

Name of Claimant

NAKADE, Yasujiro

Case 287

Custodian File

9343

<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
		3650 675	\$600 67.50	SPECIAL BY JUDGE 12.50						600.00 80.00
<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			
<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>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									680.00	

CASE NO: 287

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

May 28, 1948

IN THE MATTER OF THE CLAIM OF

YASUJIRO NAKADE

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"

PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

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Grand Forks, B.C.

May 28, 1948

IN THE MATTER OF THE CLAIM OF

YASUJIRO NAKADE

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq.,

appearing for the
Dominion Government.

A.E. COBUS; Esq.,

appearing for the
Claimant.

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

MR. COBUS: The claim, your honour, of Nakade, Yasujiro, which appears as No. 53 on the Secretary's list. This becomes case No. 287, I believe, Mr. Secretary.

THE SECRETARY: Yes.

YASUJIRO NAKADE, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. COBUS: I would ask leave to amend the claim for real estate, which is a claim for two separate parcels of land, by indicating the value of what we describe as Parcel 1 at \$6400.00, that is to say, we would prefer to show on the claim now, rather than four separate items under land and buildings, simply Parcel 1, \$6400.00, which is the addition, in fact, of land, \$900.00 and buildings, \$5500.00.

THE COMMISSIONER: I see.

20 MR. COBUS: Then, describing the second parcel as Parcel 2, showing it to be a total value of \$1350.00.

THE COMMISSIONER: That is, taking the other two together.

MR. COBUS: Yes, your honour. Then credits against Parcel 1 of \$3650.00 and against Parcel 2 of \$675.00.

THE COMMISSIONER: What is that now -- Parcel 1?

MR. COBUS: \$3650.00. That is not the same as you had
30 here before. \$3632.50 was what you had before.

Y. Nakade
In Chief

MR. COBUS: I believe that was the proceeds.

THE COMMISSIONER: It is now \$3650.00.

MR. COBUS: And Parcel 2, \$675.00. The net claim becomes \$3425.00 for both parcels.

MR. McINNES: What is that last figure?

MR. COBUS: That is the net amount claimed.

MR. McINNES: Yes.

DIRECT EXAMINATION BY MR. COBUS:

10 Q: Witness, I produce to you a statement concerning the real estate described as Parcel 1. Did you instruct Mr. Leckie to prepare this statement and is that your signature? A: Yes.

Q: The statements contained therein, are they true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement concerning Parcel 1 as the first Exhibit, your honour.

20 (STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: I would ask my learned friend to produce the appraisal on Parcel 1 which is described as Lots 7 to 9 Block 12 Section pt. 10, Townsite of Steveston. I would ask my learned friend to produce the picture of the property at the same time.

(Handed to Mr. Cobus)

I would ask to file what purports to be an appraisal of Parcel 1 made by Coulthard, Sutherland and Company, Limited, New Westminster, on April 25, 1944.

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In Chief

(APPRAISAL MARKED EXHIBIT NO. 2)

Q: Witness, I produce to you a snapshot of a dwelling house. Is that the dwelling house situate at 44 Chatham Street, Steveston, B.C. which belonged to you? A: Yes.

MR. COBUS: I would ask to file the snapshot, your honour, as the next exhibit; that, too, on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

10 MR. COBUS: Referring now to Exhibit 1, your honour, the statement respecting the property being claimed for, the property was situate at 44 Chatham Street on the corner of 5th Street at Steveston, B.C. It was a parcel of land consisting of three lots, 44 feet by 120 feet each. It was a two storey residence 34 feet by 36 feet. The dwelling consisted of eight rooms and a two piece bath including a basin and toilet. It was connected with city light and water and was
20 heated by a hot air heating plant, and there was also an imitation fireplace in the dwelling. It was white stucco with a full cement wall foundation, a full cement basement with plank floors, shingled roof, lath and plaster walls inside save for the living room which was of a stucco finish inside. The kitchen was a modern kitchen. The upstairs interior was finished in shiplap which was papered.

30 Two lots were purchased in 1923 at a cost of \$750.00. One lot was purchased earlier, about

Y. Nakade
In Chief

1912 for \$350.00. In other words, he paid \$1100.00 for land with no improvements thereon except for a shack which was later demolished. The locality he describes as a very nice locality.

10 He has listed five improvements made on the land from the time he purchased it. The house was erected between the summer of 1941 to January 1942. It was built by his own and family labour with some hired labour and that, with the cost of materials, he approximates to be \$4750.00, exclusive, however, of his own and family labour which he has not attempted to estimate.

20 In 1912 he erected a bunkhouse for the use of employees on the lot which was purchased, as he says, about 1912. This bunkhouse was 26 feet by 60 feet, of frame finish, built on posts, with a shingled roof; he calculates its value at the date of evacuation to have been \$350.00.

In 1940 he erected a garage and store building.

Q: Witness, by "store building" do you mean "storage building?"

A: I used it as a garage and also for the purpose of storing certain equipment for the boat.

MR. COBUS: This building was 12 feet by 28 feet and was of frame construction. It had a plank floor. He estimates its value to be \$100.00.

30 In 1918 he erected a small house twelve by

Y. Nakade
In Chief

twenty-four, of frame construction on posts, with no cellar, having a shingle roof. This he kept rented. He values that improvement at \$150.00.

The fifth item concerns the planting of 16 fruit trees, mixed varieties, all bearing. Those he values at about \$70.00.

10 With respect to the appraisor's report, he says the surroundings were quite good. New houses of good quality were being erected at the time he was erecting his house. He considers the valuation of \$2925.00 made in April, 1944, to be much below a fair value. He adds that this was a modern house with lots of spare land. The lots not used for buildings would be good building lots.

20 The property was rented at a nominal consideration, the payment of taxes and other rates for the duration, the amount being \$1.00 per month. This was done with the idea of having the property looked after while he and his family were away. They knew the tenant, Mr. Marshall, very well.

He believes that the fair market value of this property would be at least \$6400.00 when sold by the Custodian in July, 1944, for \$3650.00.

He notes again that his estimate of value is without making any allowance for his own labour which was put into the house.

30 Q: Now, witness, I produce to you a statement concerning Parcel 2 of real estate for which you are making claim. Did you instruct Mr. Leckie to

prepare this statement for you and is that your signature? A: Yes.

Q: Are the statements contained therein, witness, true to the best of your knowledge and recollection? A: Yes.

MR. COBUS: I would ask to file the statement concerning Parcel 2 as the next exhibit, your honour.

THE COMMISSIONER: Exhibit No. 4.

10 (STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: Would my learned friend produce the appraisal and snapshot on Parcel 2 which was located at 29 Moncton Street, Steveston, B.C.? (Handed to Mr. Cobus)

MR. COBUS: I have, produced from the Custodian's file, what purports to be an appraisal on Lot 16 Block 8 Section 10 Steveston Townsite, which is the subject matter of this claim, made by Coulthard, Sutherland and Company, Limited, dated April 27, 1944. I file that on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 5)

Q: Witness, I produce to you a snapshot. Do you recognize the building, or the property of which that is a snapshot? A: That is a snapshot of my house.

Q: Where was it located? A: Moncton Street.

Q: Is that 29 Moncton Street? A: Yes.

MR. COBUS: I file it on behalf of the Crown, your honour.

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Y. Nakade
In Chief

(PHOTOGRAPH MARKED EXHIBIT NO. 6)

MR. COBUS: Referring to the statement, your honour, concerning the property located at 29 Moncton Street, Steveston, this is a two storey building which was used for a barber shop in the front downstairs. There were three rooms in the rear downstairs and three rooms upstairs, a toilet and wash basin installed in the building and city light and water services were available and used. The building is of frame siding construction on posts with no cellar. It had a shingle roof. The downstairs interior was finished in V-joint, which was painted, but there were plaster walls upstairs. The floors were made of fir.

10

The lot upon which the building stood was 44 feet by 110 feet. It was purchased in 1934 at a cost price of \$1550.00. He describes its location as a fair mixed business and residential district close to the Steveston Hotel.

20

With respect to the improvements made by the claimant himself, he says that he expended \$400.00 on repairs and maintenance of the building. He points out that the Custodian charged him in January, 1944, for \$96.00 for plumbing which was the installation of a new septic tank and repairs to water pipes. In November, 1944, he was charged with \$25.60 for plumbing repairs done by the tenant. With respect to the upkeep of the premises, the claimant says that the house admittedly was old, but certainly nothing, as he

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Y. Nakade
In Chief

puts it, as old as the appraisor states. Repairs were done, he maintains, as required. Further to the appraisor's report, he says the house was certainly not in terrible condition when he was evacuated, it was in quite fair condition, and the property was continuously rented. He believe the valuation of \$674.00 was much below a fair value. He adds that the Custodian rented this property at \$10.00 a month until he sold it in December, 1944, for \$675.00.

10

He considers that the property would be worth at least \$1350.00 at a fair market value when sold by the Custodian.

He adds that there were five fruit trees on the property.

Q: Witness, were these five fruit trees bearing trees?

A: Yes.

MR. COBUS: Would my learned friend admit that the 1942 assessment on Parcel 1, the property located at 44 Chatham Street was \$1416.00 for land and \$6010.00 for improvements, making a total of \$7426.00?

20

MR. McINNES: For 1942?

MR. COBUS: '42.

MR. McINNES: I will.

MR. COBUS: And similarly with respect to the property located at 29 Moncton Street, would my learned friend admit that the assessed value in 1943 was \$249.00 for land, improvements \$1100.00?

MR. McINNES: What is the lot number?

Y. Nakade
In Chief

MR. COBUS: Lot 16 Block 7 Section 10.

MR. McINNES: The land value there is \$495.00.

MR. COBUS: What year is that?

MR. McINNES: '43

MR. COBUS: I am instructed that the land is \$249.00.

MR. McINNES: Well, I am trying to help you out here
and raise your assessment.

MR. COBUS: Very well, then. Will my learned friend
admit that the land value was \$495.00?

10 MR. McINNES: \$495.00, improvements \$1100.00.

MR. COBUS: Making a total of \$1595.00.

Your witness.

MR. McINNES: It is submitted, your honour, that both
these properties were sold for their fair mar-
ket value. Appraisals were taken and the pro-
perties were catalogued, and as a result of that,
various bids were received, and the property was
sold and, as already stated, we submit those
sales were made at the fair market value.

20 I have nothing more from this witness.

MR. COBUS: Would my learned friend advise to whom
the property at 44 Chatham Street was sold?

MR. McINNES: Yes. It was sold to the Canadian Fish-
ing Company, Limited, I think, your honour.

MR. COBUS: Would my learned friend produce any cor-
respondence which the Canadian Fishing Company
had with the Custodian concerning the subject
realty? I believe there are two letters on the
file.

30 MR. McINNES: I now produce a letter dated May 26,

Y. Nakade
In Chief

1944 from the Canadian Fishing Company, Limited, to Mr. Shears at the Custodian's office, and a letter of April 29, 1944, from the Canadian Fishing Company addressed to the Custodian. Both letters, your honour, concern the property at 44 Chatham Street.

(Handed to Mr. Cobus)

10 MR. COBUS: I point out, your honour, that in the letter of April 29, 1944, the company offered \$4250.00 cash and enclosed a cheque covering a 10% deposit. Then on May 26, 1944, they withdrew that offer and reduced the offer to \$3650.00, which is the price at which the property was sold to the Canadian Fishing Company, Limited.

THE COMMISSIONER: Do they advance any explanation for the withdrawal?

20 MR. COBUS: Yes, your honour. In the letter of May 26, 1944, there is a paragraph which says: "As we informed you in our letter of April 29th we felt that our offers were considerably in excess of the actual values of the properties in question. We were however anxious to secure these properties so as to be able to round out our Steveston operation. It has now been brought to our attention that in regard to the property at 44 Chatham Street (your Catalogue No. 856) there is some sort of lease at a nominal amount which carries on for the duration of the war. While we do not think that such a lease should be considered, we understand that you will assume no res-

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Y. Nakade
Discussion

possibility in that connection. In view of this even though as stated before, we are anxious to secure the property we would ask you to kindly withdraw our offer of \$4250.00."

Then they go on to offer \$3650.00.

I would ask to file both letters as one exhibit on behalf of the Crown.

(LETTERS MARKED EXHIBIT NO. 7)

That is all.

10 MR. McINNES: No further questions, your honour.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

20

E. P. Dawson

E.P. Dawson
Sub-Commissioner

30

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

9343

for Zarka
Nelson

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

(1) NAME Nakade Yasujiro (RCMP) Reg. No. 05641
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 20 Steveston, B.C.

(3) Present Address RR #1 Grand Forks, B.C.

(4) REAL ESTATE
(a) Street Address (if any) (1) Cor. Fifth Ave. & Chatham St. Steveston, B.C.
(2) 29 Moncton St. Steveston, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

(1) 759/12/pt 10/B.3.N/R.7.W./249

2 16/7/10/133N/R.7.W./249

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

- (i) ~~Farm~~
- (ii) Residences Type of business _____
- (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	(1) 3 lots	\$ 200.00	Parcel (1) - 6400.00
	(2) 1 "	\$ 350.00	
(ii) Buildings	(1)	\$ 550.00	Parcel (2) \$ 1350
	(2)	\$ 1000.00	
			Credit Parcel I 3650
			II 675
			Net Claim 3425

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7750.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 3632.50

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3456.50

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation _____

Amended

78A

(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")

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

- | | |
|-----------|--------------------------|
| 1. _____ | Estimated Value \$ _____ |
| 2. _____ | Estimated Value \$ _____ |
| 3. _____ | Estimated Value \$ _____ |
| 4. _____ | Estimated Value \$ _____ |
| 5. _____ | Estimated Value \$ _____ |
| 6. _____ | Estimated Value \$ _____ |
| 7. _____ | Estimated Value \$ _____ |
| 8. _____ | Estimated Value \$ _____ |
| 9. _____ | Estimated Value \$ _____ |
| 10. _____ | Estimated Value \$ _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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) - - - - - \$ 3456.50

(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. No

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)
of)
TO WIT:)

I, Yasujiro Nakade of the City
of Grand Forks 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)
of Grand Forks)
in the Province of B.C.)
this 15th day of November)
A.D. 1947, William Eberly)
Subordinate Magistrate in and for the County of Yale, Province of British Columbia.)

Yasujiro Nakade

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.

G. Naravade
(Claimant's Name)

REAL ESTATE
(Other than farm)

- 07641 -
Reg. No.

Parcel 1

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
# 44 Chatham St, (corner) Stevenson, BC comprising lots 7 & 9 (3 lots) 2 story residence. 34x36-	8 rooms & 2 pieces bath (bath + toilet) city light + water hot-air heating - fireplace (imitation) -	white stucco- full cement wall foundation - full cellar (plank floor) - shingle roof - last + plaster (inside) stucco in living room, modern kitchen - upstairs slip lap (papered) improvements made by Claimant	dwelling	3 lots - 44x140' each - total frontage - 132'	1923	750 ⁰⁰ 350 ⁰⁰ earlier about 1912
Type of Locality	Cost Price			Estimated Value	Date of Sale	
very nice residential locality	100 ⁰⁰ as occupant last, except for a space (water damaged)			6400 ⁰⁰		

Comments re upkeep of premises:
- house was just finished
in Jan. 1942 - and was in
excellent shape (inside and
out) when we were evacuated.

① erected house (see details
above) - runner 1941 to Jan-
uary 1942 - mostly own and
family labour, some hired
labour - and bought mat-
erials - cost for hired
labour and materials -
4750⁰⁰ - this is exclusive
of own + family labour
(not-estimated) -

EXHIBIT No. 287-1
DATE 28/5/48
FILLED BY Claimant

Comments re Appraiser's report not covered above:
The surroundings were quite
good new houses of good quality.
were being erected at the same
time as my house. I consider the
valuation at 2925⁰⁰ made in Apr
1944, to be much below a fair
value.

② erected bus. house in
1919 for use of employees in
ship building business - 26x60 -
frame on posts - walls (flooring) inside
- shingle roof - estimated value
at evacuation 350⁰⁰
③ erected garage and store building
in 1940 - 12x28 - frame construction (plank floor)
- estimated value 100⁰⁰
④ erected small house (12x24) in
1919 - frame on posts - no cellar,
shingle roof - this was kept
rented - estimated value - 150⁰⁰
⑤ Planted 16 fruit trees (mixed)
- all fruit bearing - cost about 70⁰⁰
(average of 6⁰⁰ each when purchased)

Comment - this was a modern
new house. with lots of spare
land. the lots not used for
buildings, would be good build-
ing lots. This property was rented at a nominal consideration (payment of
rents and other rates) for the duration of 1⁰⁰ per month.
this was with the idea of having the property leased
after while we were away. We knew the tenant - Mr Marshall very well.
I believe that this property would be worth at least \$6400⁰⁰
when sold by the custodian in July 1944 for 3650⁰⁰. This estimate
of value is without including anything for own labour on house

G. Naravade
SIGNATURE

EXHIBIT No. 28/5/48

DATE FILED BY Crown

COULTHARD, SUTHERLAND & CO.LTD

609 Columbia Street,
New Westminster, B.C.
April 25, 1944.

Catalogue #856.
File: 9343.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

APPRAISAL

RE: Lots 7-9, Block 12, Section pt.10, B3N/7W, Map 249
Townsite of Steveston

Dear Sir:

This property is located at 44 Chatham Street and has been leased to the tenant for the duration of the war. It is a modern eight roomed white stucco home. There is a cement wall foundation with a full basement and plank floor and hot-air furnace. The plumbing consists of a hand basin, toilet, and kitchen sink. It is served by City light and water.

The interior is well laid out with polished fir floors. The front room is finished in California stucco. The kitchen is modern with sink and cupboards. There are ample windows in all the rooms. There is an imitation fireplace in the living room. The upstairs are not plastered and are lined with shiplap which has been papered. The paper is cracked at the seams. Both the interior and the exterior of this house are in good shape. The roof has rolled edges.

There are some old buildings which should be demolished as they are of no value. The three lots are all under cultivation. There are seven fruit trees and the land is not fenced. There is an open ditch across the front and down one side. The location is good and the surroundings are fair. Lots measure 44' x 120'.

VALUATION:

House.....	\$2450.00
Garge.. ..	75.00
Corner lot	150.00
Other lots @ \$125. each.....	<u>250.00</u>
	\$2925.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F.H.Coulthard"
F.H. Coulthard.

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

Aug.19/48

M. W. Stewart J.H.

R.P. 11

File # 9343

NAKADE, Yasujiro
44 Chatham St.,
Steveston, B.C.

Taken August 10/43



EXHIBIT NO. 287-3
DATE 28/5/48
FILLED BY Crown

G. Nakada
(Claimant's Name)

REAL ESTATE
(Other than farm)

05641
Reg. No.

Parcel 11

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
#29 moncton St. Steveston concrete 2 story house - barber shop in front down stairs -	3 rooms in rear downstairs + 3 rooms up - - sim. toilet and wash cabin - city water	Frame siding on posts - no cellar - shingle roof - 1/2 paint downstairs (painted) - plaster upstairs - bir floors	store 'dwelling	44x110 ⁰⁰		1934
Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale			
Fair mixed business & residential district - - close to the Steveston hotel	1550 ⁰⁰	Expended 400 ⁰⁰ on repairs and main- tenance of dwelling. The Custodian charged my account in Jan 1944 with 96 ⁰⁰ for plumbing (new septic tank and repairs to water pipe) & also with 25.60 in Nov 1944 for plumbing rep. all done by tenant.	1350 ⁰⁰			

Comments re upkeep of premises:

see under
improvements - the house was
admittedly old but certainly
nothing less as old as the
appraiser states.
Repairs were done as required.

Comments re Appraiser's report not covered above:

the house was certainly not in terrible condition
when we was evacuated. It was in quite fair condition and the property
was continuously rented. I believe the valuation at 674⁰⁰ was much
below a fair value.

Comment - The Custodian rented this property at 10⁰⁰ per month until
he sold it in Dec 1944 for 675⁰⁰. I consider that the property
would be worth at least 1350⁰⁰ at a fair market value when
sold by the custodian. There were five fruit trees on the property -

EXHIBIT No. 287-11
DATE 28/5/48
FILLED BY Claimant

G. Nakada
SIGNATURE

Coulthard Sutherland & Co.Ltd.

287 - 5

EXHIBIT No

28/5/48

DATE

FILED BY

Crown

609 Columbia Street,
New Westminster, B.C.
April 27, 1944.

Catalogue #852.
File: 9343.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

APPRAISAL

RE: Lot 16, Block 7, Section 10, B3N/7W, Map 249.
Steveston Townsite.

Dear Sir:

This property is located at 29 Moncton Street and is a two storey dwelling probably fifty years old. The exterior is siding in need of paint, roof poor, foundations entirely gone. The interior on the lower floor has three rooms finished in "V" joint and the three rooms upstairs are plastered but the plaster is broken and falling off the walls. There is city light and water and the plumbing consists of sink and toilet and wash basin in front part which at some time has been used as a store and barber shop. It is heated by stoves. It is rented to Mrs. Twadell for \$10.00 per month. The entire layout is old and in terrible condition and the residential district is poor.

The lot measures 44' x 110' and there are six fruit trees.

VALUATION:

House.....	\$454.00	
Lot.....	<u>220.00</u>	
		\$674.00

Yours very truly,

COULTHARD, SUTHERLAND & CO.LTD.,

"F.H. Coulthard"
F.H. Coulthard.

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

Aug.19/48

M. A. Sutherland
M.A.S.

R.P. 11

NAKADE, Yasujiro
Steveston, B. C.
Evac. File 9343
29 Mancton St



Picture Taken April 9, 1943

EXHIBIT NO. 287-6
DATE 2/8/57/48
FILLED BY Crocon

The Canadian Fishing Company Ltd.

R.P. 8

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

PRODUCING AND COLD
STORAGE PLANTS:

- Vancouver, Canada
- Butedale, "
- Prince Rupert, "
- Ketchikan, Alaska
- Seattle, Wash., U.S.A.
- Kalama, " "

FOOT OF GORE AVENUE

VANCOUVER, B.C.
CANADA

Rec'd
File No.	9243
Ans.
Referred

May 26, 1944

RESEARCH LABORATORIES:
Vancouver, Canada

Mr. F.G. Shears,
Custodian's Office,
Japanese Evacuation Section,
506 Royal Bank Bldg.
VANCOUVER B.C.

SALMON CANNERIES,
BRITISH COLUMBIA:

- Vancouver
- Bones Bay
- Butedale
- Carlisle
- Goose Bay
- Gulf of Georgia
- Lyssport
- Kildala
- Koprino
- Lagoon Bay
- Lockeport
- Manitou
- Margaret Bay
- Manaimo
- Oceanic
- Porcher Island
- Tallheo
- Wales Island

PACKERS OF:

- NEFCO RAPID FROZEN PRODUCTS
- BELLEANNA, IMPERIAL, COLUMBIA, SUPERB, SUPREME AND VALUE BRANDS:
- Fresh, Frozen and Smoked Fish
- Mild Cured Salmon
- Dry Salt Herring
- Fish Meal and Oil

CANNED FISH

REGISTERED BRANDS:

- Gold Seal, Blue Seal, Red Seal, Pink Seal, White Seal, Aquarium, Angler, Bell, Colonial, Conqueror, Excello, Fisherman, Gold Leaf, Heron, Rover, Red Breast, Supreme, Sea Wave, Superb, Value.

EXHIBIT No. 287-7
DATE 29/5/44
FILLED BY Clewley
ST

Dear Mr. Shears:

We would like to write you in regard to the four bids which we made on properties at Steveston.

As we informed you in our letter of April 29th we felt that our offers were considerably in excess of the actual values of the properties in question. We were however anxious to secure these properties so as to be able to round out our Steveston operation.

It has now been brought to our attention that in regard to the property at 44 Chatham Street (your Catalogue No. 856) there is some sort of lease at a nominal amount which carries on for the duration of the war. While we do not think that such a lease should be considered, we understand that you will assume no responsibility in that connection.

In view of this even though as stated before, we are anxious to secure the property we would ask you to kindly withdraw our offer of \$4250.

We will be prepared to pay a price more in line with the actual value and then take our chances in regard to the matter of securing possession. In this connection we will now offer \$3650.00 which is the price we offered Mr. Nakade direct about a year



1650
165
450

Accepted

Mr. F.G. Shears

-2-

May 26, 1944

ago and which is higher than the price at which the property was then valued.

We sincerely trust you will agree that this is a good price and would like to know as to whether this new offer will be favorably considered by you.

Awaiting your reply, we remain,

Yours very truly,

THE CANADIAN FISHING CO. LTD.

Jas S. Eickman
Vice-President.

JSE:AH

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

PRODUCING AND COLD STORAGE PLANTS:

- Vancouver, Canada
- Butedale,
- Prince Rupert,
- Ketchikan, Alaska
- Seattle, Wash., U.S.A.
- Kalama, "

RESEARCH LABORATORIES:
Vancouver, Canada

SALMON CANNERIES,
BRITISH COLUMBIA:

- Vancouver
- Bones Bay
- Butedale
- Carlisle
- Goose Bay
- Gulf of Georgia
- Haysport
- Kildala
- Koprino
- Lagoon Bay
- Lockeport
- Manitou
- Margaret Bay
- Nanaimo
- Oceanic
- Porcher Island
- Taltheo
- Vales Island

PACKERS OF:

- NEFCO RAPID FROZEN PRODUCTS
- BELLEANNA, IMPERIAL, COLUMBIA, SUPERB, SUPREME AND VALUE BRANDS:
- Fresh, Frozen and Smoked Fish
- Mild Cured Salmon
- Dry Salt Herring
- Fish Meal and Oil

CANNED FISH

REGISTERED BRANDS:

- Gold Seal, Blue Seal, Red Seal,
- Pink Seal, White Seal,
- Aquarium, Angler,
- Bell, Colonial,
- Conqueror, Excello,
- Fisherman, Gold Leaf,
- Heron, Rover,
- Red Breast, Supreme,
- Sea Wave, Superb, Value.

287-1
EXHIBIT NO. 28/5/49
DATE
FILLED BY *clawson*

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

April 29, 1944

216
R.P.7

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

Rec'd	<i>1/5/44</i>
File No.	<i>9343</i>
Ans.	<i>[Signature]</i>
Referred	

Dear Sir:

Re: Y. Nakade - 44 Chatham St.
Steveston. Your No. 856.

We have had considerable correspondence with your office in regard to this property also with Mr. Nakade to whom we have written at Grand Forks B.C. and who has replied as per the attached copy, advising that when the time comes for him to sell, he will give us the first opportunity of purchasing.

Mr. Marshall whom he mentions as living in the house, has told us he is not interested in purchasing at any price.

These three lots with the house are a part of our property at the Gulf of Georgia Cannery in Steveston. When we purchased this cannery from the former owner, Mr. DesBrisay, we found that he had from time to time given certain lots to Japanese fishermen and we are now trying to buy these different pieces of property back so that we can round out our property and not have outsiders living on same.

We had this property appraised by the Real Estate Agent and were told that a price of \$3650.00 was a fair price and we made your office an offer of \$3650.00 about a year ago. This offer was submitted to Mr. Nakade and he turned it down, claiming it was too low but he made no counter offer. We do know that Mr. Nakade offered the property at that time to Mr. Marshall for \$4,000. on deferred payments and he said he would take a lower price for cash.

Withdrawn



Custodian

-2-

April 29, 1944

This property consists of three lots and there is a house on one of the lots which is built in Japanese style of poor workmanship and the inside of the house would have to be entirely torn out and rebuilt to accommodate a white man.

We hope that in view of Mr. Nakade's letter advising that we should be given first preference in the purchase of this property that if we now increase our offer to \$4250. cash, same will be acceptable. We are enclosing herewith cheque for \$425.00 covering a 10% deposit.

We would like to have you take into consideration that in making this offer we feel it is more than the property is worth and we are not buying same for investment purposes but are buying same in an endeavour to round out our own property at Steveston.

Hoping to hear from you favorably,
we remain,

Yours very truly,

THE CANADIAN FISHING CO. LTD.

Joas E. Ekin
Vice-President.

JSE:AH