S.L.

August 1, 1942

MEMORANDUM

SUBJECT: Meeting with S. Yanagi and Y. Katayama at
WCCA Assembly Center, Tanforan, San Bruno,
California, on July 31, 1942.

Pursuant to advices from the First National Bank in San Leandro that they wish to advertise the Hayward Nursery for sale in view of the length of default and operating loss, Mr. Herbert D. Armstrong and the writer called upon Mr. S. Yanagi, proprietor of the said corporation, and Yoshio Katayama, attorney and unofficial adviser to Yanagi.

A letter addressed to Yanagi setting forth in full the efforts of this bank to obtain a satisfactory purchaser was given to him at this meeting. There were enclosed two additional copies of the letter in question in order that he might be able to give one to Mr. Katayama and one to Mr. Frank Arb who is Yanagi's counsel. There was also included three copies of a letter from Mr. R. H. Cross, president of the First National Bank in San Leandro requesting our permission to proceed with such notice of sale. Additionally, two copies of a letter from Mr. Silver, associate of Mr. Arb, notifying us of Mr. Arb's serious illness, were included.

The writer recapitulated in detail for the benefit of Yanagi and Katayama, the essential particulars of the case, together with our reasons for concluding that we are no longer justified in postponing the steps which the First National Bank in San Leandro now find it necessary to take.

Mr. Yanagi expressed full and complete understanding of our attitude in the matter although he again verbally denied that the soil could have been in bad condition, or that the property had been allowed to deplete prior to his evacuation. He stated that in view of his confinement he was not in position to fight this case in a manner best calculated to protect his interests and that therefore he could do nothing but allow the First National Bank in San Leandro to proceed with the proposed sale. However, he felt that after the war is over he would find opportunity to reopen the case and take steps to obtain redress.

In the course of the discussion Yanagi queried as to his potential liability under a deficiency judgment proceeding. Mr. Armstrong and Mr. Katayama discussed this possibility and felt that some agreement could be reached with the First National Bank in San Leandro precluding such possibility. It was suggested that the matter be explored further with Yanagi's counsel in order to ascertain the legality of such a situation wherein public sale has lawfully resulted under a defaulted deed of trust.

In view of Mr. Arb's serious illness, Mr. Armstrong and the writer strongly urged Yanagi to take immediate steps to notify Mr. Arb of their meeting and to appoint some one else of his own choosing as a Caucasian representative if he so desired. Mr. Katayama concurred with this recommendation and promised to correspond with Arb that same day.

Yanagi had asked if all the equipment situated in the nursery could properly be sold along with the real property securing the deed of trust. It was suggested that some one representing Yanagi should immediately examine the deed of trust to ascertain the status of such equipment.

It was pointed out to Yanagi that while the Federal Reserve Bank of San Francisco was no longer in position to delay public sale, this in no wise prevented him from taking any further legal steps which he felt were desirable and in which he would receive the full cooperation of his counsel and Mr. Katayama.

Mr. Katayama expressed full recognition and gratitude for our efforts in behalf of the Hayward Nursery Corporation, and agreed that we had exhausted our authority in this situation.

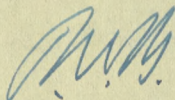
It was made clear to both Yanagi and Katayama that more time, effort and personnel had been devoted to this problem than any other which the bank had encountered in the entire evacuation proceedings.

Katayama then suggested that at ~~some~~ ^{some} time in the near future it would be very desirable for Yanagi and himself to make a trip to Hayward in order to visit the property, examine the deed of trust, and call upon the First National Bank in San Leandro with Yanagi's attorney. It was agreed by Mr. Armstrong and the writer that such a step would be highly desirable, whereupon Katayama requested that we visit the camp service director, a Mr. Greene, in order to corroborate the merit of such a request. This was done and Mr. Greene stated that in all probability such permits would be issued. He suggested that a letter from the Federal Reserve Bank outlining the desirability for such permits would be very helpful; Mr. Armstrong thereupon agreed to write such a letter upon due notice from Katayama that formal application was being made.

The meeting was terminated with the understanding that these further steps would be immediately undertaken by Katayama who would secure our advice whenever necessary, and it was agreed that if they so desired, a representative of the Federal Reserve Bank of San Francisco would arrange to meet them in Hayward during the operating period of the permits.

It was felt that Yanagi and his Caucasian counsel, whoever he may be, will take no steps to prevent the sale, but will do whatever is necessary in order to have it recorded that such sale was consummated under their protest. Yanagi feels that the Government forcibly removed him from his property and that the technical default would have been long since rectified, thus allowing him to retain his property.

In view of such recorded protest, therefore, he will be in position at the end of hostilities, to ~~secure~~ ^{obtain} recovery and legal redress.



R W BORDEN

Pac 94

SHIGENO KIYOSHI U.S.

Rt 1 Box 140

Flora

Interview Above 4 rep.

3/31/42: (1) Above to be inducted. His father, H. Kolkuna
will have P/A to operate 12 acs vineyard. Is member
of F.F.G.A.

(2) ^{Has} other properties somewhat involved. One problem is
a \$1350 D/T to Al Clark of Sacti (clear)

(3) also owns 10 a. 1 mi. S. of Flora. Leased to
Caucasian for duration

5/4/42: FRB form letter

No answer.

F.R.B. Sac 94

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2236

TYPE: _____ CODE: Sacramento 345 NO: _____ City of Sacto.

LEGAL OWNERS: 1. Shigeno, Kiyoshi E. $\frac{1}{2}$ of Lt. 3, Bl. X &
2. Y - 15 & 16
3. _____
(Last Name) (Middle) (First)

OWNERS' ADDRESSES: 1. Rt. 1, Box 184 Florin, Sacto Co., Cal. (Shigeno H)
2. _____
3. _____
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY (No. and Street) (P.O.) Sacramento California
(County) (State)

SIZE OF LOT: 40' x 160' S Side X St. Between 15 & 16 Sts.

STRUCTURES:
ACTUAL VALUE: \$ _____
(Land) (Structures) (Total)
ASSESSED VALUE: \$ 400 1750 2150

OPERATED BY: _____
(Name) (Address)

LEASE PERIOD: _____
(From: Date) (To: Date)

INDEBTEDNESS: \$ _____
(Amount) (Date incurred) (Date due)

CREDITOR _____
(Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

Sac 312.

SHIRAI AKIRA
431 M Street
Sacramento

4/12/42:

Owms property 1309-11 3rd St. Sacto, comprised 70 rooms
rented as rooming house. Also owns 1931 Ford Coupe. Intend to
sell car + turn property over to Morning Real Estate Co.
for management or for sale

6/2/42: Bldg owned by A. Taketa, her father. Place now rented
to a Jack Noble on 1 year - lease, option of renewal is
cash waiver is not allowed to return

FRB-Sac 312

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12
2237

TYPE: Organization * ** CODE: Sacramento 389 No: City of Saeto.

LEGAL OWNERS: 1. Taketa, Tom E 35' of S $\frac{1}{2}$ Lt. 5
2. Bl. L & M - 4 & 5
3.
(Last Name) (Middle) (First)

OWNERS' ADDRESSES: 1. 431 "M" St., Sacramento
2.
3.
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY: Sacramento California
(No. and Street) (P.O.) (County) (State)

SIZE OF LOT: 35' x 80' N. W. Corner 5th & M Sts.

STRUCTURES:
ACTUAL VALUE: \$ (Land) \$ (Structures) \$ (Total)

ASSESSED VALUE: \$ 2450 1900 4350

OPERATED BY: (Name) (Address)

LEASE PERIOD: (From: Date) (To: Date)

INDEBTEDNESS: \$ (Amount) (Date incurred) (Date due)

CREDITOR: (Name) (Address)

Sac 312

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

* Also Residence ** Also Insurance Office

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2237

TYPE: Insurance Office * CODE: 389*5 NO: City of Sacto.
SacramentoLEGAL OWNERS: 1. Taketa, Tom E 35' of S $\frac{1}{2}$ Lt. 5
2. Bl. L & M - 4 & 5
3. (Last Name) (Middle) (First)OWNERS: 1. 431 "M" St., Sacramento, Calif.
ADDRESSES: 2.
3. (Project or P.O.) (County) (State)LOCATION OF PROPERTY (No. and Street) (P.O.) Sacramento Co., California
(County) (State)

SIZE OF LOT: 35' x 80' N. W. Corner 5th & M Sts.

STRUCTURES:

ACTUAL VALUE: \$ (Land) (Structures) (Total)
ASSESSED VALUE: \$ 2450-- 1900-- 4350--

OPERATED BY: (Name) (Address)

LEASE PERIOD: (From: Date) (To: Date)

INDEBTEDNESS: \$ (Amount) (Date incurred) (Date due)

CREDITOR (Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

*Also a Residence ** Organization

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2237

TYPE: Residence * ** CODE: Sacramento 389 NO: City of Sacto.LEGAL OWNERS: 1. Taketa, Tom E 35' of S $\frac{1}{2}$ Lt. 5
2. Bl. I & M - 4 & 5
3.
(Last Name) (Middle) (First)OWNERS: 1. 431 " M " St., Sacto, Calif.
ADDRESSES: 2.
3.
(Project or P.O.) (County) (State)

Sacramento

LOCATION OF PROPERTY (No. and Street) (P.O.) (County) (State)
CalifSIZE OF LOT: 35' x 80' N. W. Corner 5th and M Sts.

STRUCTURES:

ACTUAL VALUE: \$ (Land) \$ (Structures) \$ (Total)

ASSESSED VALUE: \$ 2450-- 1900-- 4350--

OPERATED BY: (Name) (Address)

LEASE PERIOD: (From: Date) (To: Date)

INDEBTEDNESS: \$ (Amount) (Date incurred) (Date due)

CREDITOR (Name) (Address)

REMARKS:

DISPOSITION:

DATE:

*Also a Organization **Insurance Office

INVESTIGATOR:

U.S. 28

From J.

Sacks 75

SUNAHARA HIROSHI • LETTIE

Hiroshi 1929

225 Capitol Ave Sacks

Father & Mother: 1900

Inter. above: 15 ref.

3/30/42: Father: OtaKaichi, Mother: Kuma Brother: Kay

(1) Have real estate & use lower floor for store & home upstairs.

Have ~~two~~ prospective tenant. BK of America holds D/T

Balance due \$700.00 Pay \$37.00 per month

Inquired about rights & privileges

(2) Also partnership with W. Sakai 1120 H St Food Dept

Vegetable concession. Have \$300.00 advance rent to

Perk McDonald. Rent \$100.00 per month. Have

\$2000 equip - on purchase plan

A.T.: A.T.: (1) informed of privileges

(2) McDonald has said they will make offer

4/16/42: FRD inquiring letter

5/1/42: " "

5/7/42: Answer: Personal belongings are well taken care of

Business & property problems have no development yet

SUNAHARA, HIROSHI (27067)

Sacramento

Heart Mountain

8/5/44

Report on property stored with Boone's Transfer and Storage Company.

8/10/44 Closed. Investigation made as requested of Boone's Storage fire.

No damage to this evacuee's property.

FRB-75

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2236

TYPE: (Asahi) Liquor Co. * ** CODE: Sacramento 354-A NO: City of Sacramento

LEGAL OWNERS: 1. Sunahara, Hiroshi N $\frac{1}{2}$ of W 18' of E $\frac{1}{2}$
2. & E 22' Lt. 6, Bl.
3. L & M - 2 & 3
(Last Name) (Middle) (First)

OWNERS: 1. 225 M St., Sacramento
ADDRESSES: 2.
3. (Project or P.O.) (County) (State)

LOCATION OF PROPERTY (No. and Street) (P.O.) Sacramento Co., California (County) (State)

SIZE OF LOT: 80' x 40' x 22' x 80' N Side M St. Between 2nd & 3rd

STRUCTURES:

ACTUAL VALUE: \$ (Land) \$ (Structures) \$ (Total)

ASSESSED VALUE: \$ 1900 1500 3400

OPERATED BY: (Name) (Address)

LEASE PERIOD: (From: Date) (To: Date)

INDEBTEDNESS: \$ (Amount) (Date incurred) (Date due)

CREDITOR (Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

* also Residence ** Also Auto Hire

FRB-75

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

TYPE: Residence * ** CODE: Sacramento V-12
 2236
 354-B NO: City of Sacramento

LEGAL OWNERS: 1. Sunahara, Hiroshi N $\frac{1}{2}$ of W 18' of E $\frac{1}{2}$
 2. _____ & E 22' Lt. 6, Bl.
 3. _____ L & M 2, 3
 (Last Name) (Middle) (First)

OWNERS: 1. _____
 ADDRESSES: 2. _____
 3. _____
 (Project or P.O.) (County) (State)

LOCATION OF PROPERTY (No. and Street) (P.O.) (County) (State)
Sacramento Calif.

SIZE OF LOT: 80' x 40' x 22' x 80' N side M Street betw. 2nd and 3rd

STRUCTURES: _____
 ACTUAL VALUE: \$ _____
 (Land) (Structures) (Total)

ASSESSED VALUE: \$ 1900-- 1500-- 3400--

OPERATED BY: _____
 (Name) (Address)

LEASE PERIOD: _____
 (From: Date) (To: Date)

INDEBTEDNESS: \$ _____
 (Amount) (Date incurred) (Date due)

CREDITOR _____
 (Name) (Address)

REMARKS:

DISPOSITION:

DATE:

INVESTIGATOR:

*(Asahi) Liquor Co. **Auto Hire

FRB-75

URBAN PROPERTY INVENTORY - EVACUEE PROPERTY DIVISION - WRA

V-12

2236

TYPE: Auto Hire, .. CODE: Sacramento 354-00 City of Sacramento

LEGAL OWNERS: 1. Sunahara, Hiroshi N $\frac{1}{2}$ of W 18' of E $\frac{1}{2}$ -&
2. _____
3. _____ E 22' Lt. 6, Bl. L & M
(Last Name) (Middle) 2, 3 (First)

OWNERS' ADDRESSES: 1. 1512 5th St., Sacramento
2. _____
3. _____
(Project or P.O.) (County) (State)

LOCATION OF PROPERTY: Sacramento California
(No. and Street) (P.O.) (County) (State)

SIZE OF LOT: 80' x 40' x 22' x 80' N side M Street between 2nd and 3rd

STRUCTURES:

ACTUAL VALUE: \$ _____
(Land) (Structures) (Total)
ASSESSED VALUE: \$ 1900-- 1500-- 3400--

OPERATED BY: _____
(Name) (Address)

LEASE PERIOD: _____
(From: Date) (To: Date)

INDEBTEDNESS: \$ _____
(Amount) (Date incurred) (Date due)

CREDITOR: _____
(Name) (Address)

REMARKS:

'(Asahi) Liquor Co. '' Residence

DISPOSITION:

DATE:

INVESTIGATOR: