Name of Claimant NAKAZAWA, Yoshio Case 1149

Custodian File 5010

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
3650.00	182.50 12.50										195.00

PERSONAL PROPERTY								
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
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	

MISCELLANEOUS CHATTELS								
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	

TOTAL RECOMMENDATION	195.00

CASE NO: 1149.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 20, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIO NAKAZAWA

PROCEEDINGS AT HEARING

Original.

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 20, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIO NAKAZAWA

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion 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.

YOSHIO NAKAZAWA, the claimant herein, being first duly sworn, testified as follows:

Q. Is that your signature? (Indicating)

A. Yes.

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

Q. And do you swear the contents of it are true?

A. Yes.

MR. BEST: I file as Exhibit 1 Particulars of Real Estate Other than Farm Land.

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

MR. CHRISTIE: Your honour, I tender as Exhibit 2 the Appraisal of Messrs Loewen & Harvey, Limited. It is dated August 17, 1943. The appraised value is $3,300.

(APPRAISAL, MARKED EXHIBIT NO.2)

MR. BEST: Q. I understand that you lived in and owned a home at 2303 East Georgia Street, Vancouver, prior to evacuation. Is that correct?

A. Yes.

Q. And it is on that house or property that you are claiming. Is that correct?

A. Yes.

Q. I am showing you a picture of a house and lot. Was that your house at 2303 East Georgia Street?

A. Yes, sir.

Q. When was that picture taken?

A. I do not remember exactly but I think 1939.

MR. BEST: I am tendering as Exhibit 3 a photograph of property.

(PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED EXHIBIT NO.3)

MR. CHRISTIE: I tender as Exhibit 4 the Tax Statement, 1943, on which is noted the assessed value.

(TAX STATEMENT, 1943, MARKED EXHIBIT NO. 4)

MR. BEST: Q. Now, you purchased this house in 1934 for $5,500. Is that correct?

A. Yes.

Q. Was the house the same size then as it was at the time of evacuation?

A. We added a sunroom which made it larger, and one room - one bedroom.

Q. I see. Now, I take it that this room which you have mentioned on your claim as being build in 1941 was that bedroom. Is that so?

A. Yes.

Q. I see. And, at the same time you put a toilet in the basement?

A. Yes.

Q. That was done you say at a cost of $950. Does that represent the total cost of labour and materials for the addition?

A. Everything.

Q. And the same year you built this sunroom on the house?

A. Yes.

Q. It is not apparently from this picture just where the sunroom was. Was it at the rear of the house? A. This is the front (Indicating)?

Q. Yes? A. The sunroom was about here (Indicating).

Q. At the rear of the house?

A. At the rear of the house, and the room which was added was also at the rear of the house.

Q. In respect of this double garage which you built in 1935, a stucco garage, did it have a floor in it?

A. Yes, a concrete floor.

Q. In respect of the new roof which you put on in 1941, was that on the entire house?

A. Yes. It was on the house and also on the garage.

Q. To whom did you rent this property for $40. per month? A. A neighbour, Mr. Craig. I am not quite sure regarding his name but I think it is Mr. Craig. He was a close neighbour.

Q. And you, yourself, rented it to him?

A. Yes.

Q. That was at the time of evacuation, I take it?

A. Yes.

Q. There is a remark in the appraisal which was made in August 1943, that "All windows, however, are loose and while the interior decoration is fair the woodwork requires attention, window sills being particularly poor." What do you say about that?

A. I do not think so. I did not notice anything of this nature, myself.

Q. Were those window sills painted inside or were they varnished?

A. Varnished.

Q. That is all, thankyou.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing a J.P. Form, Mr. Nakazawa, dated April 16, 1942. Whose signature is that (Indicating)? A. Mine.

MR. CHRISTIE: I am tendering the J.P. Form as Exhibit 5.

(J.P. FORM, MARKED EXHIBIT NO.5)

Q. Is this property situated on a corner?

A. Yes.

Q. And I note the measurements are 39 ---

A. No; 33 by 115.

Q. 33 by 115? A. Yes.

Q. Now, where does the 33 feet front?

A. This way (Indicating); the front.

Q. And 115 feet here (Indicating)?

A. Yes. That is right.

Q. On this side (Indicating) there is a house close to it?

A. That is my neighbour's house.

Q. Whose garage is that to the left rear of the picture?

A. That is my garage.

Q. Is that lawn inbetween there (Indicating)?

A. Yes; oh, yes.

Q. In your claim you state you spent $500. in landscaping?

A. Yes. I spent $500. and maybe more.

Q. Now, who did your landscaping?

A. I contracted with a gardener.

Q. And of that $500. how much was spent for labour and how much was spent for plants?

A. $350. to $400. for the gardener, that is approximately, and $150. to $200. on plants.

Q. Did you, yourself, do any work?

A. No, I did not do anything of it.

Q. And what kind of plants were there?

A. Roses. You can pay from $5. up to $7.50 for certain types of rose plants.

Q. From where are the roses? Where are they?

A. There and there (Indicating) and in the back and in two or three places.

Q. There are three trellises. You say this was in 1934, in your claim, $500. was spent?

A. This is in 1939.

Q. Maybe I am wrong.

MR. BEST: In 1934 he says he spent the money but the picture was taken in 1939.

MR. CHRISTIE: Q. But the money, according to your claim, was spent in 1934. Look at this claim form? A. Yes. It was planted in 1934.

Q. But, that was the year you spent the $500. That is what you have in your claim. I want to be clear about that. A. Yes.

Q. That is all, thank you.

RE-EXAMINATION BY MR. BEST:

Q. Onthis point about the garden and plants, 1934 was the year you bought the house? A. Yes, sir.

Q. And was there a garden or any plants around the house at the time you purchased it?

A. There was nothing there at all, just bush. It was all bush and we cleared it out and put soil in there.

Q. Put soil in. You mean you put ---

A. There was all clay soil underneath and we had to renew the soil and put in new earth.

Q. I take it that that was the expensive part of the business, then?

A. Yes.

Q. I see. All right. A. I brought many truck loads of soil.

MR. CHRISTIE: I am tendering as Exhibit 6 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO. 6)

As Exhibit 7 I tender two tenders; one by Chin Lin, dated July 28, 1943, in the amount of $2,500; there is a second tender by a Mr. Bragg, dated July 16, 1943, and it is in the amount of $3,650.

(TWO TENDERS, MARKED EXHIBIT NO.7)

And finally as Exhibit 8 I tender the Real Property Summary.

It is submitted that this property was sold at its fair market value.

MR. BEST: Let me ask the claimant:

Q. Apparently this man Bragg, who purchased

the property, was the man you rented it to?

A. Yes.

Q. Is that right? A. Yes.

MR. BEST: Thank you.

There was just that one, little, point I wanted to clear up, your honour.

THE SUB-COMMISSIONER: Very well.

MR. CHRISTIE: That concludes the defence, your honour.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

I, J.A. McGibbon, Deputy Commissioner, appointed tohear 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.

J.A. McGibbon,
Deputy Commissioner.

JAN - 7 1948

Case 1149

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

5010

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

(1) NAME YOSHIO NAKAZAWA (RCMP) Reg. No. 01973
(Print) Surname Given Name

(2) Pre-Evacuation Address 2303 GEORGIA ST. E. VANCOUVER, B.C. Best

(3) Present Address 22 COADY AVE, TORONTO, ONT.

(4) REAL ESTATE

(a) Street Address (if any) 2303 GEORGIA ST. EAST VANCOUVER B.C
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 14, Block 5, District Lot 264A - Vancouver, B.C.

Best

(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 - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(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) - $ 7000.00
(v) Amount at which Custodian sold property and credited your account - - $ 2467.50

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3532.50

(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

(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") _____

_____

_____

(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) - $ 3532.50

(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 No

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)
County of York)
TO WIT:)

I, Yoshio Makazawa of the City
of Toronto in the Province of Ontario

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 29th day of December)
A.D. 1947.) A Commissioner &c.

R A Best

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.

_____

_____

_____

_____

NAKAZAWA YOSHIO
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1149-1
DATE OCT 20 1948
FILLED BY R A Best
~~K A Brand~~

01973
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
House (2 storey)	8	Stucco	Residence	33 x 115.3	1934	—

Type of Locality	Cost Price
Residential	$5500

Improvements made by Claimant		Estimated Value Date of Sale
1941-one room built onto the house toilet in basement	$950	$7000
1935-Double Garage with Stucco finish built	$375	
1934--Garden planted	$500	
1941-New Roof	$250	
1941--Sunroom added to house	$400	

Comments re upkeep of premises:

The House was in an excellent state of repair.

Comments re Appraiser's report not covered above:

Assessment :1943 Land 2550
Improvements 430

$2980

Rented by claimant for $40.00 per month

Summary:
Estimated Value 7000
Sold by Custodian 3650

Claim $3350

Signature

1149

EXHIBIT No. 1149 - 2
DATE Oct. 20/48
FILED BY K.A.Christie

LOEWEN & HARVEY, LIMITED
Estate Agents Insurance
Mortgages Real Estate

751 Dunsmuir Street
VANCOUVER, B. C.

(Rec'd Aug 21, 1943)

17th August 1943.

The Department of the Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

"File 5010"

Dear Sir:-

re 2303 East Georgia Street, Lot 14, Block 5,
District Lot 264A. Catalogue Group A. No. 113.

I have examined the above property and report as follows:

It is situated on the North East corner of Garden Drive and Georgia Street East, the lot being 33 by 115.3 feet. There is no lane. The two city blocks to the west are used as a park known as Templeton Park, giving the property an open outlook in this direction.

The house, as at present constituted, contains 7 rooms and sun room off the kitchen. It was built in 1925 with 6 rooms, 3 bedrooms, but an additional bed-room at the back and the sun room have since been added. The entrance hall, living room and dining room have hardwood floors, and are attractive, with brick fireplace in the living room. All other floors are edge grain fir, sanded and in fair condition. The kitchen is large but the sink is in a small crowded pantry which is not a satisfactory arrangement. There are four bedrooms, two downstairs and two up. The attic stair leads off the kitchen and has a bad turn. The bathroom contains full standard plumbing but is ~~convenient~~ convenient to only one bedroom.

The foundations and basement floor are of concrete and are good. There is a coal and wood hot air furnace in good condition and laundry tubs.

There is a double garage with cement floor facing Garden Drive at the back of the lot.

The exterior of the house and garage have been refinished in stucco of good quality and both roofs reshingled with duroid shingles.

All windows however are loose and while the interior decoration is fair the woodwork requires attention, window sills being particularly poor.

The whole property is attractive and a fair valuation is $3,300.00

Yours faithfully,
Loewen & Harvey, Limited.

"A. Rout Harvey"
Director.

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

January 11, 1949. G. Hyde

EXHIBIT NO. 1149-S
DATE OCT 20 1948
FILLED BY R. A. Brisley

25M—3-43.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUL-6-43 02896 L (1) — 96.68
EXHIBIT No. 1149-4
OCT 20 1948
DATE
PAID FILLED BY K. D. Bingstie
Jas. L. Armstrong Treas.
Notice Mailed

943

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
19.732 Mills	General Purposes	$ 4,170,227.41
15.219 "	Interest and Instalments	3,216,282.81
17.129 "	Schools	3,619,975.68
52.080 "	Gross	$11,006,485.90

CITY OF VANCOUVER
TAX STATEMENT, 1943
City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943

Land	$111,204,915
Improvements	100,133,140
Total Value for Taxation	$211,338,055

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE: IMPROVEMENTS	ASSESSED VALUE: LAND	VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS — CONSOLIDATED: CAPITAL SUM	CONSOLIDATED: INSTALMENTS DUE	NOT CONSOLIDATED: 1940 & PRIOR	NOT CONSOLIDATED: 1941	NOT CONSOLIDATED: 1942	LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1943
550	430	1705						11 43	88.80 Δ	100 23☆		3 55		96 68☆Δ
PAYMENT ON A/C APPLIED														176.50

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1943.
3% if paid on or before 3rd August, 1943.
2% if paid on or before 3rd September, 1943.
1% if paid on or before 4th October, 1943.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Cat. 113

5010 #01973
(N)
✓ Yoshio Nakazawa,
% The Custodian of Enemy Property.
C4253

ROLL No.	Description of Property
C4253	LOT. 14 BLK. 5 D.L. 264A 2303 E. Georgia St.

NOTE.—Is your property correctly described?

READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes, please bring or mail **Deposit Receipt** with this Tax Statement to the Tax Office, City Hall, for adjustment.

PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than $1.00, and such payments **must be applied first to Local Improvements, Special Assessments and Miscellaneous Accounts** (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

Up to 3rd July, 1943 .....4 per cent.
Up to 3rd August, 1943 .....3 per cent.
Up to 3rd September, 1943 .....2 per cent.
Up to 4th October, 1943 .....1 per cent.

ARREARS OF TAXES, other than Consolidated Arrears, can also be paid in amounts of not less than $1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes **liable for Tax Sale** when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

CONSOLIDATION OF ARREARS:

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over **a period of 10 years in equal annual instalments.**

Payment is required before 4th October, 1943, of the following:—

A. Interest on the outstanding balance of the Capital Sum at 5% per annum.

B. Seventh Instalment of the Original Capital Sum (if not already paid).

C. The Full amount of the 1943 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.

FORM "JP"

BUREAU HASTINGS PARK

FILE No. 5010

EXHIBIT No. 1149 - 5

DATE Oct. 20/48

FILED BY K.A.Christie

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: NAKAZAWA, Yoshio

HOME ADDRESS: 378 Powell St., Vancouver, B. C.

REGISTRATION NUMBER 01973 SEX: Male AGE: 56

OCCUPATION: Merchant

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sono

ADDRESS OF WIFE OR HUSBAND: same address as above

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

Disregard Sect.

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

1. LOCATION AND DESCRIPTION:

2. BUILDINGS AND OTHER IMPROVEMENTS:

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None

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: Lives at 378 Powell St., Vancouver, B.C.
3 storeyed Brick Bldg.

2. LANDLORD'S NAME AND ADDRESS: Step-son (Mr. Kiyoshi Shibuya) at same address as above

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

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:

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

FORM "JP

4. INSURANCE CARI

5. MORTGAGES, LIE
OTHERS:

6. MONEYS OWING T

7. BONDS, DEBENTU
$500.00 Victory B

8. BANK ACCOUNTS

9. LIFE INSURANCE

10. INTEREST IN AN

11. SAFETY DEPOSIT

LIABILITIES:

1. PERSONAL DEBT

2. TRADE DEBTS:

I, the undersigned, tected area as set out a tures, bonds or other sec

I certify that the a every description in an and indirect.

Dated this 16th

"Geo. F. Arab"
Wit

FOR DEPARTMENTA

FORM "JP

FILE No.

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)

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

$500.00 Victory Bonds of 1942 issue in owners' possession.

8. BANK ACCOUNTS: $2000.00 Bank of Montreal, Hastings & Main, Vancouver, B.C. Passbook No. cannot remember at present.

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 16th day of April 1942.

(Signature) "Y. Nakazawa"

"Geo. F. Arab"
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

November 11, 1949.

E. Hyde
mcl

1149 - 6

EXHIBIT No. Oct. 20/48

DATE

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

File 5010

VANCOUVER, B. C.

.....minutes 3 o'clock 1st day of September, 1943.

I HEREBY CERTIFY that the following is the state of the title to

CITY OF VANCOUVER
Lot 14,
Block 5,
District Lot 264 A
Group 1,
NEW WESTMINSTER DISTRICT
Plans 1771 and 1135.

"Cat 113"

viz.:

Registered Owner: YOSHIO NAKAZAWA "01973"
2303 East Georgia St.,
Vol. 907, Folio 35696'L' Indef.

Registered Charges: Filing 34755. The Custodian's Vesting Certificate filed.

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.

"W. C. Brown"
Registrar

To The Custodian's Office.

"W.L."
"G.M."

"524"

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

January 11, 1949.

E. Hyde m.d.

1149 - 7
EXHIBIT No.
Oct. 20/48
DATE
FILED BY K.A.Christie

5010

July 28th, 1943.

Mr. Chin Lin,
215 Keefer St.,
Vancouver, B. C.

Dear Sir:-

Re: Catalogue No. 113

Your cheque for $250.00 and offer to purchase 2303 E. Georgia Street for $2500.00 has been received and considered.

We have not been able to accept your offer and therefore are returning your cheque herein.

Yours truly,

F.G. Shears
Director

Enc.
FGS:IF

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

January 11, 1949.

G. Hyde
mcd

(Attached to Exhibit 1149 - 7)

This exhibit consists of an envelope addressed as follows:

JUL 19 1943 "No. 152"

The Custodian
506 Royal Bank Bldg.
675 West Hasting St.
Vancouver, B.C.

Tender for Real Estate
Catalogue parcel No. 113.

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

January 11, 1949.

A. Hyde
mw

(Attached to Exhibit 1149 - 7)

B R A G G ' S

"5010"

.Stoves
.Hardware
.Furniture
.Radios

2303 East Georgia St.,
VANCOUVER, B.C.

July 16th, 1943.

"No. 113"

The Custodian,
506, Royal Bank Building,
675 West Hasting St.,
Vancouver, B. C.

Gentlemen:

I beg to submit an offer of $3,650.00 Three thousand, six hundred and fifty 11/100 dollars for the Custodian Property known as 2303 East Georgia St., Vancouver, B. C. Catalogue No. 113, 14-5-264 A File No.5010.

Enclose please find check value $365. being 10% deposit as called for. By the way I might say that I am the tenant who is living in this house now and do not want to move out if I can help it. Should any consideration be given me on account of living here I would appreciate it.

Yours respectfully,

"H. Barclay Bragg".

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

January 11, 1949.

G. Hyde

EXHIBIT No. 1149 - 8
DATE Oct. 20/48
FILED BY K.A.Christie

---SUMMARY---

---REAL ESTATE---

File No. 5010 Reg. No. 01973

Catalogue No. 113

Japanese Name: Yoshio Nakazawa

Civic Address: 2303 East Georgia Street, Vancouver, B. C.

Legal Description: Lot 14, Block 5, District Lot 264 A, Plans 1771 and 1135, Vancouver, B.C.

Classification: Dwelling

- - - - - - - - - - - - - - -

Registered in name of: Yoshio Nakazawa

Title: Clear

Sold to: Hedley Barclay Bragg and Grace Bragg, Joint Tenants, for $3650.00 Cash as of August 24, 1943.

Title delivered to: H. Barclay Bragg as of December 3, 1943. Title No. 93398-L. Adjustments made.

Funds released to: Account of Yoshio Nakazawa as Nov. 23, 1943. NOTE: One-half of proceeds arising from this property paid to Sono Nakazawa, his wife, as per his letter of August 25, 1944 on file No. 5010.

Chattels: Not involved.

Fire Insurance: Transferred to New Owners and Policy delivered November 17, 1943.

The foregoing is certified as in accordance with information on file. August 12, 1946.

"B. R. Dusenbury"

B. R. Dusenbury,
Administration Department.

BRD/AC

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

January 11, 1949.

G. Hyde
mw