

Custodian File 2316

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		3000	300	150.00 12.50						462.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
900	225									225.00
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
										Special
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
633.75	394.55	118.36	62.23%	182.45	113.54					234.78
<b>TOTAL RECOMMENDATION</b>										<b>973.24</b>

CASE NO: 258.

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B. C.,

March 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

SHOTARO NAKAMURA.

PROCEEDINGS AT HEARING.

IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Grand Forks, B. C.,  
 March 2nd, 1948.

IN THE MATTER OF THE CLAIM OF  
SHOTARO NAKAMURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
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A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

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S. Nakamura,  
In Chief.

SHOTARO NAKAMURA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, this claim refers to your property at 1031 Royal Avenue, New Westminster, B. C.?

A Yes.

Q Did you instruct me to draw this statement with regard to the real property situate at that address, and is this your signature on the statement?

10 A Yes.

Q Are the statements contained therein true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I would ask to file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: My lord, I refer to the address at 1031 Royal Avenue, New Westminster. The premises consisted of a building. The main floor was a store and five rooms and the upstairs seven rooms with two  
20 toilets and bathroom in the building. It was a frame building, drop siding, cement base at the front and concrete blocks. It was used as a store and dwelling. The lot was 33 feet by 122 feet. It was purchased in December, 1936, December 11th, for \$650.00, and at that time had a house on it about 32 feet by 29 feet. It is in a working class district in New Westminster. In 1937 he used the existing building 32 feet by 29 feet and enlarged it into the store and dwelling referred to  
30 above, that is 29 feet by 70 feet, just about

S. Nakamura,  
In Chief.  
Discussion.

double the area. "I also fenced the property and built the double garage. The total cost was between \$4150.00 and \$4200.00."

Then with regard to upkeep he points out that in 1940 he painted the whole exterior and re-roofed the old part of the building. In the spring of '42 he re-papered the whole inside of the dwelling and painted the interior of the store.

10 Concerning the appraiser's report he states that when he left the premises, they were clean inside having just been papered and painted. "I locked the place up and gave the key to the Custodian". Then also referring to the appraiser's report he states that he heated the premises by three heater stoves and there was a brick chimney. "Having regard to the cost of the premises to me and the good condition of the premises when I left them, and also having regard to the increased prices in August, 1945, I consider my value reasonable."

20 The premises were sold in August, 1945, by the Custodian for \$3000.00.

I would ask my friend if he would be good enough to produce the picture which he has in his file of the building on these premises.

Q Witness, I produce to you from the Custodian's file a picture of a store and dwelling. Are those your premises? A: Yes.

MR. McMASTER: I ask to file that, my lord, as the next exhibit.

S. Nakamura,  
In Chief.

Q Witness, did you instruct me to draw a statement with respect to your truck, car heater, chains and bicycle with respect to which you are making a claim?

A Yes.

Q Is that your signature on the statement?

A Yes.

Q And are the contents true to the best of your knowledge and recollection?

A Yes.

10 MR. McMASTER: I ask to file that as the next exhibit, my lord.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. McMASTER: My lord, that might be referred to as the statement with regard to the truck and contents and the bicycle.

20 Q Would my friend be good enough to produce the receipt of the R.C.M.P.? This is a receipt produced from the Custodian's file dated March, 1942, relating to this claimant showing a 1941 International light delivery,  $\frac{1}{2}$  ton truck. The speedometer reading is 3,782 miles. The condition stated as appears "good" and the extra equipment shown, "Covered box".  
Witness, is that a copy of the receipt which you received for the truck with respect to which you are now making a claim? A: Yes.

MR. McMASTER: I would ask to file that as the next exhibit.

(R.C.M.P. RECEIPT MARKED EXHIBIT NO. 4).

30 MR. McMASTER: My lord, referring to the exhibit immediately preceding that, you will notice the first item

S. Nakamura,  
In Chief.

is the truck and then it is stated that the car heater and chains were left in the truck. The receipt apparently mentions neither of those items. It shows the cost of the material. The bicycle, it is stated, was purchased 15 days before they were evacuated and the cost is shown there and it is claimed at cost. The bicycle was left at the premises at 1031 Royal Avenue, New Westminster, with the other chattels and locked, and the key given to the Custodian.

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Q Now, witness, did you ask me to prepare the statement with regard to your other personal chattels with respect to which you are claiming, and is this your signature on the statement?

A Yes.

Q Are the contents of that statement true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I would ask to file that statement, a statement with respect to other personal chattels as the next exhibit.

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(STATEMENT MARKED EXHIBIT NO. 5).

Q Now, witness, I produce to you what is described as a claims analysis prepared by the Custodian. Did you provide the estimate of value of the various items shown in the first column of this statement at the left hand margin?

A Yes.

Q And do those represent fair values of the goods opposite which they appear, in your opinion, at the

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S. Nakamura,  
In Chief.

date of evacuation?

A: Yes.

Q Now, were all of the pencilled markings that appear on this analysis put on pursuant to your instructions?

A Yes.

MR. McMASTER: My lord, I would like to file that. It is a two page analysis and it appeared to be the only way we could deal with it. The totals are put at the end of the first column; on the second page is a total of \$950.32.

10 THE COMMISSIONER: That is the total claim .

MR. McMASTER: Yes, with respect to these chattels.

THE COMMISSIONER: Nine hundred and what?

MR. McMASTER: \$50.32.

(ANALYSIS MARKED EXHIBIT NO. 6).

Q Witness, with regard to the items which are crossed out in pencil or which are marked "shipped", were those goods either shipped to you or are you abandoning any claim with respect to them?

A Yes, that is so.

20 Q Now with respect to all the items with respect to which he has shown a value in that column, did he leave all of those items on the premises at the time of his evacuation?

A: Yes.

Q And with respect to those that he has shown a value on, has he received any of them or sold or authorized the sale of any of them?

A No.

MR. McMASTER: Now, my lord, that explains the exhibit. With regard to other personal chattels, there are just two we have enlarged on. He points out in

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S. Nakamura,  
In Chief.

his description that all goods were stored in these premises at New Westminster and the keys handed to the Custodian. A full inventory was given with his J.P. form. At the time of giving the inventory a girl at the Custodian's office wrote it down in pencil. "At that time I gave her prices on everything and I thought she wrote them down so I just made notes of the totals in my note book". They are the ones appearing on his claim form.

10 "I signed the J.P. form at that time but the typewritten copy now in the J.P. form was not in it at the time I signed. I presume this was copied from the list the girl made".

I might ask for the J.P. form; I think we should have it filed, my lord.

Q Witness, I produce to you what is known as a J.P. form. Is that your signature on it?

A Yes.

MR. McMASTER: There is an inventory loose in that, a typewritten inventory, my lord. I file that as  
20 the next exhibit.

(INVENTORY MARKED EXHIBIT NO. 7)

MR. McMASTER: My lord, I am sorry, I should have spoken with regard to the claim form. If I might do that  
now.

On the front page of the claim form I would ask to couple together the land and buildings at \$5000.00. The Custodian sold them for \$3000.00 making the net claim \$2000.00.

30

With regard to the chattels on the back of

S. Nakamura,  
In Chief.

the claim form, the claimant is leaving his claim on the truck at \$1200.00 reducing the claim on the heater to \$15.00, reducing the claim on the chains -- I might say, my lord, I can't get any explanation of "weed" chains; they must have been skid chains or something.

THE COMMISSIONER: Weed chains is the name of a maker.

MR. McMASTER: I see. \$8.00. Then leaving the bicycle in at \$50.00, that item No. 9, and all the rest  
10 of the items are substituted by this total amount from the claims analysis of \$950.32, so that the total claim including the truck is \$2223.32. Perhaps my friend will be able to advise the credits that should be set off against it.

Your witness, Mr. Hunter.

THE COMMISSIONER: Mr. Hunter, we will let you consider your cross-examination overnight.

(PROCEEDINGS ADJOURNED TO 10:00 A.M.,  
MARCH 3rd, 1948).

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

*Gordon Hambleton*  
"G. HAMBLETON"  
OFFICIAL REPORTER.

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S. Nakamura,  
In Chief.  
Discussion.

Grand Forks, B. C.,

March 3rd, 1948.

(10:00 A.M. PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT).

SHOTARO NAKAMURA, resumed the stand,  
testified further as follows:

MR. McMASTER: There are just two questions further

I would like to ask this witness, if I might, my  
lord.

Q Witness, approximately what date were you evacuated?

10 A In March, the 29th, I think.

Q And your wife remained behind, did she?

A Yes.

Q And when was she evacuated? A: May 13th.

Q Yes, and your wife is here this morning and will

g give evidence? A: Yes.

MR. McMASTER: Thank you.

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: It is submitted that the real property, my

lord, was sold for its fair market value. It is  
20 submitted that that personal property which was  
sold was sold for its fair market value. It is  
submitted that the claim made for that property  
which was not sold is exorbitant. I will file the  
appraisal of the Westminster Trust Company, my  
lord, concerning real property dated the 27th of  
April, 1944, for \$3000.00.

(APPRAISAL MARKED EXHIBIT NO.8)0

MR. HUNTER: With reference, my lord, to Exhibit 6, the

30 analysis of personal property claim, with the  
exception, my lord, of the articles of foodstuffs

S. Nakamura,  
Discussion.

shown starting down with four cans of crab on the left hand column, well down the first page, the items in that inventory on the whole are very close to being reconciled with the items declared. The amount claimed is \$930.52 and the amount received is \$499.70. That was largely by auction, with the exception of a very small item there. Now in that claim for which they claim \$930.52 is included that foodstuff which was not found or shown in the inventory. There was the odd thing that was shown; for instance, we found forty boxes of Lux whereas actually they only had 12 boxes of Lux shown, and I suggested to my friend that perhaps Mrs. Nakamura operated the shop after her husband was evacuated and he advises me that is not so, but I would like to say it may be I shall have to submit that the business was operated and that these articles of foodstuff were either consumed by her or sold, and until I cross-examine her I shall not know definitely, but I think the figures I have given you are reasonably accurate. Your Lordship will notice there is a certain amount of stuff that we show no account for which was stolen, but generally speaking they are items that have no intrinsic value and they are not items for which a claim is made.

THE COMMISSIONER: They are not claimed.

MR. HUNTER: They are not, generally speaking, articles which were declared by the claimant.

30 THE COMMISSIONER: I see.

S. Nakamura,  
Discussion.  
Mrs. S. Nakamura,  
In Chief.

MR. HUNTER: I presume he didn't think they were of any particular value. I don't think I have any questions to ask of Mr. Nakamura.

(Witness aside)

(MRS.) SHIGE NAKAMURA, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows through the Interpreter:

DIRECT EXAMINATION BY MR. McMASTER:

- 10 Q Mrs. Nakamura, your husband has given evidence that before he was moved to the road camp on or about March 29th, he made an inventory of the goods and chattels in the store and house premises that you had, and that he boarded up the store and locked it. To your recollection and knowledge, is that correct? A: Yes, that is true.
- Q Now, your husband has stated that as he recalls you were evacuated about the 15th of May, is that correct?
- 20 A Yes. I was evacuated to Kaslo on May 13th.
- Q Now between the time that your husband left and the time that you were evacuated, did anybody operate the store? A: No.
- Q Between the time that your husband left and the time you were evacuated, did you or any other person, to your knowledge, remove any of the goods or chattels or foodstuffs that were in the store or in the premises? A: She used a few oranges and some tobacco.
- 30 MR. McMASTER: My lord, I draw attention to the fact that

Mrs. S. Nakamura,  
In Chief.  
Cross-Exam.

those two items are not claimed for in the inventory.

Q Now, witness, at the time you left the premises, were they still boarded up?

A Yes. From the time that my husband left.

Q And what did you do with the key to the premises at the time you were evacuated?

A She handed the key to a representative of the Custodian in New Westminster.

MR. McMASTER: Thank you. Your witness.

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CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Nakamura, you were living in the store premises adjoining the shop, is that correct?

A Yes.

Q And you were there for about a month after your husband left, that is correct?

A About a month and a half.

Q Yes, and I presume you were eating during that period?

A Yes, I was eating during that time but I didn't touch the goods that were in the store.

20

THE COMMISSIONER: There is the answer to your question, Mr. Hunter.

MR. HUNTER: I would just like to find out a little more about it, my lord.

Q You purchased your food away from the store, is that correct?

A : She is not quite sure of the question. Yes, I bought it elsewhere.

Q Why did you buy food elsewhere when you had food right in your shop?

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Mrs. S. Nakamura,  
Cross-Exam.

A Such things as meat and fish and vegetables, we had to buy outside.

Q Yes, and what about soup and canned peas and milk and things like that? A: I didn't consume anything like that. I was eating potatoes and meat and fish and such things as that. I didn't consume any canned goods.

Q I see. Now you took the oranges and the tobacco with you, did you, or did you dispose of them before you went? A: I consumed some of the oranges, and those that were left I took with me. I gave a few away to friends who were evacuated and I sent a few packages to my husband, about ten packages.

Q Of tobacco? A: Yes, of tobacco.

Q And when you left you took no food of any kind with you? A: No, I took nothing from the store. I secured some rice from Nichiguchi's store. I took some rice with me from Nichiguchi's store.

MR. HUNTER: I can't say what happened to that, my lord. It just wasn't there when it was inventoried.

THE COMMISSIONER: There was no pilferage of other stuff?

MR. HUNTER: No, my lord. This seems to have been one of the few shops that wasn't pilfered, my lord. Your Lordship referred to Exhibit 3; the vehicle and bicycle statement. The International truck, which is shown for which claim of \$1200.00 is made,

Mrs. S. Nakamura,  
Cross-Exam.  
Re-Direct Exam.

was sold for \$900.00, my lord.

THE COMMISSIONER: That price exceeds the amount of the appraisal.

MR. HUNTER: I am just trying to find the appraisal, my lord. The car heater, there is no record of that. I think it is a fair inference that it was sold with the car, my lord. The chains were sold separately. \$8.00 is claimed for them and they were sold by auction for \$1.75. The bicycle which was declared was never found, my lord.

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Then in Exhibit 5, the general chattel statement, the two items shown there, the two scales and the washing machine, for the two scales \$275.00 is claimed and upon sale \$89.50 was received.

THE COMMISSIONER: That is for the two?

MR. HUNTER: For the two, my lord. For the washing machine for which \$110.00 was claimed, \$98.00 was received. That is all, my lord.

20 RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, before you were evacuated, did you purchase a large quantity of Lux or Rinso and put it in the store? A: Yes.

Q How much?

THE COMMISSIONER: This is after the husband's evacuation?

MR. McMASTER: Yes, after her husband's evacuation, I am sorry, and before her own.

A I don't remember exactly.

Q Well, approximately? A: One case of Rinso.

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Mrs. S. Nakamura,  
Re-Direct Exam.

Q How many boxes are in a case?

A I think twenty.

Q Yes; and how much Lux?

A: I am afraid

I don't know.

Q Was it a large quantity or a small quantity?

A About 17 or 18 boxes, I think.

Q When did you purchase those things?

A I am not at all certain.

Q Why did she buy these things and leave them in the  
store?

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A: I think there

is a little misunderstanding.

Q Let us get it straight, then. What is the misunder-  
standing? I think I had better go back again, my  
lord. Now, between the time of your husband's  
evacuation and yours, did you buy any Lux?

A After my husband left, I didn't buy any.

Q She had bought some before that, had she?

A Yes.

MR. McMASTER: I think my friend should be permitted to  
re-examine on that, if he wants to, my lord, I  
am sorry.

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MR. HUNTER: I don't think so, my lord.

THE COMMISSIONER: Thank you, Mrs. Nakamura.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*J. P. Horrobin*

"T.P. HORROBIN"  
Official Reporter.

18

Case 25-8

DEC - 2 1947

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

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

ACKNOWLEDGED

2316

eg 70/11/47

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

(1) NAME NAKAMURA Shotaro (RCMP) Reg. No. 08472  
(Print) Surname Given Name

(2) Pre-Evacuation Address 1031 Royal Ave., NEW WESTMINSTER, B.C.

(3) Present Address GREENWOOD, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 1031 Royal Ave., NEW WESTMINSTER, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Block 36 E33' Lot 7E33/2620, NEW WESTMINSTER, B.C.

NOTIFIED

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

- (i) Farm
- (ii) Residence Type of business Fish market and Grocery
- (iii) Business
- (iv) Any other type of property (describe)

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

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

- (i) Land - - - - - \$ 930.00
- (ii) Buildings - - - - - \$ 4175.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 2371.06
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7996.16
- (v) Amount at which Custodian sold property and credited your account - - - \$ 3000.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4996.16

(5) PERSONAL PROPERTY

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

1031 Royal Ave., NEW WESTMINSTER, B.C.

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

House

(c) How stored or packed at time of evacuation

some packed, some unpacked

(over)

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

In Custodian's Care

Itemized description of personal property which is the subject of the claim:		Estimated Value
1. Truck (International, $\frac{3}{4}$ ton, 41 Model)		\$ 1200.00 <del>1232.00</del> 1200
2. Heater		\$ 20.00 15
3. Weed Chain		\$ 12.00 8
4. Parlor furnitures and fixtures		\$ 371.25
5. Kichen fixtures and furnitures		\$ 415.37
6. Miscellaneous		\$ 200.52
7. Washing Machine		\$ 120.00
8. Bath		\$ 15.00
9. Bicycle		\$ 50.00 50
10. Bedroom Fixtures		\$ 200.15
10. Sold by Custodian Truck	\$ 871.74	Estimated Value \$
(Stock Incl.) Fun. and Fixtures	\$ 434.24	Estimated Value \$
Stock not deducted at 4e(v)		

TOTAL CLAIM FOR PROPERTY LOSS \$ 1304.81

Handwritten notes: 1200, 15, 8, 50, 932.50, 223.52

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 6300.87

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no. Yes

Greenwood, preferred; Nelson, if necessary

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

DOMINION OF CANADA )  
Province of B. C. )  
TO WIT: )

I, **Shotaro Nakamura** of the City **Greenwood** in the Province of British Columbia DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City **Greenwood** of the Province of **B. C.** this **20th** day of **November** A.D. 1947.

*[Signature]*  
A Commissioner &c.

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

Notary Public in & for the Province of British Columbia, Canada.

SHOTARO NAKAMURA  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

68472  
Reg. No.

Type of Premises  
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

Store & Dwelling  
1031 Royal Ave  
New Westminster  
B.C.

Main floor - Store + 5 rooms  
Upstairs - 7 rooms  
2 toilets + bathroom

7 frame  
Drop siding  
Cement base at  
front + concrete  
blocks

Store &  
Dwelling

33' x 122'

Had a house  
about  
32' x 29'  
on it

Dec 11  
1936

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Working class  
district

\$650<sup>00</sup>

In 1937 I used the existing house (32' x 29') & enlarged it into the store & dwelling referred to above (29' x 70'). I also fenced the property & built the double garage. The total cost was between \$4150<sup>00</sup> & \$4200<sup>00</sup>

\$5000<sup>00</sup>

Comments re upkeep of premises:

In 1940 I painted the whole exterior & reroofed the old part of the building. In the spring of 1942 I papered the whole inside of the dwelling & painted the interior of the store.

EXHIBIT No. 258-1  
DATE 7 Mar 1948  
FILED BY R. J. Mcmaster

Comments re Appraiser's report not covered above:

When I left the premises they were clean inside, having just been papered & painted. I locked the place up and gave the key to the custodian. We heated the premises by three heaters stoves. There was a brick chimney.

Having regard to the cost of the premises to me & the good condition of the premises when I left them and also having regard to increased prices in Aug/45 I consider my value reasonable.

The premises were sold in Aug/45 for \$3000<sup>00</sup>

S. Nakamura  
SIGNATURE

EXHIBIT No. 25-8-2  
DATE 2 mar 1948  
FILED BY  
R. J. Mcmaster.

NAKAMURA, Shotaro  
1031 Royal Ave. New Westminster, B. C..  
Evac. File 2316



Picture Taken June 4, 1943.

Shotaro Nakamura  
(Claimant's Name)

EXHIBIT No. 25-8-3

PERSONAL CHATTELS

08472  
Reg. No.

DATE 7 Mar 1948

FILED BY

R. G. McMaster

Description of Major Items (and particularly of goods lost, stolen or destroyed).	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1941 International light delivery 1/2 ton truck	Dec 31, 1941	new	\$1200 <sup>00</sup> including covered box	Practically new mileage 3782	\$1200 <sup>00</sup>
Car heater	1939	new	Went to sell	good condition	15 <sup>00</sup>
chains	1940	new	12 <sup>00</sup>	" "	8 <sup>00</sup>
Bicycle	Mar. 1942	new	50 <sup>00</sup>	15 days old	50 <sup>00</sup>

Description of Storage of Goods:

Left truck with P.C.M.P. Mar 9/42 with the heater & chains in it.  
Left the bicycle at premises 1031 Royal Ave. New Westminster  
B.C. with other chattels (locked & key given custodian).

General Statement as to Chattels not Described above:

Additional Comments, if any:

In view of the condition of above chattels I consider  
my values fair.

S. Nakamura

SIGNATURE

ROYAL CANADIAN MOUNTED POLICE

Detachment .  
Seizure No. 7-21  
FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.  
Sub-Division File No.  
Division File No.  
Headquarters File No.

Detachment  
Sub-Division  
Division  
Date

19

RE:- **NAKAMURA, Shotaro** **1031 Royal Ave. New Westminster, B.C.**  
On **March 9th** **19 42, I** **H.P. Price** **RCMP**

MEMBER'S NAME

Came into possession of the following goods by:-

EXHIBIT No. 258-4  
DATE 7 Mar 1948  
FILED BY R.J. Mcmaster.

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
	LICENSE NO. MAKE & MODEL <b>CX 320 (42)</b> SERIAL NO. ENGINE NO. <b>K21422</b> SPEEDOMETER READING <b>GRD21456498</b> CONDITION	TIRE NUMBERS <b>4</b> <b>International Truck 41- light delivery 1/2 ton</b> <b>3782</b>  <b>appears good</b>
	EXTRA EQUIPMENT	<b>covered box</b>
	DESCRIPTION & CONDITION VERIFIED  <i>Shotaro Nakamura</i> Signature of Owner <b>#08472</b> Japanese Registration No.	Handed over to representative of Custodian whose signature in receipt thereof appears hereunder  <i>W. Bruce</i>
DATE:	<b>March 9th/42</b>	<i>W. Bruce</i> SIGNATURE OF MEMBER SUBMITTING REPORT

SHOTARO NAKAMURA.  
(Claimant's Name)

EXHIBIT No. 25-8-5 PERSONAL CHATTELS

08472  
Reg. No.

DATE 2 Mar 1948

FILED BY  
R. J. WeMASTER.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
S scales # 2927994 # 9641	1939 1938	used	\$320 <sup>00</sup>	Good order	275 <sup>00</sup>
Washing machine	1940	new	\$120 <sup>00</sup>	good condition (not used more than a few times)	110 <sup>00</sup>

Large quantity of stock-in-trade groceries & bean cake business.  
Shown on claim analysis at cost price.

I estimate the total value of items on my J.P. form (excluding one's received or of little value but including the above) to be \$950.32

Description of Storage of Goods:

All goods were stored in 1031 Royal Ave. New Westminster. The key was handed to the custodian. A full inventory was given with my J.P. form. At the time of giving the inventory a girl at the custodian's office wrote it down in pencil. At that time I gave her prices on everything and I thought she wrote them down so I just made notes of the

General Statement as to Chattels not Described above:

totals in my note book. These are the one's appearing on my claim form. I signed the J.P. form at that time but the typewritten copy now in the J.P. form was not in it at the time I signed. I presume this was copied from the list the girl made.

Additional Comments, if any:

I have gone through the custodian's claims analysis and have shown opposite each item copied from the J.P. form the market value to the best of my ability, except in the case of stock which I have priced at cost to the best of my recollection. I received some auction sheets from the custodian but many of my goods do not appear thereon.

S. Nakamura  
SIGNATURE



CLAIM FORM NO. 1.

File No. 2316.

February 11, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shotaro NAKAMURA,  
Registration No. 08472.

Catalogue No. 692.

One Real Property, being:

Easterly 33 feet of Lot 7, Block 36, Map 2620  
having a frontage of 33 feet on Royal Avenue  
and Quebec Street and adjoining Lot 6, City of  
New Westminster.

Civic Address: 1031 Royal Avenue, New Westminster, B. C.

Registered Owner: Shotaro NAKAMURA.

Sold to Mr. Samuel Shelman, 710 Royal Avenue, New Westminster for \$3,000.00.

Assessed: (1945)

Land.....	\$ 810.00 *
Improvements..	<u>1,900.00</u>
	<u>\$2,710.00</u>

\* City lots in New Westminster are sold by the City at half price.

Appraised by R. Alstead, Westminster Trust Company at \$3,000.00.

Other Tenders Received:

- |                             |                                    |         |             |
|-----------------------------|------------------------------------|---------|-------------|
| 1. L. S. Way - - -          | April 17, 1944                     | - - - - | \$2,055.00. |
| 2. L. Fat - - - -           | April 27, 1944                     | - - - - | 1,202.00.   |
| 3. H. C. Bateman -          | April 28, 1944                     | - - - - | 900.00.     |
| 4. H. C. Bateman -          | May 30, 1944 -                     |         |             |
|                             | (for 2 properties including this)- |         | 3,000.00    |
| 5. S. Shelman-first offer-  | Aug.16/45                          | - - - - | 2,750.00    |
| 6. S. Shelman-second offer- | Aug.30/45                          | - - - - | 3,000.00 *  |

No. 6 was accepted but only by reducing the stipulated 50% down payment, i.e. \$1,500.00 to \$1,000.00 cash and the balance payable at \$50.00 per month with 5% interest.

Attached Hereto:

1. Valuation Report of R. Alstead, Westminster Trust Company.
2. Certificate of Encumbrance.
3. Statement of Sale.
4. Statement of Custodian Account.
5. Real Property Memorandum.
6. Tax Notice showing 1945 Assessment.
7. Assessment Notice (1944).
8. Original Tenders and Offers.
9. Letter - May 4, 1943 - re sanitary facilities.
10. Snapshot of building.

.....  
*W. J. Shelman*

File No. 2316

February 14, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shotaro NAKAMURA  
Registration No. 08472.

Catalogue No. 683.

One Real Property only, being:

The Southerly half of Lot 4 of Lot 29 Block "A"  
of Lot 757 Group 1 Map 2620 The said southerly  
half of Lot 4 having a frontage of 31 feet on  
Mercer Street by full depth of lot adjoining Lot  
3 City of New Westminster.

Location: 300 Block Mercer Street, New Westminster, B. C.

Registered Owner: Corporation of the City of New Westminster.  
Mr. Nakamura purchased the above described Lot from  
the City for \$116.00, but the Deed was never registered.  
Duplicate Deed on Claim File.

Sold to Mr. Pete Biedka and Helen Biedka, (his wife), for the sum of \$150.00.

No other Tenders or Offers were received.

Appraised by Mr. R. Alstead, Westminster Trust Company at \$100.00.

Assessment: (1945)

Land - Vacant - \$235.00.

Note: The City of New Westminster sells vacant City lots  
for approximately one-half of assessed value.  
There is no tax on Improvements and Land tax, therefore,  
is correspondingly high.

Attached hereto:

1. Valuation Report of R. Alstead, Westminster Trust Company.
2. Certificate of Encumbrance.
3. Statement of Sale.
4. Real Property Memorandum.
5. Tax Notice showing 1945 Assessment
6. Original Offer to purchase of Mr. and Mrs. Biedka.
7. Duplicate Deed showing amount paid by Shotaro Nakamura.
8. JP Declaration Form.

WJJ/HMS

*W. J. Houston*  
.....

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2316

EXHIBIT No. \_\_\_\_\_

NAME Mr. Shotaro NAKAMURA

REG. No. 08472

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>March 30/42.</u>	TAKEN BY <u>Belyea &amp; Co. Ltd.</u>					
<u>Interned</u>	DATE <u>October 28, 1942.</u>					
EVACUATION <u>Aug. 27/40.</u>						
	<b>SEE "REMARKS" *</b>					
At 1031 Royal Avenue, New Westminister, B.C.	1. 1 Phonograph. <i>SHIPPED</i>	Truck (International, 3 ton, 41 Model).	\$1,200.00			
	2. 1 Chest <i>Auct. F. 3.00</i>					
1 Car (International) bought in Dec./41, for \$1,220.00	3. 1 Bdl. pictures *	Heater	20.00	24 00		
	4. 1 can & contents *	Wood Chain	12.00	175		
1 Bicycle bought in March/42, for \$50.00	5. 1 Wicker Basket & cont.	Parlor furnitures & fixtures	371.25			
	6. 1 Spring *					
1 icebox, <i>45.00</i>	7. 1 Table top <i>see 29 &amp; 38</i>	Kitchen Fixtures & furniture	415.37	SEE RECAP.		
3 looking glasses <i>New old</i>	8. 1 Table Top <i>see 23</i>		200.52			
5 pipes	9. 2 Trunks <i>Shipped</i>	Miscellaneous	120.00	98 00		
	10. 2 Scales crtd. <i>M. 81.50</i>	Washing Machine	15.00			
1 teapot <i>new almi</i>	11. 2 Bdl. pictures *	Bath	50.00			
24 window curtains <i>good</i>	12. 1 Table <i>see 40</i>	Bicycle	206.15	SEE RECAP.		
Kitchen ware	13. 1 Wicker basket & cont.	Bedroom Fixtures				
1 kitchen table. <i>old</i>	14. 1 Bdl. Bed Rails <i>see 6 &amp; 58.</i>					
washing hanger <i>3 pull</i>	15. 1 Bdl. Blinds <i>see 27</i>					
1 bathtub <i>15.00 old</i>	16. 1 Cabinet					
1 wash board	17. 6 Cans					
1 wash wire	18. 1 length stove pipes & 11 elbows					
2 electric irons <i>6.50</i>	19. 1 Boiler & contents					
1 electric stove	20. 1 Cabinet					
6 brooms <i>stock</i>	21. 2 paper rolls	SEE #60 - SOLD TOGETHER.				
1 box glads <i>16x16.</i>	22. 1 Sewing Machine					
2 window covers	23. 1 Bdl. curtain rods & table legs.	Exten. Table part.				
1 map	24. 1 Bundle					
1 trunk <i>Shipped</i>	25. 1 wooden square					
1 suitcase	26. 1 Carpet <i>12x14</i>					
2 long tables <i>12 each - new</i>	27. 1 Bdl. blinds <i>12-</i>					
3 shovels <i>scoop - good</i>	28. 1 roll of oilcloth <i>new</i>					
10 vases	29. 2 Table legs					
1 axe <i>double - good</i>	30. 1 Box stove parts					
1 flash light	31. 1 Pot					
1 towel hanger	32. 1 crate iron pans					
2 rice barrels	33. 1 iron pot					
3 pens <i>large</i>	34. 1 roll linoleum <i>20x20</i>					
6 baskets <i>new @ 2.50</i>	35. 2 rolls linoleum					
1 case of chopsticks <i>new</i>	36. 16 chairs					
1 carpet <i>13x26 new 45.</i>	37. 1 Piano Stool					
2 doz. electric light globes	38. 1 Table leave	See 29.				
1 bird cage <i>new 5.00</i>	39. 1 Wicker Basket & cont.					
1 ice hook	40. 1 Table					
1 table	41. 1 Showcase					
2 counters <i>new 50.00</i>	42. 1 Wardrobe					
2 scales <i>320.00 1939</i>	43. 1 Crock	#292299-#9641				
2 ice boxes <i>made - 20.00</i>	44. 2 Cans <i>Bean Cake liquid</i>					
4 paper makers <i>2 of each</i>	45. 1 Tub & contents					
6 knives <i>4 Large 2 medium</i>	46. 1 Stove Board	See 68.				
4 shovels	47. 1 Roller <i>Paper</i>					
2 show cases <i>big 2 small 32</i>	48. 1 Cabinet					
32 picture frames	49. 2 Cabinets					
2 round tables <i>extension</i>	50. 1 Chest Drawers					
28 chairs <i>3 Rocking 2.00</i>	51. 1 Buffet <i>bought in set - 65.00 5 year</i>					
4 egg boxes	52. 1 Cabinet					
20 tin boxes <i>- with lids</i>	53. 1 Chest Drawers					
4 buckets	54. 1 Bucket & contents					
4 cans of crab	55. 1 Glass Showcase <i>22.00 5 yrs</i>					
12 cans pineapple	56. 1 Wood Box					
3 cases milk	57. 1 Bdl. brooms					
12 boxes lux	58. 2 Bed Ends	See 6 & 04				
12 cans coffee	59. 2 Couches					
4 doz. cans soup	60. 1 Paper Rack	See 21				
1 doz. cans peas	61. 1 Electric Heater <i>new</i>					
1 doz. old dutch	62. 1 Hand Truck					
27 boxes cornstarch	63. 1 Washing Machine					
30 boxes matches	64. 2 Heaters					
6 rolls toilet paper	65. 1 Kitchen Range					
7 bottles vinegar	66. 1 Bird Cage					
1 case ketchup	67. 1 Box. H.H. Goods	Miscellaneous?				
6 cans ketchup	68. 1 Floor mat & meat board	See 46.				
2 doz. cans tomatoes						

\$ 900 00

SEE RECAP.

98 00

SEE RECAP.

BATH ✓

✓ ←

F 6 00

SEE #60 - SOLD TOGETHER.

Exten. Table part.

20x20

See 29.

#292299-#9641

See 68.

See 6 & 04

See 21

Miscellaneous?  
See 46.

15.00  
2.50  
75  
2.75  
10.00  
2.00  
75  
7.50  
50  
1.50  
3.00  
3.00  
75  
4.50  
6.00  
59.75

10.00  
3.00  
3.50  
1.00  
1.50  
1.50  
5.00  
4.00  
33.00  
2.40  
3.00  
67.90  
25.00  
276.00  
10.00  
4.00  
4.50  
16.00  
3.50  
12.00  
14.50  
5.00  
1.00  
1.56  
12.96  
3.12  
5.40  
5.52  
1.20  
1.20  
2.70  
2.70  
1.40  
4.08  
70  
2.88  
11.42

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED <i>Value</i>	NO ACCOUNT, THEFT &c	UNSOLD	SHIPPED	REMARKS
AUCTION	TENDER &c								
	\$ 900 00						✓	INVENTORY NUMBER 1. Phonograph Records. 2. Sold for 3000 3. Storage. 4. May have been sold. 5. " " " " 6. Sold with ends of Rails 7. Sold with other parts as table. 8. " " " " 9. 2 Trunks. 10. 2 Scales - \$80.00 : Weights 150 11. Stored. 12. Sold with # 40. 13. May have been sold. 14. Sold with no. 6 & 58. 15. May have been sold with 27. 17.	
24 00 175							✓		
SEE RECAP.							✓		
98 00 SEE RECAP.		BATH ✓		✓ ← BICYCLE			✓		
							✓	22.	
								24 may have been sold.	
								30 31 32 33	
F 6 00									
								44	
								47	
								55 56	
								62	
								64	
								67 maybe covered by Misc. list. 68 no o/c of floor mat.	

EXHIBIT No. 25-8-6  
 DATE 7 Mar 1948  
 FILED BY R. J. McMaster.

P. T. O.

①  
 (above)  
 (above)  
 ①

PAGE 2.  
ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2316

EXHIBIT No.

NAME Mr. Shotaro NAKAMURA

REG. No. 06472

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		

DECLARATION March 30/42. TAKEN BY Belyea & Co., Ltd.  
Interned  
EVACUATION Aug. 27/40. DATE October 28, 1942.

	1 case oranges
	1 case lemons
	1 sack sugar
2.00	400 paper bags
3.00	50 sales books
	2 record books
12.00	16 window blinds
	10 boxes cigarettes
	3 cans tomatoes
	10 pkgs. tobacco
.75	3 pulleys
4.50	3 wash tubs
6.00	1 stove
10.00	1 electric motor
1.50	30 pieces stove pipe
40.00	3 heaters
5.00	2 sofas
60.00	5 dining sets
15.00	2 china cabinets
10.00	1 clock
129.75	1 phonograph
	100 records
	1 singer sewing machine
5.00	5 cupboards
6.00	6 dolls
2.50	4 doz. Japanese cups
	1 electric clock
1.50	3 doz. glass cups
12.00	5 bed covers
7.00	5 table covers
5.00	20 pillow covers
3.00	6 towels
7.50	1 doz. glass cups
19.00	1 doz. cut glass
1.00	1 wooden tea tray
3.00	1 doz. plates
107.00	1 kitchen stove
8.00	4 cupboards
8.00	1 glass cupboard
	Miscellaneous clothing
110.00	1 washing machine

69.2	Counters
70.1	Map
71.	3 Ice Boxes
72.	23 Boxes
73.	4 Cabinets
74.	4 Cartons.
75.	1 Motor
76.	Switch Box
77.	Shaft and Pulley
78.	1 Shaft and Pulley
79.	3 Baskets
80.	1 Bdl. Lumber

K 1 50  
F 10 50  
M 36 00  
M 9 00  
F

Recap:

Kitchenware etc.  
Furniture  
Machinery & Equip.  
\* Miscellaneous.

K 1360  
F 287 25 6 00  
M 135 00  
\* Misc. 3985 18 00 \*

\$ 475 70 24 00 - TOTAL

\* Miscellaneous Goods Sold at Auction  
Probably contents of buckets, baskets

- 3 Saws
- Dishpan, lamp & vase.
- 2 Pails & pan.
- 2 Bowls & Pig.
- 40 Boxes Lint
- 15 Boxes Rinso.
- Lot scribbles.
- Seed Oil, Brine & Rope.
- Bags & Twine
- Egg Boxes & Sales Books.
- Paper Napkins.
- 4 Ice Picks
- 3 Cushions.
- Piece 1 1/2 hose.
- Bed pan.
- Mill.
- Bucket & scrub brushes.
- 4 Rendering Pans.
- Pan & contents.
- Case of glass.
- Lindholm.
- 1 Board
- Biscuit Rack
- Drier
- 3 Trays.
- Drew
- 3 Plates.
- 2 Clocks.

59.75  
67.90  
411.42  
129.75  
281.50  
950.32

claim

Also sold to Tenant - Wood \$39.85  
18 00  
\$ 57.85 - Total

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME <i>Value</i>	ABANDONED	NO ACCOUNT, THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER & C							
					✓	✓		69
1 50						✓		70
10 50						✓		72
36 00						✓		74
9 00								76 sold with motor
					✓			79 abandoned ①
					✓			80 abandoned.

1360  
 287 25      6 00  
 135 00  
 3985      18 00 \*  


---

 475 70    24 00 - TOTAL \$499.70

Sold at Auction & Not Inventoried as such.  
 sets of buckets, baskets & boxes - inventoried.

*W. Johnston*

\$39.85  
 18 00  


---

 57.85 - Total

## OFFICE OF THE CUSTODIAN

## JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

## PERSONAL INFORMATION

NAME: NAKAMURA Shotaro.HOME ADDRESS: 1031. Royal Avenue, New Westminster, B.C.REGISTRATION NUMBER 08472 SEX: Male AGE: 52.OCCUPATION: Fish Store.

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

EMPLOYER: Self.MARRIED? Yes.NAME OF WIFE OR HUSBAND: Shige File 7978 No claims 2/23/38ADDRESS OF WIFE OR HUSBAND: 1031. Royal Avenue, New Westminster, B.C.NAMES OF ANY LIVING CHILDREN: None.

ADDRESS OF CHILDREN: \_\_\_\_\_

AGE OF CHILDREN: \_\_\_\_\_

EXHIBIT No. 25-8-7DATE 2 mar 1948

FILED BY

R. J. McMaster.

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

1. LOCATION AND DESCRIPTION: 1031. Royal Avenue, New Westminster, B.C. Easterly 33 feet of Lot 7 C.B. 36 Map No. 2620. Title No. 118732 E. ~~Marshall Street, Queensborough, New Westminster, B.C.~~

118, Mercer Street, New Westminster, B.C. The Northerly Half of Lot 3 of Lot 29 Block "A" of Lot 757 Group 1, Map 2620 having a frontage of 31 Feet on Mercer Street and a like frontage on a lane and adjoining Lot 4. Certificate of Title No. 127906 E. (from Certificate No. 32966 E.)

## 2. BUILDINGS AND OTHER IMPROVEMENTS:

1031, Royal Avenue, New Westminster, B.C. Two ~~storey~~ Storey House Dwelling House containing sixteen Rooms, Garage and WoodShed. Front of Dwelling House is a Store.

118. Mercer Street, New Westminster, B.C. Dwelling House (Bungalow) containing seven Rooms, Garage, Wood Shed.

3. INSURANCE (Give particulars; state where policies are) \$1000.00 on 1031. Royal Avenue. \$2.500.00 on 118. Mercer Street. Agent's name, A. G. James, Name of Company not known as he has left the Policies at home.

4. TAXES (Amount and where payable) \$82.86 paid in 1941 at City Hall, New Westminster, B.C.

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

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

1031. Royal Avenue. Upstairs. 3 Rooms occupied by M. Tsubota.

Rent. \$5.00 per month.

Downstairs occupied by

4 Rooms occupied by T. Fujiwara.

Self.

Rent. \$10.00 per month.

118. Mercer Street, occupied by Mrs. Haru Baba. Rent free.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: No. 127906 E in declarant's possession, the other at the Court House, New Westminster, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: .....
9. IF FARM LAND STATE CROPS SOWN: .....

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: .....
2. LANDLORD'S NAME AND ADDRESS: .....
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: .....
4. STATE WHEREABOUTS OF LEASE: .....
5. SUB-TENANTS, IF ANY. (Give name, address, rent and to what date paid) .....
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: .....

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: .....
- At 1031. Royal Avenue. New Westminster, B.C.
- Household Furniture and Store Furnishings as per attached list.
- Also 1 Car (International) bought in December 1941 for \$1220.00.
- (now at Hastings Park).
- 1 Bicycle bought in March 1942 for \$50.00.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: .....
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: .....



4. INSURANCE CARRIED ON ABOVE PROPERTY: .....

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: .....

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom).....

**As per attached list.**

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) .....

8. BANK ACCOUNTS: .....

9. LIFE INSURANCE: **\$1,000.00. Policy NO. 2105037. Policies in the**  
**\$1,000.00. Policy No. 648635. possession of declarant.**  
**\$3,000.00. Policy No. 2198451.**

**Beneficiary, his wife Shige. Sun Life Assurance of Canada, Vancouver.**

10. INTEREST IN ANY ESTATES OR TRUSTS: .....

11. SAFETY DEPOSIT BOX: .....

**LIABILITIES:**

1. PERSONAL DEBTS: .....

2. TRADE DEBTS: .....

REMARKS: .....

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 **30th** day of **March** 1942.

(Signature) *Shota Yukawa*

*Dorothy M. Chope.*  
Witness

FOR DEPARTMENTAL USE .....

*[Handwritten scribble]*

Household goods and personal affects of  
S. Nakanura  
at 1031 Royal Ave. New Westminster, B. C.

- |                              |                                 |
|------------------------------|---------------------------------|
| 1 icebox                     | 4 doz. cans soup                |
| 3 looking glasses            | 1 doz. cans peas                |
| 5 pipes                      | 1 " old dutch                   |
| 1 teapot                     | 27 boxes cornstarch             |
| 24 window curtains           | 30 boxes matches                |
| Kitchen ware                 | 6 rolls toilet paper            |
| 1 <del>kitchen table</del> S | 7 bottles vinegar               |
| washing hanger               | 1 case ketchup                  |
| 1 bathtub                    | 6 cans "                        |
| 1 wash board                 | 2 doz. Cans tomatoes            |
| 1 " wire                     | 1 case oranges ✓                |
| 2 electric irons             | 1 case lemons ✓                 |
| 1 electric stove             | 1 sack sugar                    |
| 6 brooms                     | 400 paper bags                  |
| 1 box glass                  | 50 sales books                  |
| 2 window covers              | 2 record books                  |
| 1 map                        | 16 window blinds                |
| 1 trunk                      | 10 boxes cigarets               |
| 1 suitcase                   | 3 cans tomatoes                 |
| 2 long tables                | 10 pkg. tobacco                 |
| 3 shovels                    | 3 pulleys                       |
| 10 vases                     | 4 wash tubs                     |
| 1 axe                        | ✓ 1 stove <i>Range</i>          |
| 3 flash lights               | 1 electric motor                |
| 1 towel hanger               | 30 <del>pieces</del> stove pipe |
| 2 rice barrells              | ✓ <del>3 heaters</del> S        |
| 3 pans                       | 2 sofas                         |
| 6 baskets                    | 5 dining sets                   |
| 1/2 case of chopsticks       | 2 china cabinets                |
| 1 carpet                     | 1 clock                         |
| 2 doz. electric light globes | <del>1 phonograph</del> S       |
| 1 bird cage                  | 100 records                     |
| 1 ice hook                   | 1 singer sewing machine         |
| 1 table                      | 5 cupboards                     |
| 2 counters                   | 6 dolls                         |
| 2 scales                     | 4 doz. Japanese cups            |
| 2 ice boxes                  | 1 electric clock                |
| 4 paper makers               | 3 doz. glass cups               |
| 6 knives                     | 5 bed covers                    |
| 4 shovels                    | 5 table covers                  |
| 2 show cases                 | 20 pillow covers                |
| 32 picture frames            | 6 towels                        |
| 2 round tables               | 1/2 doz. glass cups             |
| 28 <del>chairs</del> S       | 1/2 doz. cut glass              |
| 4 egg boxes                  | 1 wooden tea tray               |
| 20 tin boxes                 | 1 doz. plates                   |
| 4 buckets                    | ✓ 1 kitchen stove               |
| 4 cans of crab               | <del>4 cupboards</del> S        |
| 12 cans pineapple            | 1 glass cupboard                |
| 3 cases milk                 | Miscellaneous clothing          |
| 12 boxes lux                 | ✓ 1 washing machine             |
| 12 cans coffee               |                                 |

S. Sold by auction 30/8/44  
New Westminster B.C.

LIST of CREDITORS

*Debtors*

Biyama	Albion	\$37.20 ✓
Ichikawa	New Westminster	7.32 ✓
Ikeda	Surrey	67.09 ✓
Fujiwara	New Westminster	47.88 ✓
Fukanaga	Ruskin	75.54
Fujimoto	New Westminster-	6.66
Howi	Surrey	58.37
Kato	Surrey	50.06
Kawamoto	Haney	1.12
Kitagawa	Fraser Mill	50.56
Kumamoto	Haney	63.43
Kawasoe	Surrey	6.04
Maruyama	Fraser Mill	40.50
Mukai	Kennedy	51.49
Matsuo	Davidson	3.54
Nakashima	New Westminster	14.56
Nishimura	Fraser Mill	13.10
Nakamura (ohu)	Surrey	47.84
Nakano	Albion	47.18
Nakamura Shin Kichi	Surrey	39.90
Ono	Surrey	86.56
Sawada Toshio	Ruskin	47.82
Sawada Toshiake	Ruskin	72.91
Suga	Cedar Mills	37.80
Sato Masao	Kennedy	6.47
Teniguchi	Ruskin	37.74
Taira Hiroji	Fraser Mill	66.82
Takaseki	Haney	2.78
M. Takahashi	Surrey	30.29
Tsuchimoto	Cedar Mill	117.94
Nobuto	Pitt Meadows	28.66
Watanabe	Fraser Mill	2.90
Yamamura	Haney	38.69
Yamada	Pitt Meadows	62.53
Yamasaki	Surrey	84.13
Yamada	Ruskin	26.43
Arinobu	Albion	.59
Inoue	Haney	3.58
Furukawa	Hammond	.50
Goto	Kennedy	11.34
Hara	Albion	63.43
Hinatsu	Surrey	27.92
Kawano	New Westminster	4.72
Kato	Ruskin	2.08
Kurio	Salmons Armister	2.70 <i>pd.</i>
Kitagawa	New Westminster	2.08
Katakami	New Westminster	.76 <i>Paid 23/5/44.</i>
Nobuto	Albion	20.75
Nagata	Ruskin	5.70
Nishisawa	Pitt Meadows	34.40
Ryoji	Haney	24.35
Shishido	Haney	10.72
Sato Kumakichi	New Westminster	1.45
Takashashi	Haney	1.34

*(Settled on pro rata basis for 1/44)  
pa.*

*54*

WESTMINSTER TRUST COMPANY  
NEW WESTMINSTER, B.C.

EXHIBIT No. 258/8  
DATE 3/3/48  
FILED BY Hunter

INSPECTION AND VALUATION REPORT

Property: Calalogue No.: 692  
Location: 1031 Royal Avenue.  
Lot Size: 33 x 122 Dwelling Size: 60 x 26

Type of Building:

Basement: no

Foundation: post on cement blocks

Number of Rooms: Seven up-s ingle rooms  
four rooms down at back.

Living Room:

Dining Room:

Kitchen:

Bedrooms:

Bath:

Toilet:

Electric Light: yes

Water:

Condition of Dwelling: poor

Outbuildings: leanto shed. Double garage

Heating: none

Plumbing: 1 bath. two toilets.

Grounds: small - fair.

Remarks: very dirty and requires complete overhaul

Store in front, now converted into three roomed suite.

Date: April 27, 1944

Valued at \$3000.00

Valuator: R. Alstead.

"Copy made for valiative File."

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

DATE: April 20, 1948

B. I. Larsen