

Name of Claimant NAKATSU, Yoshikazu

Case 1111

Custodian File 3827

<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
		950.00								
			95.00	12.50						107.50
<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			
<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			
198.00	69.30	20.79	35%	640.50	224.17					
										100.00
										244.96
TOTAL RECOMMENDATION										452.46



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CASE NO: 1111

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 8, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHIKAZU NAKATSU

PROCEEDINGS AT HEARING

Original.

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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

HIS HONOUR, JUDGE J.A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 8, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHIKAZU NAKATSU

PROCEEDINGS AT HEARING.

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C., appearing for the Dom-
inion Government,

R.A. BEST, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary,

G.N.R. UPTON, ESQ., Official Interpreter,

A.G. VEITCH, ESQ., Official Reporter.



Y. Nakatsu,
Dir.ex.

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YOSHIKAZU NAKATSU, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. And was that form prepared upon your instructions? A. Yes.

MR. BEST: I am submitting the Real Estate Other than Farm, claim.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM, MARKED EXHIBIT NO.1)

Q. I understand that prior to evacuation you lived at Stevenson, B.C.? Is that correct?

A. Yes, sir.

Q. And you owned a house in Stevenston?

A. Yes.

Q. And it is for that house that you are making a claim? A. Yes.

Q. Your claim form reveals that you built the house in 1937?

A. Yes.

Q. When did you buy the land on which the house was built? A. The same house - no, 1936.

Q. In 1936? A. Yes.

Q. Do you remember how much you paid for the vacant land? A. \$200.

Q. \$200.? A. Yes.

Q. And you estimate that the cost of the house, and labour and material in 1937 was \$1350.?

A. Yes.



Y. Nakatsu,³
Dir.ex.

1 Q. So that, allowing something for depreciation
2 between the years 1937 and 1942, you would estimate
3 the house and land to be worth \$1300.?

4 A. Yes.

5 MR. BEST: Perhaps my friend could put in
6 the appraisal.

7 MR. CHRISTIE: I am tendering as Exhibit 2
8 the appraisal in the amount of \$876. and it is made
9 by Coulthard, Sutherland & Co., Limited, dated
10 April 25, 1944.

11 (APPRAISAL, APRIL 25, 1944, MARKED
12 EXHIBIT NO. 2)

13 MR. BEST: Q. Mr. Nakatsu, was your property
14 right within the town limits of Stevenston?

15 A. Yes.

16 Q. So that you paid taxes to the town?

17 A. Yes.

18 MR. CHRISTIE: I would tender as Exhibit 3 the
19 Tax Notice for the year 1944, and it shows the
20 taxable value as \$1201.

21 (TAX NOTICE, 1944, MARKED EXHIBIT NO. 3)

22 MR. BEST: Q. The appraiser makes this
23 remark about your house: "The interior is poorly
24 laid out and is finished with 'V' joint, which has
25 been varnished, making a very dark interior."

26 There are seven rooms in this house?

27 A. Seven rooms and the bathroom at the back.

28 Q. How many rooms are on the ground floor?

29 A. Five.

30 Q. And just two on the upper floor? A. Yes.



1 Q. Was the interior varnished? Is that
2 correct? Were the walls varnished?

3 A. Yes.

4 Q. There is a further remark: "There are
5 fir floors uneven due to the condition of the
6 foundation." What do you say about that?

7 A. There was no slanting at the time of eva-
8 cuation in the floor.

9 Q. Did you plant these eight fruit trees on
10 the property?

11 A. My father did.

12 Q. Pardon? A. Either my mother or my
13 father planted them.

14 Q. Were they bearing any fruit at the time
15 you left?

16 A. There was one, at the time of evacuation,
17 of the plum trees bearing.

18 Q. I understand there is a wooden walk from
19 the street up to the verandah of your house. Is
20 that correct?

21 A. Yes. It was around the house.

22 Q. I see. What was the condition of that
23 walk when you left the premises? A. It was in
24 good condition.

25 Q. I see. What type of foundation did this
26 house have?

27 A. Cedar posts, about two feet high.

28 Q. I take it that at the time you left the
29 original posts which were put in in 1937 were all
30 there? A. Yes.



Y. Nakatsu,
Dir.ex.

1 Q. What was their condition?

2 A. Good condition.

3 MR. BEST: I wonder if I might have the
4 Assessment notice, Exhibit 3.

5 As my friend read out, the taxable value of
6 your land is shown as \$1201, the value of the land
7 at \$270, and the value of the improvements at \$1330.
8 I take it that in the town of Stevenston they just
9 do not add those two together for the total taxation
10 purposes. Do you remember anything about the
11 assessment of your property? A. I do not know
12 any more than I paid \$25. taxes in 1941.

13 Q. Is that your signature?

14 A. Yes.

15 Q. And, was that form prepared upon your
16 instructions? A. Yes.

17 MR. BEST: I am submitting as Exhibit 4 a
18 Personal Chattels Claim form.

19 (PARTICULARS OF PERSONAL CHATTELS, MARKED
20 EXHIBIT NO. 4)

21 MR. CHRISTIE: I am tendering as Exhibit 5,
22 Analysis of Personal Property Claim.

23 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
24 MARKED EXHIBIT NO. 5)

25 MR. BEST: Q. You apparently left some house-
26 hold goods and furniture behind when you were evacu-
27 ated? A. Yes.

28 Q. And, some of those goods were sold and
29 you are making a claim on those which were not sold
30 for an additional amount? A. Yes.



Y. Nakatsu,
Dir.ex.

1 Q. Now, unfortunately your claim seems to
2 have been lumped together in several large categories.

3 First of all, you claim \$38.50 for furniture
4 which was apparently sold by the Custodian for
5 \$12.85. Tell us just what was included in that furniture?

6 A. Chairs and tables; 20 chairs and 7 tables.
7 That is all in that \$38.50.

8 MR. BEST: Have you that in duplicate, your
9 honour? If so I might follow one of the copies.

10 Thank you.

11 Q. Now, this kitchen-ware which you valued
12 at \$250. and which was sold for \$32.65---?

13 A. Yes.

14 Q. --- I notice there are several items of
15 kitchen-ware in column No.2. I take it they would
16 be included in that \$250.?

17 A. Yes.

18 Q. I see. Perhaps I could point out at
19 this stage that there seems to be another arithmetical
20 error in the analysis. In Column 3 we have kitchen
21 complete, \$800., then apparently minus \$400., and
22 that is shown as \$200., in the Claim Column, whereas,
23 of course, it should be \$600. That would mean that
24 the correct total of the claims valuations would be
25 \$1,767.50, rather than \$1,367.50. Tell us about
26 this Vivian Gasoline Engine, which you valued at
27 \$600.?

28 A. I bought it in 1941. I bought that
29 for the purpose of using it on my boat but I did not
30 use it at all.



1 Q. That is, on your fishing boat?

2 A. Yes. I looked after it and kept this
3 engine greased.

4 Q. Where was it actually kept?

5 A. It was put at the back of the house, I
6 think in a passageway near the bathroom.

7 Q. Inside your house?

8 A. Yes.

9 Q. I take it, it was a marine engine since
10 you intended to instal it in your boat?

11 A. Yes.

12 Q. I see. Can you give us any more details
13 about these fishing tools on which you set a value
14 of \$141?

15 A. Three compasses, one brass galley stove,
16 one pail, hooks, one tin should be one tin of
17 forks.

18 Q. These fishing tools would include various
19 items in Column 2 obviously?

20 A. Yes. I have mentioned the three compasses,
21 one grass galley stove, one pail of hooks and one tin
22 of forks.

23 Q. And you mentioned some lines and corks
24 on Personal Chattels claim?

25 A. Yes.

26 Q. On your claim form you are claiming \$150.
27 for dolls? A. Yes.

28 Q. I take it those were the usual traditional
29 Japanese dolls? A. Yes.

30



1 Q. Can you give us any idea how many there were?

2 A. About 70.

3 MR. BEST: I wonder if my friend could file
4 his auction sheets?

5 MR. CHRISTIE: I tender as Exhibit 6, the
6 auction sheets.

7 (AUCTION SHEETS, MARKED EXHIBIT NO.6)

8 MR. BEST: I would like to draw attention to
9 the fact that on Sheet No. 1 of the Auction Sheets
10 which my friend has just filed we have the remarks,
11 "2 boxes of vestival goods sold for \$2.75" and
12 another "2 boxes of vestival goods sold for \$4."

13 Q. Were these tolls stored in boxes?

14 A. Yes.

15 MR. BEST: If I may make a submission, I
16 suggest that they are probably the dolls, unless
17 my friend can indicate, ---

18 THE SUB-COMMISSIONER: I guess the auctioneer
19 will know better than we.

20 MR. CHRISTIE: I have no further information.

21 MR. BEST: The analysis shows no record of the
22 dolls. The claimant says they were put in boxes
23 and the auction sheets show these two boxes of festival
24 goods. I think that is probably the explanation of
25 it. I do not think it is likely that that number
26 of festival dolls could have been completely lost.

27 MR. CHRISTIE: I tender as Exhibit 7, the
28 appraisal of John Gould and it is dated March 17,
29 1943 and the value is \$500, in connection with the
30 engine.



1 (APPRAISAL, MARCH 17, 1943, MARKED
2 EXHIBIT NO.7)

3 MR. BEST: Q. Can you tell us anything about
4 these dress goods which were valued at about \$100.?

5 A. Those were personal wearing apparel,
6 clothes.

7 Q. To whom did they belong?

8 A. My brother, sister and mother.

9 Q. Were any of your own clothes there?

10 A. Yes; my own clothes, and sister's and
11 mother's.

12 Q. So that there would be the clothes of
13 four persons there?

14 A. Yes; five. Sister, one; two brothers,
15 making five altogether. Six; three brothers,
16 my mother's, myself and sister's. That is six.

17 Q. I see. I am reading from Exhibit 7, the
18 Appraisal of John Gould. It is about your engine.
19 Mr. Gould says this "This engine is apparently
20 complete with the exception of the timer. There is
21 a 15-gallon tank and a circulating water-pump
22 alongside this engine as part of its equipment."
23 Do you recall was the timer on the engine when you
24 left?

25 A. There was a timer, a brass shaft and a
26 propeller.

27 Q. That is all, thank you.
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CROSS-EXAMINATION BY MR. CHRISTIE:

1
2 Q. Mr. Nakatsu, I produce a J.P. Form,
3 undated. Is that your signature (Indicating)?

4 A. Yes.

5 Q. When was that made?

6 A. April 12, 1942, although I am not sure.

7 Q. I notice a great many items in your Personal
8 Property Claim which are not in your J.P. Form.
9 What is your explanation of that?

10 A. Some of these articles belonged to my
11 mother and I did not put them in.

12 Q. Has the mother made any separate claim?

13 A. No.

14 MR. CHRISTIE: I am tendering as Exhibit 9
15 the Certificate of Encumbrance.

16 (CERTIFICATE OF ENCUMBRANCE, MARKED
17 EXHIBIT NO.9)

18 Q. I notice this Certificate of Encumbrance
19 is in the name of Tanaka. I wonder if that is in
20 the right file.

21 A. There was a mortgage on this house and it
22 was not altered afterwards.

23 Q. I think Mr. Tanaka owned this at one time?

24 A. Yes.

25 Q. And your father got this from Mr. Tanaka?

26 A. Yes.

27 Q. And did you never cause the title to be
28 changed in the Registry Office?

29 A. It was our intention to have it altered at
30 the time the war started but we did not have time



1 to do so.

2 MR. CHRISTIE: Your honour I would like to
3 attach to this certificate of Encumbrance, as Exhibit
4 No. 9, a letter dated March 29, 1945.

5 --- (See Exhibit No. 9)

6 It is dated, as I have stated, March 29, 1945,
7 addressed to Mr. Tokutaro Tanaka, and signed by
8 Mr. Milsom of the Administration Department. I think
9 in that letter, as I understand it, Mr. Tanaka
10 releases his claim. I think we had better record
11 this so as to clear up this matter of title.

12 Perhaps I can read part of this letter.

13 "We beg to advise that the sale of Lots 5 and
14 6, Block 17, Section 3, Blk. 3 North, Ra. 7 West,
15 Map 249, known as 27 Chatham Street---"

16 Is that correct?

17 MR. BEST: Yes.

18 MR. CHRISTIE: "---has been completed for
19 the sum of \$950.00 and the proceeds have been
20 credited to the account of Yoshikazu Nakatsu---"

21 I am picking parts here and there.

22 This is quoting, evidently, from a letter written
23 by Tanaka to the Administration Department, in which
24 he says:

25 "Although I remember that some transaction had
26 been made between Sankichi Tanaka, my deceased
27 father, and Mr. Nakatsu a good many years ago
28 when I was very young, my father has died some
29 years ago and I am not able to tell you if the
30



1 "transfer of title has been made. Of course
2 I do not know the whereabouts of the title in
3 question."

4 And, this is the important part:

5 "I declare herewith that I have no claim
6 whatever against the property in question,
7 therefore it will be free for you to take
8 any proceeding you think suitable to close
9 up the matter."

10 It is approved and signed by "Tokutaro Tanaka."

11 That is part of Exhibit 9.

12 Q. Then, with regard to your real property,
13 I understand that what you refer to as a bathroom
14 was an outside toilet. Is that correct?

15 A. No. It was not; it was attached to the
16 outside of the house and it was not an outside toilet
17 because I had another outside toilet.

18 Q. This was heated by stoves?

19 A. Yes.

20 Q. And I think you told my friend that in
21 1942 the floors were in good condition?

22 A. Yes.

23 Q. Then, the valuator says "In 1944 the
24 floors were uneven.". Is that because of the poor
25 lumber or what is your explanation?

26 A. It may have been that the cedar posts on
27 which the house was constructed might have sunk a
28 little.

29 Q. Then perhaps the valuator was correct
30



1 when he said it had a poor foundation?

2 A. I do not think that the foundation is bad.

3 Q. Then, is it true that in front of the
4 house there was an open ditch into which sewage was
5 discharging?

6 A. Yes. That is right. There was an open
7 ditch outside the house.

8 Q. Of what kind of lumber was this house
9 constructed? A. "V" joint, and ship lap and
10 shingles.

11 Q. Did you tell my friend that your estimated
12 value of the land was \$200.? Did I understand you
13 correctly? A. I bought it at \$200.

14 Q. And your suggestion is that you improved
15 the land since so that you would estimate it at
16 \$300.? Is that right? A. Yes.

17 Q. What kind of houses were there in the
18 neighbourhood? A. Frame houses.

19 Q. Of the same type as the claimant's?

20 A. Yes.

21 Q. How many rooms was there in this house?

22 A. Seven.

23 Q. Was there a kitchen?

24 A. Yes.

25 Q. Well now, in your claim of \$250. for
26 kitchen-ware were all those articles in the kitchen?

27 A. My mother evacuated the house before I
28 had left and I do not know where she put the things.

29 Q. How old was the bedding?

30 A. A bed was bought in 1941, 1937 and 1935,



Y. Nakatsu,
Dir.ex.

1 and there were also two beds I constructed, myself.

2 Q. Perhaps, to shorten this I might ask,
3 during what period of time were all these articles
4 listed purchased by you?

5 A. During the period of 1935 to 1941.

6 Q. So, it would be fair to say that some
7 of these articles were purchased in 1936?

8 A. Yes.

9 Q. Where were these tools left? Were they
10 left in Mrs. Mackenzie's house?

11 A. My house.

12 Q. Did Mrs. Mackenzie have the key to your
13 place? A. Yes.

14 Q. Was that done on the instructions of the
15 Custodian or did you do that of your own choice?

16 A. It was given by myself.

17 MR. CHRISTIE: I am filing at this point a
18 memorandum dated December 4, 1944, signed by G.M.
19 Harris.

20 (MEMORANDUM, DECEMBER 4, 1944, MARKED
21 EXHIBIT NO. 10)

22 Mr. Harris says:

23 "I have examined the under-mentioned articles
24 and consider they have no value: 1 H.M. table;
25 1 iron bed-stead; 1 wood-frame spring;
26 2 old mattresses."

27 Have you any comment in regard to that?

28 A. The iron bedstead might be classified as
29 somewhat old but the others I do not think so.

30 Q. That has been filed as Exhibit 10.



1 There is some suggestion that the articles
2 listed by you among the personal property belong to
3 T. Tanaka. Do you know anything about that?

4 A. That is not so.

5 Q. Where did Mr. Tanaka live?

6 A. Where?

7 Q. Where? A. When - now?

8 Q. No; where did he live at the time this
9 list was made - I suppose in 1942?

10 A. (No audible answer).

11 Q. Did he live at 27 Chatham Street immedia-
12 tely prior to the evacuation?

13 A. No.

14 Q. Now, I have a memorandum here, which I do
15 not think I will file, but I want to read this memor-
16 andum. It says:

17 "This list probably includes the goods
18 belonging to T. Tanaka who lived at 27 Chatham
19 Street and also those of Mrs. Hatsu Nakatsu."

20 You are telling this commission that that is not
21 correct, that no goods belonged to Mr. Tanaka?

22 A. No.

23 Q. I do not know that there is any use of
24 cluttering up the file with it.

25 That is all, thank you.

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RE-EXAMINATION BY MR. BEST:

28 Q. I understand you told my friend that it is
29 true there is an open ditch in front of your house;
30



1 but I am not clear; is it true that into that ditch
2 the sewer discharges? A. Yes.

3 Q. Is that usual in the town of Stevenston?

4 A. Yes. It is a lot of river-water and one
5 thing and another like that. Sewage is something
6 different. It is not from the toilets, or anything
7 like that.

8 MR. BEST: I wanted to clear that up.

9 MR. CHRISTIE: That was why I asked about the
10 surrounding houses, whether they were in the same
11 predicament.

12 MR. BEST: Q. One further question:

13 My friend asked you about this key being given
14 to Mrs. Mackenzie. I understand that you left before
15 your mother? A. Yes.

16 Q. Then it would be your mother, I suppose,
17 if anyone, who gave the key to Mrs. Mackenzie?

18 A. No; my brother.

19 Q. Were you there when the key was given to
20 Mrs. Mackenzie?

21 A. I told my brother to give it to Mrs.
22 Mackenzie.

23 Q. All right; thank you.

24
25 MR. CHRISTIE: It is submitted, your honour,
26 that the real estate was sold at a fair market value.
27 It is submitted that the personal chattels were sold
28 at a fair market value.

29 I have certain further exhibits to file.
30



1 I am filing as Exhibit 11, the Real Property
2 Summary.

3 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.11)

4 I file as Exhibit 12, the Personal Property
5 Summary.

6 (PERSONAL PROPERTY SUMMARY, MARKED
7 EXHIBIT NO. 12)

8 And, as Exhibit 13, an offer to purchase, or,
9 a tender, the real estate, Mrs. Amy Connors, \$600, and
10 finally a letter by the purchaser of the real
11 property, F. Erickson, dated September 26, 1944.

12 (OFFER TO PURCHASE, \$600., MARKED
13 EXHIBIT NO. 13)

14 (LETTER, SEPTEMBER 26, 1944, MARKED
15 EXHIBIT NO. 14)

16 That concludes the defence.

17 THE SUB-COMMISSIONER: What is the contents of
18 the letter, briefly. Is it an offer?

19 MR. CHRISTIE: It reads:

20 "Please find cheque for \$95, which is 10 per-
21 cent. of my bid of \$950. for property."

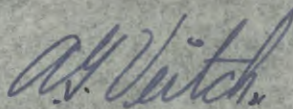
22 And the Real Property Summary indicates that Erickson
23 was the purchaser.

24 That concludes the defence, your honour.

25 THE SUB-COMMISSIONER: Very well.

26 (PROCEEDINGS ADJOURNED SINE DIE)

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

30 
"A.G. VEITCH"
Official Reporter.



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I. John A. McGibbon, Deputy Commissioner,
appointed to hear a Commission to Investigate
claims of Japanese Canadians for property
loss, do certify the foregoing is a true copy
of the evidence heard on the within claim.

John A. McGibbon
Deputy Commissioner

DEC - 2 1947

base 1111

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

3827

Toronto

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

(1) NAME NAKATSU YOSHIKAZU (RCMP) Reg. No. 04748
(Print) Surname Given Name

(2) Pre-Evacuation Address STEVENSTON B. C.

(3) Present Address 419 DUNDAS ST. W. TORONTO ONT.

(4) REAL ESTATE

(a) Street Address (if any) 27 CHATHAM ST. STEVENSTON B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOTS 5A6 BLOCK 17 of SECTION 3
BLOCK 3 NORTH, RANGE 7 WEST, MAP 249

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

- (i) ~~Farm~~
- (ii) Residence 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 - - - - - \$ 300 00
- (ii) Buildings - - - - - \$ 1000 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) - - - - - \$ _____
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1300 00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 950 00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 350 00

(5) PERSONAL PROPERTY

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

27 CHATHAM ST. STEVENSTON 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 are packed in the boxes put in the room all the other stuff are ordinally place

(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")

Mrs. M. C. Kenzie Stenikton B. C.

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

1. <u>Furnitures</u>	Estimated Value \$	<u>38. 6-0</u>
2. <u>Kitchen ware</u>	Estimated Value \$	<u>250. 00</u>
3. <u>House hold good</u>	Estimated Value \$	<u>300. 00</u>
4. <u>Bedding</u>	Estimated Value \$	<u>150. 00</u>
5. <u>Fishing tool</u>	Estimated Value \$	<u>141. 00</u>
6. <u>Engine complete 600⁰⁰ - 400⁰⁰</u>	Estimated Value \$	<u>200. 00</u>
7. <u>Fire wood</u>	Estimated Value \$	<u>18. 00</u>
8. <u>Gross cut saw</u>	Estimated Value \$	<u>20. 00</u>
9. <u>Dolls</u>	Estimated Value \$	<u>150. 00</u>
10. <u>Dress goods.</u>	Estimated Value \$	<u>100. 00</u>

TOTAL CLAIM FOR PROPERTY LOSS \$ 1324. 84

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) - - - - - \$ 2017. 50

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

(b) Do you require the services of an interpreter at the hearing? Yes or no YES

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, Y. Nakatsu of the city
of Toronto in the county of York
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)
of Toronto)
in the county of York)
this 25th day of November)
A.D. 1947. F. A. Brewin)

Y. Nakatsu
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.

NAKATSU, YOSHIKAZU.

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1111 - 1

04748

DATE OCT 8 1948

Reg. No.

FILLED BY

R. A. Bart

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

House
1 1/2 storey
35' x 28'

Seven

Frame

Residence

66 x 120

Built by claimant
1937

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential
for fishermen

\$1350.00 (material + labour)

1942 - Upstair room rennovated - \$50.00
material + labour.
1938 - Woodshed - \$150.00 material +
labour.
1937-38 - 8 fruit trees planted \$15.00

House \$1000.00
Land 300.00
\$1300.00

Comments re upkeep of premises:

House in good condition at time of evacuation.
Woodshed also in good condition at time of evacuation.

Comments re Appraiser's report not covered above:

1. Claimant thinks house 35' x 26' (not sure) instead of 32' x 24'.
2. At time of evacuation, foundation, floors, and boardwalk were in good condition.
3. Claimant feels evaluation of \$876.00 as too low.

Assessment 1944 - Land \$270.00
Improvements \$1330.00
\$1600.00

Summary

Estimated value \$1300.00
Sold by Custodian 950.00
Claim \$ 350.00

Y. Nakatsu
Signature

EXHIBIT No. _____
 DATE..... Oct. 8/48
 FILED BY K.A.Christie

COULTHARD, SUTHERLAND & CO. LTD.
 Estate and Insurance Agents
 Car Financing

609 Columbia Street,
 NEW WESTMINSTER, B. C.

Catalogue #762,
File: 3827

April 25, 1944.

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

APPRAISAL

Re: Lots 5, 6, Block 17, Section 3, B3N/7W, Map 249.
Steveston Townsite.

Dear Sir:

This property is rented to Mr. Conway for \$10.00 per month and consists of a seven roomed bungalow 32' x 24' which is heated by stoves and is equipped with a sink and outside toilet and city light and water. It is of cheap frame construction on a poor foundation of wooden posts amid poor surroundings. The exterior is shingled and stained brown and the roof is in good condition.

The interior is poorly laid out and is finished with "V" joint which has been varnished making a very dark interior. There are fir floors, uneven due to the condition of the foundation. The house is situated on two 33' lots fronting on an open ditch into which sewerage is discharging causing an offensive odour. At the rear is an old woodshed. The boardwalks are broken and the property is not fenced. There are eight fruit trees.

VALUATION:

House.....	\$676.00	
Lots @ \$100 each.....	<u>200.00</u>	
		\$876.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard

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

Dec. 20/48

F. H. Coulthard

EXHIBIT No. 1111 - N
 Taxpayers' Copy
 DATE OCT 8 1948
 FILLED BY K. A. Christie

029.02 D-9025 OCT 14 1944

PAID
 Agt. from Janitor
 85492
 to Y. Robertson
 3827

The Corporation of the Township of Richmond
 Richmond Town Hall, Brighouse, B.C.

TAX NOTICE, 1944

TO J. Tanaka
Custodian

EVACUATION SECTION
 OCT 10 1944
 File No. 3827
 Ans. _____
 Referred _____

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1944 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'mts	Taxable Value
14 15/	218	5 6	14	3	3	4 249	270	1330	1201

are subject to the following taxes which are due on and from 1st January, 1944, and are now due and payable at the Town Hall, Brighouse, B.C.

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1944 Rates Bylaw.....	26	42	
DRAINING and DYKING BYLAWS			
Sea Island Dyke			
Sea Island Drainage.....			
Lulu Island Dyke.....			
Amalgamated D. & D. Dist.			
Steveston Local	2	60	
Local Improvement District No.			
TOTAL for 1944	26	02	
Penalty			
Arrears of Taxes for 1943			
Water for 1943			
Interest			
Delinquent Taxes for 1942			
Water for 1942			
Interest			
TOTAL			

PENALTY: Add 10% to total for 1944 if not paid on or before Nov. 15th, 1944.
INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.
 R. C. PALMER, Collector.

As a measure of war economy we request you to help us save your time and ours by remembering to bring or send the bill when paying this account.

NAKATSU, YOSHIKAZU.
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1111-4
DATE OCT 8 1948
FILLED BY
R A Best

04748

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Furniture	1937 - 38	New, used self-built	\$65.00	Good	\$38.50
Vivian Gasoline engine	1941	Used Overhaul cost	\$550.00 \$50.00	Good	\$600.00
Bedding (bed-spring, mattress comforters, blankets)	1937	New	\$300.00	Good	\$150.00
Dolls	1939	New	\$200.00	Good	\$150.00
Fishing tools-(compass, hooks, lines, 1939 - 41 corks)		New	\$400.00	Good	\$141.00

Total claim from analysis of personal property claim \$1767.50.

Description of Storage of Goods:

Left in claimant's home and key entrusted to a neighbour, Mrs. F. McKenzie.

General Statement as to Chattels not Described above:

1. 1 Engine bought and overhauled and never used.

Summary:

Estimated value	\$1767.50
Sold by Custodian	<u>589.30</u>
Claim	<u>\$1178.20</u>

Additional Comments, if any:

Inventory of personal chattels moved from claimant's home supplied by Mrs. F. McKenzie. Dolls listed as "No record at any time" auctioned as per Reg. No. 04748, File No. 3827, d. 14 Nov. 45 at Steveston, B. C. Letter rec. from Custodian d. 10 Mar. 48 stating "we have accounted for all the property" except 6 ledgers, 2 packet letters, 1 shrine photographs.

Y. Nakatsu
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3827

EXHIBIT No. _____

NAME Yoshikazu NATAKSU

REG. No. 04748

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>10 Apr 42</u>	TAKEN BY <u>Cstdn agent</u>					
EVACUATION <u>13 Apr 42</u>	DATE <u>undated</u>					
Claimant declared himself to be without either Real or Personal Property on 10 Apr 42.	14 ctns H'hold sundries 1 bdle bedding 2 cross cut saws 1 solid brass shaft 1 primer	Furnitures 38 50 F Kitchen ware 250 K House hold good 300 Bedding 150 Fishing tools 141	12 85 32 65 ???			FURNITURE KITCHENWARE
An undated JP Form (Evidently submitted subsequently sequent to evacuation) carries the following: Boat engine Kitchenware Tables & chairs Tools (All left in the house)	2 wood boxes 1 large dunnage bag 2 mattresses 3 compasses 1 brass galley stove 1 suitcase (tied) 1 pail hooks 1 tin 1 package crockery 1 can dishes 1 lge crock	Engine complete (\$600.00 -- \$400.00) 600 Fire wood 18 Cross cut saw 20 Dolls 150 Dress good 100 DG Less Cstdn credit 42 66	5 00 400 1 25 7 15 55 69 30			1 Carton of Shrimp Clothing found was
0000000000	4 sm ctns clothes 2 baskets clothes 1 wooden cupboard 8 cartons 2 trunks 2 rolls oil cloth 4 prs long rubber boots 1 iron bed 1 iron spring 1 mattress top parts of cook stove 2 boxes Kitchen ware chairs 2 jars 2 bdles bedding 2 dunnage bags 1 bdle tools 1 saw 1 tub china 1 bdle mops 1 round table 2 iron beds 3 springs 3 mattresses 1 round iron heater 3 small tables 1 large table 1 bridge table 1 floor mat	ALLEGED LOSS 1324 84				
JC/..						

FILE No. 3827

EXHIBIT No. _____

EXHIBIT No. 1111 - J

CASE No. _____

REG. No. 04748

DATE OCT 8 1948

VENUE _____

FILLED BY K A Christie

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
12 85								
32 65								
???								
								Presumably sold
	5 00							1 Carton of Shrimp Troll removed from Takahashi Net House
	400							
				18				
1 25				150				
7								Clothing found was given to UNRRA other than saleable items
15 55								
67.50								
69 30	405 00			168				

NAME: NAKATSU, Yoshikazu

REGISTRATION No. 04748

FILE NO. 3827

2

The following chattels were sold by public auction at Steveston, B. C. on November 14, 1945.

2 boxes Festival goods	\$ 2.75 M
2 boxes Festival goods	4.00 M

*Originals of all
 Auctions mailed
 to Jap 10/2/48
 (8 sheets)
 J.C.*

Total		\$ 6.75
Less Expenses:	(Auctioneer's Fee \$.67	\$ 1.15
	(Advertising .22	
	(Moving <u>.26</u>	
Net Proceeds Credited:		<u>\$ 5.60</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 42

Remarks:

NAME: NAKATSU, Yoshikazu

REGISTRATION No. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B.C. on September 21, 1945.

Hand painted plated	\$	1.75	"K"
Chinaware	\$	2.50	"K"
Trunk		3.00	"M"
Rubber boots		2.75	"DG"
Rubber boots		1.75	"DG"
2 Pairs rubber boots, pants & coat		2.00	"DG"

Total		\$	<u>13.75</u>
Less Expenses:	(Auctioneer's Fee: \$1.38		
	(Advertising: 0.89	\$	4.05
	(Moving: <u>1.78</u>		
Net Proceeds Credited:		\$	<u>9.70</u>

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 38.

Remarks:

NAME: NAKATSU Yoshikazu

REGISTRATION No. 04748

FILE NO. 3827

The following chattels were sold by public

auction at Steveston, B. C. on April 27, 1945

Trays	\$ 3.00	"K"
Wire	0.80	"M"
2 Flat Irons	0.40	"K"
Lunch Kit	0.40	"K"
Platters	4.00	"K"
Kitchen ware	0.60	"K"
Iron pot	0.75	"K"
Kitchen ware	0.50	"K"
China ware	1.25	"K"
Kitchen ware	1.00	"K"
Chinaware	3.00	"K"
Glassware	1.50	"K"
Kitchen & chinaware	0.75	"K"
Kitchen ware	1.75	"K"
Paint, bicycle lamp etc.	0.50	"M"
Kitchen ware	0.25	"K"
Box door knobs parts	0.50	"M"
Stone jug	0.40	"K"
Miscellaneous paint	1.00	"M"
Glass & chinaware	0.60	"K"

Total			22.95
	Auctioneer's fee:	\$2.30	
Less Expenses:	Advertising:	1.55	
	Moving	2.67	6.52
Net Proceeds Credited:			16.43

Members of Custodian Staff Present. Mr Harris

Extracted from Auctioneering List No. Steveston 33.

Remarks:

NAME: NAKATSU, Yoshihazu

REGISTRATION No. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B. C. on February 2, 1945

Small Rug	\$ 1.10 "F"
Bed and spring	3.75 "F"
Bedstead	1.00 "F"
Table H.M.	1.25 "F"
H.M. Table	1.25 "F"
Card Table	0.50 "F"

Total	Auctioneer's Fee:	\$0.89	
	Advertising:	0.28	\$ 8.85
Less Expenses:	Moving:	<u>0.72</u>	\$ 1.89
Net Proceeds Credited:			<u>\$ 6.96</u>

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:

NAME: NAKATSU, Yoshikazu

REGISTRATION No. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B. C. on January 28, 1944

Glassware & china
10 Gallon Crock

\$ 2.00 "K"
\$ 1.75 "K"

Total			\$ 3.75
	Auctioneer's Fee:	\$.37	
Less Expenses:	Advertising:	.21	\$ 1.10
	Moving	<u>.52</u>	
Net Proceeds Credited:			<u>\$ 2.65</u>

Members of Custodian Staff Present. Mr Robinson

Extracted from Auctioneering List No. Steveston 4.

Remarks:

NAME: NAKATSU, Yoshikazu

REGISTRATION No. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B. C. on January 14, 1944

1 Japanese platter

\$ 1.75 "K"

Total	Auctioneer's Fee:	\$.17	⌘ 1.75
Less Expenses:	Advertising:	.07	⌘ .43
	Moving:	<u>.19</u>	
Net Proceeds Credited:			⌘ <u>1.32</u>

Members of Custodian Staff Present. Mr C.C.Robinson

Extracted from Auctioneering List No. Steveston 3

Remarks:

NAME: NAKATSU, Yoshikazu

REGISTRATION No. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B. C. on December 10th, 1943

Rubber boots	\$.25	"DG"
Rubber boots		.25	"DG"

Total	Auctioneer's fee	.05	\$.50
Less Expenses:	Advertising	.02	\$.13
	Moving	<u>.06</u>		
Net Proceeds Credited:				<u>\$.37</u>

Members of Custodian Staff Present. Mr C.C. Robinson

Extracted from Auctioneering List No. Steveston, No. 2

Remarks:

NAME: NAKATSU, Yoshikazu

REGISTRATION No. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B. C. on November 26th, 1943

Bundle of axes	\$ 3.00 "M"
1 Hand saw	1.25 ✓
Large stone crock	2.75 "K"
Laundry tub, wash basin and crock	4.00 "F"

Total		\$ 11.00
Less Expenses:		
Auctioneer's fee	1.10	
Advertising	.46	\$ 2.34
Moving	.78	
Net Proceeds Credited:		\$ 8.66

Members of Custodian Staff Present. C.C. Robinson
Extracted from Auctioneering List No. Steveston No.1.

Remarks:

1111 - 7

EXHIBIT No. _____
Oct 8 1948

DATE _____
FILED BY K.A.Christie

JOHN GOULD
Marine Surveyor and Appraiser
VANCOUVER, B.C.

Cables _____
"Gould" Vancouver, B.C.
Telephone
Pacific 9046

No. 5.
Machinery
27 Chatham St.

SURVEY REPORT

TO WHOM IT MAY CONCERN:

Owner.	Y. Nakatsu
Engine.	Gasoline
Make.	Vivian
H.P.	25. Revs. 750. 3 Cylinders.
Remarks.	This engine is apparently complete with the exception of the Timer. There is a 15 gallon tank and a circulating water pump alongside this engine as part of its equipment.
Value.	Five Hundred (\$500.00) dollars. As is.
Inspection.	Mr Robinson. Custodian Agent Steveston. B.C.

March 17th, 1943
Vancouver, B. C.

"John Gould"
Marine Surveyor

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

December 22nd 1948

M. Sealy
G.M.

EVACUATION SECTION
Rec'd
File No.
Ans.
Referred

OFFICE OF THE CUSTODIAN

EXHIBIT No. 8 Oct 1948

JAPANESE SECTION

FILED BY K.A. Christie

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: NAKATSU, Yoshikazu
HOME ADDRESS: Three Valley, B. C. *Evac. Address*
REGISTRATION NUMBER 04748 SEX: Male AGE: 29
OCCUPATION: Fisherman

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

EMPLOYER: None

MARRIED? No

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: 7 room Family House
27 Chatham St., Steveston, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Woodshed 12' by 12'

3. INSURANCE (Give particulars; state where policies are) Fire Insurance \$1500.00
payable to Hatsu NAKATSU, (Michigan Fire & Marine Insurance Co.)

4. TAXES (Amount and where payable) \$22.00 per year

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by white man (Name unknown)

FORM "JP"
4. INS
5. MO
6. MO
7. BON
8. BAN
9. LIF
10. INT
11. SAF
LIABIL
1. PER
2. TRA
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I cer
every de
and ind
Date
FOR DE

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

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:.....

Boat engine, Kitchenware, Tables & chairs, Tools

(all left in the house)

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY..... None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: \$200.00 still to be paid on land

2. TRADE DEBTS: None

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

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

Dated this day of 1942

(Signature) "Y. Nakatsu"

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

FOR DEPARTMENTAL USE

December 22nd 1948

M. Seals
C.H.

File 3827

1111 - 9

EXHIBIT No. Oct 8 1948

DATE Oct 8 1948
FILED BY K.A.Christie

The Government
CERTIFICATE OF of the Province of ENCUMBRANCE
British Columbia.
LAND REGISTRY OFFICE

No. 50741

Your File No. 3884
8548

Cat: 10762
3827
3884 Tokuro Tanaka
2 New Westminster, B. C.

----- minutes 10 o'clock 9th day of December 1942

I HEREBY CERTIFY that the following is the state of the title to - - - -
Lots 5 and 6 Block 17 of Section 3 Block 3 North Range 7 West Map 249
Municipality of Richmond in the District of New Westminster

Registered Owner: TOKUTARO TANAKA Viz:
Register of Indefeasible Fees Folio No. 110005E
Registered Charges: Certificate of Vesting in the Custodian File No. 25109

Applications for Registration None
Receiving Order or authorized Assignment under the Bankruptcy Act": None
Assignment for benefit of Creditors: None
Judgments: None
Mechanics' Liens: None
To Office of the Custodian

"E.S. Stokes"
Registrar
(Seal)

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

December 22nd 1948

M. Scully
GR.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO 8548 & 3827

FILE NO.

506 ROYAL BANK BLDG.

HASTINGS AND GRANVILLE

VANCOUVER, B. C.

REGISTERED

March 29, 1945

Mr Tokutaro TANAKA,
Reg No. 00709,
Minto City, B. C.

EVACUATION SECTION	
Rec'd	APR 6 - 1945
File No.	8548 & 3827
Ans.	CDM
Referred	Milson

Dear Sir:

We beg to advise that the sale of Lots 5 and 6 Block 17, Section 3, Blk 3 North, Ra. 7 West, Map 249, known as 27 Chatham Street has been completed for the sum of \$950.00 and the proceeds have been credited to the account of Yoshikazu NAKATSU and at his request we are today forwarding him a cheque for \$300.00 from the proceeds of this sale.

We note in looking over this file that on May 22, 1943, you wrote us as follows:-

"I have received your letter of May 13. In reply to your letter about Yoshikazu Nakatsu, I have sold the Lot. But he has not paid the full amount. He has a balance of \$250.00. If he pays the full amount, I will give him the land title. The land title is now at Lawrence & Shaw, 789 W. Pender St., I have no such paper as agreement for sale."

Also on November 4, 1944 you wrote the following:-

"Thank you kindly for your letter of October 30th with regard to the sale of property of Yoshikazu Nakatsu.

"Although I remember that some transaction had been made between Sankichi Tanaka, my deceased father, and Mr Nakatsu a good many years ago when I was very young, my father has died some years ago and I am not able to tell you if the transfer of title has been made. Of course I do not know the whereabouts of the title in question.

"I declare herewith that I have no claim whatever against the property in question, therefore it will be free for you to take any proceedings you think suitable to close up the matter."

Our assumption is that you have on reconsideration of the matter decided not to make any claim against Y. NAKATSU in connection with this property, therefore, it is the Custodian's intention to remit the balance of the proceeds of the sale to Yoshikazu NAKATSU.

We enclose a duplicate copy of this letter together with stamped addressed envelope and we would ask you to kindly to give your approval to the above statements by signing the copy and returning same to us for purpose of record.

Yours truly,

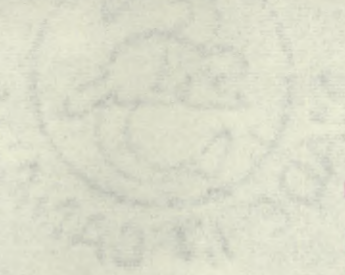
"G.D. Milson"
Administration Department

APPROVED "Tokutaro Tanaka"

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

December 22nd 1948

M. S. ...



1111 - 10
 EXHIBIT NO.
 DATE Oct 8 1948
 FILED BY K.A. Christie

Warehouse

Date...Dec.4/44.....

3827

FILE NO.....

Y. NAKATSU

NAME.....

27 Chatham

ADDRESS.....

I have examined the undermentioned articles and consider that they have no value.

- 1 H M Table
- 1 iron bedstead
- 1 wood frame spring
- 2 old mattresses

left as valueless

"ESH"

Auctioneer.....

The above mentioned articles have been abandoned

"G.M.Harris"

.....

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

m. scoby
G.M.

December 22nd 1948

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EXHIBIT No. 8
DATE Oct 8 1948
FILED BY
K.A. Christie

November 7, 1946

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshikazu NAKATSU, Registration No.04748
File No. 3827

CATALOGUE NO: 762

PROPERTY ADDRESS: 27 Chatham Street, Steveston, B. C.

LEGAL DESCRIPTION: Lots 5 and 6, Block 17 of Section 3, Block 3 North,
Range 7 West, Map 249, Municipality of Richmond,
District of New Westminster.

CLASSIFICATION: Dwelling

ASSESSED VALUE: Land \$275.00 Annual Taxes \$29.02
Improvements \$1330.00 Appraisal \$876.00

TITLE: Registered in the name of Tokutaro TANAKA.

ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order No.25109 - December 10, 1942.

HISTORY OF
ADMINISTRATION: In his declaration of April 10, 1942, NAKATSU certified
he had no property of any kind whatsoever in the
protected area.

On inquiry by the Custodian, the registered owner,
Tokutaro TANAKA wrote this office on December 8, 1942,
stating he is holding title to the land but the house
is owned by Yoshikazu NAKATSU.

On January 8, 1943, TANAKA requested the full amount of
rental to be credited to NAKATSU, taxes and water rates to
be charged against such rentals.

In his letter of May 22, 1943, TANAKA explains the situation,
he sold a lot to NAKATSU but did not receive payment in full.
The Custodian's agent Mr King, rented this property to a
Mrs McCormick in July 1942, rent being \$12.00 per month.
She remained in possession until January 1943. It was then
rented to a Mr Lloyd Connors who remained in possession until
the sale of the property.

File No. 3827

November 7, 1946

Real Property Summary (Continued)

SOLD: To Fred and Lena Erickson for \$950.00.
Adjustments calculated as of October 23, 1944.

Funds released to the account of NAKATSU on February 5, 1945, with a hold order until the statement was received with reference to the amount owing to TANAKA.

In a signed letter received from TANAKA on March 29, 1945, he declared that he had no claim whatsoever.

"against the property in question, therefore it will be free for you to take any proceeding you think suitable to close up the matter."

Certificate of title #181017-E delivered to the Purchaser on February 13, 1945.

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

"Geo Peters"

George Peters
Office of the Custodian.

GP/ic

I hereby certify that the foregoing words(2 pages) are a true copy of the original whereof they purport to be a copy.

December 22nd 1948

M. Seely
Cm

29th July 1948

3827

PERSONAL PROPERTY CLAIM

CLAIMANT

Yoshikazu NAKATSU Regn No. 04748

EXHIBIT 111 - 12

DATE: Oct 8 1948
FILED BY

K.A.Christie

REFERENCES

Form "J"
FORM "JP"

HISTORY

Claimant registered with the Custodian on 10th April, 1942 and at that time declared himself to be without either Real or Personal property.

Subsequent to his evacuation it transpired that he was the owner of, a house on land registered in the name of Tokutaro TANAKA. Later, Tanaka relinquished all claim to the land.

P.P.1

An undated Form JP signed by the Claimant appears on file. No correspondence is available to supply an approximate date, but on this form Nakatsu has noted the existence of:

- Boat engine,
- Kitchenware,
- Tables & chairs,
- Tools
- (all left in the house)

An inventory (undated and presumably taken by the Custodian) appears on file, and this has been typed on the Analysis Form.

In view of the fact that this inventory does not itemize contents of the various cartons, boxes, bundles etc it has not been possible to reconcile the auction sheets with same.

As the Claim itself generalizes, it did not seem worthwhile itemizing auction sheets on the Analysis. Auction sheets have been marked to note the group they appear to fall into in comparison with the general terms used by the Claimant.

IT MIGHT BE NOTED HERE THAT THE CLAIMANT WAS SUPPLIED WITH THE ORIGINAL COPIES OF AUCTION SHEETS ON 14 FEB 48.

PP.2

Auction sheets herewith.

PP.3

John Gould's appraisal of the gas engine evidently found at Nakatsu's house notes his valuation to be \$500.

Len Nelson (per Johnston Fishing & Packing Co.Ltd) tendered \$45, on 22 May 43 as being 10% of purchase price.

Cstdn letter to Nelson of 8 Jun 43 CONFIRMS TELEPHONE MESSAGE of 7 Jun 43 and advises him that his offer of \$400.00 was accepted.

The file carries no information other than the three references provided. No memo of a telephone conversation is available which might note why Nelson's original offer (\$450.) was dropped to \$400. --- or why any other under the original appraisal value was considered.

FISHING TOOLS

No fishing gear was declared at anytime nor does the file note that any person of the Custodian Office had inventoried any. A credit

Yoshikazu NAKATSU

in the ledger account of the Claimant caused the writer to check the Card Record in this office and it appears that one Shrimp Troll was found in 'Takahashi Net House', sold and credited to Claimant. From the pencilled notes on the Record Card it would appear that the Custodian's Steveston representative was not definitely sure that this net belonged to Claimant. The Record Card and the receipt duplicate noting payment of \$5.00 constitute sold information on file.

GREAT WEST BOND
MADE IN CANADA

I hereby certify that the foregoing words (2 pages) are a true copy of the original whereof they purport to be a copy.

December 23rd 1948

E.M. M. Seals

1111 - 13

EXHIBIT No. _____

DATE Oct 8 1948

FILED BY

K.A.Christie

762

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

April 28/44

Dear Sir:-

I herewith submit my tender for the following real estate. One dwelling, Catalogue number 762, lot 5 and 6, block 17, D.L.or sec.3. Tp B3N/7W, Map or plan 249 Custodian file number 3827. My husband and I and family are occupying this house, have occupied it for 15 months.

I herewith submit my tender on the above real estate. My full tender being six hundred dollars (\$600.00) Enclosed please find certified cheque for \$60.00, being 10% of full amount.

Yours truly,

Mrs Amy Conners
27 Chatham St,
Steveston, B.C.

Rec'd	May 1/44
File No.	3827
Ans.	AM
Referred	

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

December 23rd 1948

W. Scott
b.m.

Attached to Exhibit 1111-13

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
THE CUSTODIAN OF JAPANESE EVACUEE PROPERTY
VANCOUVER OFFICE

Receipt No. 10346

Date Sept 29 1944

RECEIVED from F. Erickson R.R.1 Steveston

the sum of Ninety five $\frac{00}{100}$ -----Dollars Cash
Cheque
Money-Order

re Properties Suspense Account

Regn No.

File No. 3827

Deposit of 10% re Cat No. 762

Property known as 27 Chatham St Steveston

\$95 $\frac{00}{100}$

"C.H. REED" Cashier
For The Custodian of Japanese Evacuee
Property.

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

December 23rd 1948

M. Scott
Cm.

Cat. 762

5

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EXHIBIT No. _____

Oct 8 1948

DATE _____

FILED BY K.A. Christie

R. R. 1 Steveston, B. C.

The Custodian

Rec'd	<i>SEP. 28/44</i>
File No.	<i>3827</i>
Ans.	_____
Referred	<i>Peter</i>

Dear Sir:

Please find cheque for \$95.00 (Ninety five dollars) which is
 100
 10% of my bid of \$950.xx (Nine hundred fifty dollars) for property as
 100
 described before .

Catalogue No. 762 Lot 5-6-17-3-B3N/7W Map 249 Dwellings File No. 3827

Yours truly,

"F. Erickson"

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

December 22nd 1948

M. Scott
E. M.