

Custodian File 10807

<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
1800.00	90.00 12.50 6.25									108.75
<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 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										108.75



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CASE NO: 1270

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 19, 1948.

IN THE MATTER OF THE CLAIM OF

JOHN GORO NAKASHIMA

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,
November 19, 1948.

IN THE MATTER OF THE CLAIM OF
JOHN GORO NAKASHIMA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
R.A. BEST, ESQ.,	appearing for the Claimant.
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A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.



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JOHN GORO NAKASHIMA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (Indicating)?

A. Yes, sir.

Q. And was that form prepared upon your instructions?

A. That is right.

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

A. I do.

MR. BEST: I submit as Exhibit 1 the Real Estate Other than Farm Land claim and designated as Lot No.3.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM LAND,
LOT NO.3, MARKED EXHIBIT NO.1)

Q. So far as this particular lot, No. 3, is concerned, I understand it was a lot on 4th Street, in Vancouver, which was owned jointly by yourself and your brother Frank?

A. Lot 3 or 4?

Q. Lot 3? A. Lot 3 was owned jointly.

Q. Now, with respect to this property there was no number, but what was the number next door of the house on 4th Street?

A. Which way?

Q. The house which you owned on Lot 4?

A. The house which I owned was 344 West 4th.

Q. And what type of area is that in Vancouver?

A. It is the last street there that is in an industrial zone, I mean for factories only. It is zoned an industrial site. Back of our place there is a



1 machine shop, foundry, and so on. On the south side
2 there was sign people and telephone, and Northern Ele-
3 ctric. They were all around there in that location.

4 Q. The area was zoned for industries?

5 A. Yes.

6 Q. This lot of yours 50 by 120, according to
7 your claim, you have noted here that \$1,000. was paid
8 for it in 1928?

9 A. Yes.

10 Q. Did you and your brother pay that thousand
11 dollars?

12 A. No. It was my uncle that paid for it.

13 Q. And when did he convey that to you?

14 A. In May 1941.

15 Q. And was ^{that} just a gift from your uncle to
16 your brother and yourself?

17 A. Yes. It was a gift.

18 Q. Now, the garage apparently was built at the
19 time your uncle bought the property back in 1928?

20 A. No. It was built 10 years later when I
21 bought a car. I bought the car in 1938, and so I built
22 the garage at the same time.

23 Q. And that was built at a cost of \$150.?

24 A. Yes. That is right.

25 Q. How large was this greenhouse which you
26 built for \$200. in 1935?

27 A. Roughly 10 by 14.

28 Q. For what did you use that?

29 A. My uncle car a great chrysanthemum fancier.
30 He had thousands of different varieties. He used to



1 have the greenhouse heated so they would be ready for
2 transplanting in the Spring.

3 Q. How was it heated?

4 A. It was heated by special stoves.

5 Q. And was this uncle the man who cleared the
6 land and graded it and converted it into a garden?

7 A. Yes. It was more or less a sort of bush,
8 and everything, and he cleared it, himself and converted
9 the whole 50 by 120 into a garden except for the green-
10 house and the garage. The rest was all garden.

11 Q. So that \$300. item would represent work actually
12 done by your uncle on the property?

13 A. Yes; and us; we all helped.

14 MR. CHRISTIE: I tender as Exhibit 2 the Certificate
15 of Encumbrance on Lots 3 and 4.

16 (CERTIFICATES OF ENCUMBRANCE, LOTS 3 and 4,
17 MARKED EXHIBIT NO.2)

18 And I file the appraisals. I think perhaps I
19 had better put the two appraisals in. They are appraisals
20 of Pemberton Realty Corporation Limited. They are
21 dated February 26, 1944, and for each property the
22 appraised amount is \$1,200.

23 (TWO APPRAISALS, FEBRUARY 26, 1944, MARKED
24 EXHIBIT NO.3)

25 MR. BEST: Q. Do you recall what the assessment
26 on this Lot 3 was? You have on your claim that the 1943
27 assessment was land \$1,385., and improvements \$100.,
28 a total of \$1,485. I do not think we need press the
29 question.

30 MR. CHRISTIE: I file as Exhibit 4 the Notice of
Assessment for the year 1943, the value of improvements



1 on Lot 3 is \$100., value of land \$1,385; and Lot 4,
2 value of improvements \$800., value of land \$1,385.

3 (NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT NO.4)

4 MR. BEST: Q. Is that your signature (Indicating)?

5 A. It is, yes.

6 Q. And, was that form prepared upon your instru-
7 ctions? A. It was.

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

9 A. True.

10 MR. BEST: I am filing as Exhibit 5 a Real Estate
11 Other than Farm Land claim for, designated as Lot No.4.

12 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,
13 LOT NO.4, MARKED EXHIBIT NO.5)

14 Q. I understand that this Lot no.4 was adjacent
15 to Lot 3 which we have just been discussing?

16 A. Yes.

17 Q. And I think you told us that it was in the
18 300th block on West 4th Street?

19 A. Yes, sir.

20 Q. According to your claim you have just designa-
21 ted one two-storey house, 20 rooms and underneath the
22 note four separate buildings. Could you tell us just
23 how those 20 rooms were broken down?

24 A. There were two cotages in the back which
25 had three rooms each and another two-storey, which
26 was four rooms, and the front part had, to be exact,
27 12, but the two rooms was really attic, like which
28 was used for storing things. Consequently I marked
29 it down as 10 rooms for a total of 20 rooms.

30 Q. You did not mention the two attic rooms as
rooms? A. No. I did not include those.



1 Q. I notice the property was apparently purchased
2 for \$400 back in 1908 and transferred to you in 1941?

3 A. Yes.

4 Q. Who purchased it in 1908?

5 A. Well, my dad purchased it. It was in
6 mother's name.

7 Q. Your father purchased it and registered it
8 in your mother's name?

9 A. Yes; that is right.

10 Q. What was the condition of the property then?

11 A. When it was purchased?

12 Q. Yes? A. It was just bush, no clearing
13 at all, and he hired some East Indians to clear the
14 place at the time it was purchased.

15 Q. That probably explains the small item of
16 \$30. for clearing a lot 50 by 120.

17 A. It was a dollar a day, I believe.

18 Q. With respect to these various items under
19 "Improvements," water pipes, drains, lumber, wiring,
20 shingles, etc, totalling \$1,819., do they represent the
21 cost of the house when it was built or do they represent
22 the cost of the house, plus improvements from time to
23 time? A. It is the cost of the house at the time

24 it was built, except for the electricity which was
25 wired some years later.

26 Q. When was the house built?

27 A. I could not tell you the exact date; around
28 1908 or 1909. The main part, the bigger part was built
29 at first and the cottages were built a few years
30 later, sir.



1 Q. So that all four of the buildings were
2 built within three or four years?

3 A. Yes; something like that.

4 Q. What would you say the condition of these
5 various buildings was at the time you were evacuated?

6 A. Well, I would not say they were in a beauti-
7 ful condition but they were livable, comfortable.
8 We lived in it.

9 Q. Were they ---?

10 A. I have seen so many places here in Toronto
11 that are selling for \$4,000. and \$5,000., I would rather
12 live in my place than live in those.

13 Q. Were they occupied as dwellings?

14 A. Yes.

15 Q. I notice in Mr. Pemberton's appraisal about
16 the buildings:

17 "Also a fuel shed that is converted into two
18 living rooms."

19 Apparently he has regard to one of these four buildings
20 and you say they were all used as dwellings?

21 A. Yes. They were used as dwellings prior to
22 evacuation, yes. What they did following I do not know;
23 I was not there.

24 Q. Do you know the building to which he refers
25 as a fuel shed?

26 A. I imagine I do.

27 Q. How many rooms were there in it?

28 A. Three.

29 Q. He says just two?

30 A. Yes. They knocked some ---



1 Q. Walls down, I believe?

2 A. Yes.

3 Q. This rental revenue of \$45. per month,
4 that was in addition to the part of the place which
5 you and your family occupied?

6 A. Yes.

7 Q. How many rooms would you and your family
8 occupy? A. There was just four rooms being

9 occupied by the family. I used to use one of the
10 attic rooms, which I did not include in the count.
11 I had a room in the attic in which I slept and the
12 other four rooms downstairs were used.

13 Q. This \$45. per month rent would really be
14 for 16 rooms in these various buildings?

15 A. Yes.

16 Q. I take it that your remark here about the
17 repairs done by the Custodian amounting to \$351.34,
18 which he had spent ---

19 A. Around 1943 and 1944, prior to the sale---

20 Q. --- you were just notified of that, of
21 course? A. Yes.

22 Q. That is all, thank you.

23
24 CROSS-EXAMINATION BY MR. CHRISTIE:

25 Q. I am showing you a J.P. Form dated June 17,
26 1942. Is that your signature (Indicating)?

27 A. Yes. That is right.

28 MR. CHRISTIE: I tender this J.P. Form as
29 Exhibit 6.

30 (J.P. FORM, MARKED EXHIBIT NO.6)



1 Q. I am showing you a photograph. Of what is
2 that a picture?

3 A. That is the front part of the house.

4 Q. At 544 West 4th Avenue, Vancouver?

5 A. Yes, sir.

6 Q. And this is the one which was rented,
7 this one, to all these people?

8 A. No. There is another four rooms behind
9 there which does not show in the picture. There was
10 three rooms here and there was another cottage in the
11 back which had about three rooms. This part had about
12 10 rooms.

13 Q. Is this the part on Lot No.4?

14 A. Yes.

15 MR. CHRISTIE: I will file this picture of the
16 property as Exhibit 7.

17 (PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED
18 EXHIBIT NO.7)

19 Q. Did you ever have any complaints from the
20 City Health Department about this building?

21 A. Never before, no.

22 Q. When were you evacuated?

23 A. In 1942.

24 Q. And you had never received any complaints
25 from the city?

26 A. No, never.

27 Q. That is all, thank you.

28 MR. BEST: We have here the brother who is the
29 joint owner and we are prepared the claim forms.

30 MR. CHRISTIE: I file as Exhibit 8 the letter



1 dated July 14, 1944, from the Building Inspector of the
2 city of Vancouver. It is addressed to Mr. John
3 Goro Nakashima, care of the Custodian:

4 " I am of the opinion that the buildings
5 on the centre and rear of the property at the
6 above location are by reason of their defective
7 structural condition a source of danger.

8 Notice is therefore given you that you are
9 required under the provisions of Section 18
10 of the Building By-law to pull down and demolish
11 such buildings on or before the 14th day of
12 August, 1944.

13 In the event of your neglecting or refusing
14 to comply with this notice according to the
15 terms thereof I may cause such buildings to be
16 pulled down or demolished and the cost of
17 pulling down or demolishing the same may be
18 recoverable by the City by summary process at
19 law in any Court of competent jurisdiction ----"

20 With the same exhibit I am filing a letter of the Western
21 City Company, dated August 15, 1944.

22 (TWO LETTERS, MARKED EXHIBIT NO.8)

23 This letter is addressed to the office of the
24 Custodian, signed on behalf of the company by C.J.
25 Harstone.

26 " In reference to your letters regarding the
27 demolitions at 344 West 4th Avenue; the building
28 in the centre of the lot has been rased. The
29 building on rear of lot is still standing as
30 Mr. Baird approached the Building Inspector to



1 "utilize it for storage and chicken house.
2 This permission is granted, providing Mr.
3 Baird clears with the health authorities as to
4 the number of chicken to be kept.

5 Thanking you, we are---"

6 This is a matter of appraisal, your honour, and I will
7 put in the Real Property Summary as Exhibit 9.

8 MR. BEST: Before my friend concludes, your
9 honour, this last letter which he has filed from the
10 Western City Company mentioning the building in the
11 centre of the lot, is not very clear I am afraid just
12 what building they mean by that.

13 _____
14 RE-EXAMINATION BY MR. BEST:

15 Q. Can you tell us about that?

16 A. I believe those are the two cottages which
17 I mentioned earlier, the two 3-room cottages which
18 were more or less in the centre and at the very back
19 of the house. That has nothing to do with those ten
20 rooms or the other four rooms which were the two-storey
21 parts.

22 Q. The letter from the Health Inspector appar-
23 ently designates the building at the rear so that that
24 would be ---

25 A. It would be the three-room cottage at the
26 rear, and there is another three-room cottage at the
27 centre. Besides that is the four-room which is adjacent
28 to the adjoining 10-room part.

29 Q. Apparently it was the three-room cottage in
30 the centre which was torn down? A. Yes.



1 Q. And they converted --- A. The other three-
2 room cottage into a chickenhouse, but the other 14 rooms
3 are still being used.

4 MR. CHRISTIE: I file the real property summar-
5 ies in respect of Lots 3 and 4, as Exhibit 9.

6 (REAL PROPERTY SUMMARIES, LOTS 3 and 4,
7 MARKED EXHIBIT NO.9)

8 It is submitted, your honour, that this is a
9 matter of appraisal and that the real property was
10 sold at its fair market value.

11 (PROCEEDINGS ADJOURNED SINE DIE)

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

15 A.G. Veitch,
16 Official Reporter.

17
18 I, John A. McGibbon, Deputy Commissioner,
19 appointed to hear a commission to investigate
20 claims of Japanese Canadians for property loss,
do certify the foregoing is a true copy of the
evidence heard on the within claim.

21
22 John A. McGibbon,
23 Deputy Commissioner.

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base 1290

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

[Signature]

10807

Toronto

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

(1) NAME NAKASHIMA JOHN, GORO (RCMP) Reg. No. 01214

(2) Pre-Evacuation Address 344 West Fourth Ave., Vancouver, B. C.

(3) Present Address 117 Alton Ave., Toronto, Ontario.

(4) REAL ESTATE (a) Street Address (if any) 344 West Fourth Ave., Vancouver, B. C.

(b) Legal description (lot number, block number, section number, etc.) Lot 4, Block 11, District Lot 302 (sole owner) Lot 3, Block 11, District Lot 302 (half owner)

(c) Type of Real Property (cross out words which do not apply): (i) Farm (ii) Residence (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 of Lot 4 (with house) Half owner of Lot 3 (with garage)

(e) Fair market value at date of sale (estimate this to the best of your ability): (i) Land \$ 2700.00 (ii) Buildings House 900.00 Garage 100.00 \$ 950.00 (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) \$ 3650.00 (v) Amount at which Custodian sold property and credited your account \$ 1800.00 (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 1850.00

(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

(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) - - - - - \$ 1850.00

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

(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 }
 PROVINCE OF ONTARIO }
 TO WIT: }

I, JOHN GORO NAKASHIMA 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 PROVINCE of ONTARIO }
 this 8th day of JANUARY }
 A.D. 1947 }

John G. Nakashima
 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.

NAKASHIMA, John, Gere
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1270-1
DATE NOV 19 1948 01214
FILLED BY R.A. Best

Reg. No.

Lot #3

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

Vacant Lot 50' x 120'
Garage 10' x 20'
Greenhouse 10' x 14'

50' x 120' 1928

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

\$1,000.00

1938 - Garage \$150.00
1935 - Greenhouse \$200.00
1928 - 1932 - Land cleared
and graded and
converted into garden
and lawn \$300.00

Garage \$100.00
Land \$1800.00
\$1900.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Assessment, 1943: Land \$1385.00
Improvements 100.00
\$1485.00

Land valuable as an industrial site.

SUMMARY

Estimated value \$1,900.00
Sold by Custodian 1,200.00
Claim \$ 700.00
Claimant's interest $\frac{1}{2}$ - \$350.00

J. Nakashima
Signature

0721

Lot No.	When Purchased	Size of Lot	Type of Property	Est. Value	Improvements made by Owner	Est. Value	Type of Liability
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50' x 150' 1926

Garage 10' x 12'
 Porch 10' x 12'
 2nd floor 10' x 12'

Estimated Value Date of Sale

Garage \$100.00
 Land \$1500.00
 \$1600.00

Improvements made by Owner

1926 - Garage
 1926 - Greenhouse
 1926 - Land cleared and graded and converted into lawn and lawn

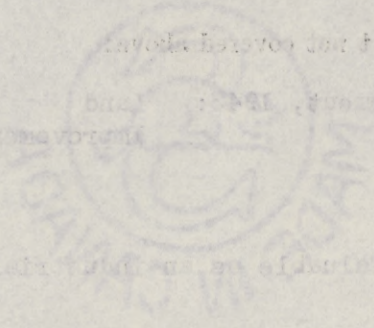
Est. Value

\$1,600.00

Type of Liability



Estimated value
 Gold by Custodian
 \$1,500.00
 \$1,500.00
 \$1,500.00
 \$1,500.00



Estimated value
 Land
 \$1,500.00
 \$1,500.00
 \$1,500.00

EXHIBIT No. 1271-2
DATE Nov. 19 1948
FILED BY
K. A. Christie
C.M.

EXHIBIT No. 1270 - 2
DATE Nov 19 1948
FILED BY
K. A. Christie

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

Vancouver, B. C.

File 711.

No. minutes 10:30A.M. 19th day of March, 1943.

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

City of Vancouver,
Lot 3,
Block 11,
District Lot 302,
Group 1, New Westminster District,
Plan 5832.

viz.:

Registered Owner: John Goro Nakashima, and
Frank Mutsuo Nakashima (Joint Tenants)
2503 West Broadway
Volume 1024, Folio 64919 L. Indef.
Registered Charges: Filing 34709, Vested in the Custodian.

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:-Custodian's Office

"W. C. Brown"
Registrar.

"C. M. M. "

~~Text~~

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

April 5, 1949

C. M. M.

EXHIBIT No. 1270 - 2
DATE Nov. 19 1948
FILED BY K. A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

Vancouver, B. C.

File 10809.

No. minutes 10 A.M. 20th day of January, 1944.

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

City of Vancouver,
Lot 4,
Block 11,
District Lot 302,
Group 1, New Westminster District,
Plan 5832.

viz.:

Registered Owner: John Goro Nakashima "01214"
2503 West Broadway
Volume 1024, Folio 64920 L. Indef.

Registered Charges: Filing 34702, the Custodian, 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

"C. M. M."

To:-Custodian's Office

~~Tex~~

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

A pr. 5, 1949

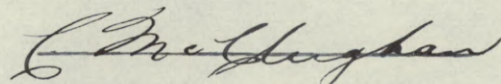


EXHIBIT No. 1271-3
DATE Nov. 19 1948
FILED BY K. A. Christie

C.M. EXHIBIT No. 1270 - 3
DATE Nov. 19 1948
FILED BY K. A. Christie

PEMBERTON REALTY CORPORATION LIMITED
418 Howe Street
Vancouver Canada

February 26, 1944

Catalogue #325.

344 W. 4th. Ave., 4/11/302.

This is a two storey five room tenement. Also at rear is a two storey building with 2 rooms down and 2 rooms up. Also a fuel shed that is converted into two living rooms. Also a two-room building at the lane, used as living rooms. There is only one toilet in an outside shed for all of these 8 tenants.

This value for sale is for land only, buildings are a liability.

Value for Sale. \$1200

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

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

April 5, 1949

L. McLaughlin

EXHIBIT No. 1270 - 3
DATE Nov. 19 1948
FILED BY K. A. Christie

PEMBERTON REALTY CORPORATION LIMITED
418 Howe Street
Vancouver Canada

EXHIBIT No. 1271-3
DATE Nov. 19 1948
FILED BY K. A. Christie

February 26, 1944. C.M.

Catalogue #326.
3/11/302

Vacant Lot

Value for sale. \$1200

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore."

W. G. Moore.

WGM-JM

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

April 5, 1949

C. J. [Signature]

HOWARD SMITH

EXHIBIT No. 1271-4

DATE NOV 19 1948

FILLED BY R A Christie

EXHIBIT No. 1270-4

DATE NOV 19 1948

FILLED BY R A Christie

#10807+19

CITY OF VANCOUVER ASSESSMENT ROLL, 1943 AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D2852	Tot 3 Blk 11 D. 2. 302	100	1385
	Tot 4 ✓	800	1385

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

#1973-10807

CITY OF VANCOUVER ASSESSMENT ROLL, 1943 AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D2852	Tot 3 Blk 11 D. 2. 302	100	1385

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

EXHIBIT No. 1271-4

DATE NOV 19 1948

FILLED BY R A Christie

EXHIBIT No. 1270-4

DATE NOV 19 1948

FILLED BY R A Christie

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE

John Goro Makashima

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE

Frank Matsuo Makashima

NAKASHIMA, John, Gore
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1270-5

01214

DATE NOV 19 1946

Reg. No.

FILLED BY

R.A. Ross
R.A. Ross

Lot #4

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 (3² storey)

20

Frame

Residence and rooming house business

50 x 120

Transferred to claimant 1941

May

4 separate Bldgs.

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Industrial

\$400.00
Purchased 1908

Clearing Property	30.00	
Water pipe, drains, etc. (including labour)	197.00	
Lumber for houses	1,020.00	
Wiring (electricity)	73.00	
Shingles	97.00	
Paint	102.00	
Labour - carpentry	300.00	\$1,819.00

Land	\$1800.00
Bldgs.	900.00
	<u>\$2700.00</u>

Comments re upkeep of premises:

Nov., 1943, - Aug., 1945, - Repairs by Custodian \$351.34

Comments re Appraiser's report not covered above:

1943 Assessment:	Land	\$1385.00
	Improvements	<u>800.00</u>
		\$2185.00

Rental Revenue - \$45.00 per month
Property valuable as an industrial site
Repairs made by Custodian amount to \$351.34

SUMMARY

Estimated value	\$2,700.00
Sold by Custodian	<u>1,200.00</u>
Claim	\$1,500.00

J. Nakashima
Signature

REAL ESTATE

BUREAU HASTINGS PARK
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

EXHIBIT No. 1270 - 6

NAME: NAKASHIMA, John Goro

DATE: Nov. 19 1948

HOME ADDRESS: Now in Hastings Park, Vancouver, B. C.

FILED BY: K.A. Christie

REGISTRATION NUMBER 01214 SEX: Male AGE: 29

OCCUPATION: Dry Cleaner

(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: Snow White Cleaners, 2503 W. Broadway, Vancouver, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Charlotte Chieko

ADDRESS OF WIFE OR HUSBAND: 2503 W. Broadway, Vancouver, B. C.

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: (A) #64920 L Lot 4, Block 11, D. L. 302, -- and --

(B) Lot 3, Block 11, D. L. 302. #64919L

344 W. Fourth Ave., Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: (A) 2 storey, wooden frame, 16 room

dwelling house. 1 storey, wooden frame, 3 room house. Another 1 storey, wooden frame, 3 room house. Two small wooden woodsheds.

(B) Garage -- wooden frame -- 16' x 20'.

1 green-house, 10'x 12'. Wooden sides and glass roof.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance on the 3 houses on Lot 4, Blk. 11, D. L. 302. Banker's & Trader's Ins. Co. Vancouver, B. C. Agent is Hobson, Christie, Vancouver, B. C. Policy No. 32-28561. \$1,250. till March 12, 1945. Premiums paid to date. Policy is in owner's possession.

4. TAXES (Amount and where payable)

\$90. on Lot 4, and \$70. on Lot 3, paid to date. (per annum)

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant's mother (ASA) and family are occupying the largest house on Lot 4, #64920 L but are paying no rent.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Royal Bank of Canada 6th & Grahville Sts., Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Brother (Frank) Half interest in Lot 3, Blk. 11, D. L. 302, #64919L.
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2503 W. Broadway, Vancouver, B. C. Vancouver, B. C.
Lived behind store in 3 rooms, frame building, stucco front.
2. LANDLORD'S NAME AND ADDRESS: Mr. R. F. Allen, 3414 W. 21st., Vancouver, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
Paid \$ 25. per month. Paid to date. Wife (Charlotte) is still living at above address.
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:

Attached to 1270 - 6

MEMORANDUM

File 10807

May 16, 1946

Re: Guarantee Cleaners & Dyers
1100 Union St., Vancouver, B. C.

Regarding the declared debt to the Guarantee Cleaners & Dyers of which a balance of \$75.00 was to have been paid prior to the Evacuation of John Goro NAKASHIMA, I have today verified that this balance was in fact paid and there is nothing outstanding against this Japanese in this connection.

"A. G. M."

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).....

8. BANK ACCOUNTS: \$100. Royal Bank of Canada, 7th & Granville Sts., Vancouver, B. C. Current Account.

9. LIFE INSURANCE: (See back page of form)

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

11. SAFETY DEPOSIT BOX: #61. Royal Bank of Canada, 7th & Granville St., Vancouver, B. C.

LIABILITIES:

1. PERSONAL DEBTS:.....

2. TRADE DEBTS: Declarant owes Guarantee Cleaners & Dyers, 1100 Union St., Vancouver, B. C. \$150. Declarant intends to pay \$75. immediately, and will settle for the other \$75. with Mr. Harrison (the owner) when he arrives in Vancouver, B. C. about the first of July, 1942.

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 17th day of June 1942

(Signature) "J. G. Nakashima"

"Arta Wilcox"

Witness are a true copy of the original whereof they purport to be a copy.

FOR DEPARTMENTAL USE

April 5, 1949

L. McLaughlin

EXHIBIT No. 1270-7
DATE NOV 19 1948
FILLED BY R. D. Christie

NAKASHIMA, Frank Mutsuo
NAKASHIMA, John Goro
344 W. 4th Ave., Vancouver, B.C.
Evac. File 1973
Evac. File 10807✓



Picture Taken May 3, 1943

EXHIBIT No. 1270-7

DATE NOV 19 1948

FILLED BY R. D. Christie

NAKASHIMA, Frank Mutsuo
NAKASHIMA, John Goro
344 W. 4th Ave., Vancouver, B.C.
Evac. File 1973
Evac. File 10807✓

1973
10807
NAKASHIMA, Frank Mutsuo
" John Goro
344 W. 4th Ave.
31

Picture Taken May 3, 1943

EXHIBIT No. _____
 DATE Nov. 19 1948
 FILED BY K. A. Christie

City of Vancouver

Building Department

Vancouver B. C.

14th July, 1944

Mr. John Goro Nakashima,
 c/o Custodian of Enemy Property,
 675 West Hastings Street,
 Vancouver, B. C.

Re: 344 West 4th Ave.,
Lot 4; Blk. 11; D. L. 302

I am of the opinion that the buildings on the centre and rear of the property at the above location are by reason of their defective structural condition a source of danger. Notice is therefore given you that you are required under the provisions of Section 18 of the Building By-law to pull down and demolish such buildings on or before the 14th day of August, 1944.

In the event of your neglecting or refusing to comply with this notice according to the terms thereof I may cause such buildings to be pulled down or demolished and the cost of pulling down or demolishing the same may be recoverable by the City by summary process at law in any Court of competent jurisdiction and shall also be a lien upon such buildings and the materials thereof, and upon the lot or parcel of land upon which the same are erected, and the said cost when certified by me, if not before collected, shall be entered by the City Tax Collector on the Collector's roll next prepared after the receipt of such certificate, and collected in the same manner as ordinary municipal rates of the City.

Dated this 14th day of July, 1944.

"A. Haggart"

AH/KM

BUILDING INSPECTOR

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

April 6, 1949

L. J. Haggart

EXHIBIT No. 1271-5
DATE Nov. 19 1948
FILED BY K.A. Christie

E.M.

EXHIBIT No. 1270 - 8
DATE Nov. 19 1948
FILED BY K. A. Christie

THE WESTERN CITY COMPANY LIMITED

Vancouver, Canada

August 15, 1944.

Dept. of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Attention: Mr. P. Douet

In reference to your letters regarding the demolitions at 344 West 4th Avenue; the building in the centre of the lot has been rased. The building on rear of lot is still standing as Mr. Baird approached the Building Inspector to utilize it for storage and chicken house. This permission is granted, providing Mr. Baird clears with the health authorities as to the number of chickens to be kept.

Thanking you, we are,

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

"C. J. Harstone"

C. J. HARSTON

CJH/EH

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

April 6, 1949

C. McLaughlin

EXHIBIT No. 1270 - 9

DATE Nov. 19 1948

FILED BY

K. A. Christie

Files 1973, 10807

REAL PROPERTY SUMMARY

JAPANESE NAMES: Frank Mutsuo NAKASHIMA -- Reg. No. 05537.
John Goro NAKASHIMA -- Reg. No. 01214.

CATALOGUE NO.: Number 325. Advertised.

PROPERTY ADDRESSED: 344 West 4th Ave., Vancouver, B. C.

LEGAL DESCRIPTION: Lot 3, Block 11, District Lot 302, Group 1, New Westminster District Plan 5832.

TITLE: In the names of John Goro NAKASHIMA and Frank Mutsuo NAKASHIMA.

ENCUMBRANCE: Vesting 34709 - 21st August 1943. "C. of T. 64919L"

ASSESSED VALUE: 1943 -
Land \$1385.00
Improvements \$ 100.00 Total \$1485.00 Taxes \$74.74.

CLASSIFICATION: Inferior city property. Inspector reported June 26th, 1942, a lot of 50 foot frontage and 100 foot depth with a garage and small greenhouse. These buildings were ordered by the City authorities on the 14th July 1944, to be demolished, which were done.

HISTORY OF ADMINISTRATION: This property remained vacant until the time of sale and there is no revenue from it.

SOLD: To Leonard Clegg MILES on the 5th November 1945 for \$1200.00. Approval of Advisory Committee - October 27th, 1945.

FUNDS: Released to the joint credit of Frank Mutsuo NAKASHIMA and John Goro NAKASHIMA, Sale price \$1200.00 plus adjustments \$16.30, total \$1216.30; less advertising \$4.00, Certificate of Encumbrance \$1.00, valuation \$5.00, taxes \$325.37, registration fee \$7.40, commission on sale \$60.00, total \$402.77. Net amount released \$813.53.

TITLE: C. of T. 136088-L covering the above described property in the name of Leonard Clegg MILES, was mailed on the 23rd February to A. W. Goodrich & Co. Ltd., Vancouver, the firm acting for Mr. MILES in the sale.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED: May 15th, 1946.

IM:ML

OLD CERTIFICATE OF TITLE In names of Frank Mitsuo NAKASHIMA and John Goro NAKASHIMA is probably with C. T. 94920-L in keeping of Royal Bank, 7th & Granville, Vancouver. John Goro NAKASHIMA was requested to send both Certificates to Custodian on 22nd January 1946. Request not complied with.

NOTE: Cert. of Title 64919-L received "Ian Macpherson"
by Custodian May 25/46 (Now on file)

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

April 6, 1949

C. M. Clughan

EXHIBIT No. _____
 DATE Nov. 19 1948
 FILED BY K. A. Christie
 File 10807

REAL PROPERTY SUMMARY

JAPANESE NAME: John Goro NAKASHIMA -- Reg. No. 01214

CATALOGUE NO.: Number 326. Advertised.

PROPERTY ADDRESS: 344 West 4th Ave., Vancouver, B. C.

LEGAL DESCRIPTION.: Lot 4, Block 11, District Lot 302, Group 1, New Westminster District, Plan 5832.

TITLE: In the name of John Goro NAKASHIMA. "C. of T. 64920L"

ENCUMBRANCE: Vesting 34702 - 21st August 1943.

ASSESSED VALUE: 1943 -
 Land \$1385.00
 Improvements \$ 800.00 Total \$2185.00 Taxes \$92.96.

CLASSIFICATION: Inspector reported 26th June 1942, a lot 50 by 120 ft. with a 2 storey unpainted frame dwelling made into 4 suites, 2 upstairs and 2 down. House in very bad state of affairs, both exterior and interior.

HISTORY OF ADMINISTRATION: Up to the end of October 1943, only 3 of these suites were occupied, 2 at a rental of \$5.50 each and one at \$4.00 from the 1st November 1944 until the 1st March 1945. The rentals received were for the months of November for 4 suites \$19.00, December, 5 suites \$22.00 and January suites \$22.00. On the 1st March the whole property was rented for the months of March, April and May to J. BAIRD at \$20.00 for March and \$23.00 for April and \$23.00 for May. During the months of June 1st to November 1st, 1945, the property was rented to J. BAIRD for \$19.00 per month. The total amount of rental accruing to this property amounted to \$567.00 and the expense for commission and repairs amounted to \$384.54. City threatens to condemn this building as uninhabitable.

SOLD: To Leonard Clegg MILES for \$1200.00 on the 5th November 1945. Approval of Advisory Committee October 27th, 1945.

FUNDS: Released to the credit of John Goro NAKASHIMA, Sale price \$1200.00 plus rental revenue \$567.00, adjustments \$38.51, total \$1805.51; less taxes \$349.50, Certificate of Encumbrance \$1.00, advertising \$4.00, valuation \$5.00, registration fee \$7.40, commission on sale \$60.00, repairs and maintenance \$384.54, total \$856.44. Net amount released \$949.07.

TITLE: C. of T. 136088-L covering the above described property in the name of Leonard Clegg MILES, was mailed on the 23rd February to A. W. Goodrich & Co. Ltd., Vancouver, the firm acting for Mr. MILES in the sale.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 15th, 1946.
 IM:ML

"(See page 2)"

OLD CERTIFICATE OF TITLE
No. 64920-L

In name of John Goro NAKASHIMA, reported in JP form to be in possession of Royal Bank, 7th and Granville St., Vancouver. NAKASHIMA was asked, 22nd January 1946, to send in this Certificate of Title to Custodian. Request not complied with.

"Ian Macpherson"

IM:ML

Note: Certificate of Title 64920-L, above-mentioned, was received by the Custodian on May 25, 1946. (Now on file.)

HOWARD SMITH
GENOA BOND

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

April 6, 1949

C. J. Clughead