

679



**BUREAU HASTINGS PARK  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

FILE NO.

679

10

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

**PERSONAL INFORMATION**NAME: NAKAMURA, AsakichiHOME ADDRESS: 733 Prior St., Vancouver B.C.REGISTRATION NUMBER 01735 SEX: Male AGE: 54OCCUPATION: Lumber 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: Powell Lumber and Fuel Co., 1355 Powell St., Vancouver, B.C.MARRIED? YesNAME OF WIFE OR HUSBAND: Tiruyo  
ADDRESS OF WIFE OR HUSBAND: 2342 Eton St., Vancouver, B.C.NAMES OF ANY LIVING CHILDREN: Sebuna (M) Eriko (F)ADDRESS OF CHILDREN: 2342 Eton St., Vancouver, B.C.AGE OF CHILDREN: 14 years 9 years**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 2342 Eton St., 33' lot. don't know legal description, papers at home.  
25' lot at 620 and 622 Powell St., Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2342 Eton St., Seven-room semi-bungalow stucco dwelling, on back of same lot garage for one car and three-room cottage (frame), At 620 and 622 Powell St. brick building store on first floor suites on second and third floor.

3. INSURANCE (Give particulars; state where policies are) \$3500 on the Powell St.

property. Policy at home don't know name of company. \$3000 on seven-room house at 2342 Eton St. \$500 on three-room house at rear of 2342

4. TAXES (Amount and where payable) \$97 on 2342 Eton St. (Policies at Eton St. home.)  
\$270 on 620 & 622 Powell St. Paid for 1941.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Pemberton's leases this building. at 620 & 622 Powell St. Mr. Inoue leases the three-room cottage at the back of 2342 Eton St., Vancouver, B.C. at \$12.50 per month



7. STATE WHEREABOUTS OF TITLE DOCUMENTS papers at Royal Bank, Main & Hastings

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: 2342 Eton St., Vancouver, B.C. Seven-room dwelling house.

2. LANDLORD'S NAME AND ADDRESS: Myself

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

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None

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)  
About \$100 War Savings Certificates in the Royal Bank Main & Hastings.
8. BANK ACCOUNTS: \$200 in the Royal Bank at Main & Hastings.
9. LIFE INSURANCE: \$2000 Monarch Life Ins. Co. last premium paid  
\$1000 Monarch Life Ins. Co. jointly with my wife, last premium paid.  
Policies in Royal Bank, Main & Hastings, Vancouver, B.C.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None Royal Bank, Main & Hastings, Vancouver, B.C.

## LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

REMARKS: Insurance policies, titles, etc. in the safety deposit box  
at the Royal Bank of Canada, Main & Hastings, branch. My wife has the  
key

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 3rd day of April 1942

[Signature]  
Witness

(Signature)

[Signature]

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE Nov. 30/42

Our File No. 679

Full Name NAKAMURA, Asakichi  
(Surname in Block Letters)

Registration No. 01735

V  
Male - Female  
(Check)

Age Mar. 10/1887

Former Address 733 Prior St., Vancouver, B.C.

Date Evacuated 15/6/42

V  
Naturalized - Canadian-Born - National  
(Check)

Present Address R.R. #2 Vernon

V  
Married - Single  
(Check)

Name of Wife NAKUMURA, Teruyo #01739

Name of Husband \_\_\_\_\_

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 Saburo(M) 6/7/42

Eriko(F) 25/12/32

Requested by Mrs. Burraston

Registered with Custodian Yes  
(Yes or No)

Additional Information Owner of house and car worth approximately \$15,000.00  
Lumber Merchant.



REAL PROPERTY SUMMARY

JAPANESE NAME: Asakichi NAKAMURA Reg. No. 01735 File No. 679.  
Parcel "A"

CATALOGUE NO: 98

PROPERTY ADDRESS: 2342 Eton Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 6, Block 12, District Lot 184, Group 1, N.W.D., Plan 178.

TITLE: In the name of Asakichi NAKAMURA, Cert. of Title No. 60959-L.

ENCUMBRANCES: 76341-H. City of Vancouver Indemnity Agreement dated 19th November 1929, re sidewalk crossing.  
Vesting No. 35749 - 15th February 1943.

ASSESSED VALUE: 1942 - Land \$ 520.00  
Improvements \$2530.00 - Total \$3050.00. Taxes - \$93.48.

CLASSIFICATION: Location - Popular East End residential district. Land - 33'x120' South west corner of Nanaimo Street. No fencing. Buildings - (1) 1½ storey frame house 28'x34' on concrete wall, stucco walls, duroid roof; 1st floor, 5 rooms and bathroom. No entrance hall. Attic access by narrow stair from kitchen. 1 room lit by skylights flush with roof. Basement ½ concrete and ½ plank floor, hot air furnace, laundry tubs. Finish - Oak floors in 2 rooms, fireplace, tiled sink, old style plumbing. Condition - About 30 years old. Some damage to stucco. Roof renewed. Trim needs paint, some exterior work needs repairs. Plank floor in basement rotten. Posts and beam in basement insufficient. (2) House on Lane 16'x20'. shingle walls and roof. 3 rooms not plastered. Shower. w.c. and sink. rough shed attached. Condition - depreciated. (3) Garage 12'x18', on wood sill siding walls, old duroid roof, plank floor. Condition - in bad state of repair". - Johnson, Reeve & Watson, 19th July 1943.

HISTORY OF ADMINISTRATION: The owner appointed Pemberton Realty Corporation rental agents for the property and this appointment was confirmed by the Custodian, Pembertons remitting to the Custodian on 1st July 1942 the balance on hand from rentals, \$54.22.  
The two buildings on this lot No. 2342 Eton Street and a smaller house in the rear of 2342 were rented separately on a month to month tenancy.  
No. 2342 was occupied at a rental of \$30.00 per month by Percy Finch from 1st June 1942 to 15th April 1943, 10½ months, total rental \$315.00. From 15th April 1943 to 15th November 1943, 7 months, the tenant was F. Dorofay, rental for term \$210.00.  
The house at rear of 2342 was occupied by F. Dorofay who, on 18th June 1942 was owing \$10.00, and who continued in occupation until 18th April 1943, 10 months, at a rental of \$15.00 per month, rental received over this period \$160.00. From 18th April 1943 to 18th October 1943, the tenant was P. Finch, the rent received \$90.00.  
For the whole property the rental received by the Custodian amounted



amounted

Page 2.

File No. 679.

to \$829.22.

**APPRAISAL:**

By D.W. Reeve, 19th July 1943, \$2,750.00, covering lot and both houses.

**OFFERS:**

From Mary Sedlar, 15th July 1943, \$2700.00.  
From Chia Lin, 26th July 1943, \$2,500.00.  
From John Engblom, 14th July 1943, \$3610.00.

**SOLD:**

To John Engblom for \$3610.00 as at 12th August 1943. A  
Approved by Advisory Committee - 29th July 1943.

**TITLE:**

Certificate of Title No. 91316-L issued 14th October 1943 in name of John Engblom, and receipt by his brother Robert Engblom acknowledged 27th October 1943.

**FUNDS:**

See statement under Parcel "B".

**OLD TITLE:**

Certificate of Title No. 60959-L requested of Mr. NAKAMURA but not received, was declared to be in safety deposit box Royal Bank, Main and Hastings Branch.

**PARCEL "B"**

**CATALOGUE NO:**

210.

**PROPERTY ADDRESS:**

620 and 622 Powell Street, Vancouver, B.C.

**LEGAL DESCRIPTION:**

Lot 5, Block 52, District Lot 196, Group 1, N.W.D., Plan 196.

**TITLE:**

In the name of Asakichi NAKAMURA, Cert. of Title No. 59501-L.

**ENCUMBRANCES:**

Nil.

Vesting No. 35749 - 15th February 1943.

**ASSESSED VALUE:**

1942 - Land \$ 750.00  
Improvements \$5500.00 - Total \$6250.00. Taxes - \$182.28.

**CLASSIFICATION:**

The building is a 3 storey frame store, No. 622, and apartments No. 620. The two upper floors contain 18 rooms, two bathrooms, four toilets. Building is heated by hot air furnace.

**HISTORY OF  
ADMINISTRATION:**

The store, known as 622 Powell St., was occupied as a fish market at a monthly rental of \$25.00 by D. MORI, at date of evacuation. Mr. MORI'S business was taken over by P.S. Ross & Sons, and the premises were vacant until 15th September 1942 when they were rented to A. Gregorovich until 22nd January 1944, 16½ months at \$25.00, \$406.45. Mrs. Walters succeeded as tenant for 3 months until 24th April 1944 at \$25.00, rental \$75.00.

The premises known as No. 620 Powell St., consisting of the apartments of the two upper floors were leased by Asakichi NAKAMURA on 14th



April 1942 to Mike Kolut at a monthly rental of \$35.00. Kolut assigned this lease on 19th February 1943 to Mike Mirka, who assigned on 23rd March 1943 to John Halldorson. Kolut was tenant from 1st July 1942 to 1st March 1943, 8 months, Mirka 1st March 1943 to 1st May 1943, 2 months, and Halldorson from 1st May 1943 to 1st May 1944, 12 months, the total rental during the period of the three tenancies being \$770.

A garage on this lot was rented during the month of July 1942, for \$2.50.

The total rental revenue from this property was \$1253.95.

**APPRAISAL:**

By Loewen & Harvey, Limited, 27th November 1944, \$2800.00.

**OFFERS:**

From Joe Cepuran, 1st October 1943, \$3100.00.

From Pemberton Realty Corporation on behalf of client, 19th February 1944, \$4,000.00.

From Andrew Bak and John Grenda, through Pemberton Realty, 25th March 1944, \$4350.00.

**SOLD:**

To Andrew Bak and John Grenda for \$4350.00 as at 5th April 1944. Approved by Advisory Committee - 30th March 1943.

**TITLE:**

Certificate of Title No. 101420-L issued 12th May 1944 in names of Andrew Bak and John Grenda, and receipt acknowledged by J. Grenda 1st June 1944.

**OLD TITLE:**

Certificate of Title No. 59501-L declared to be in safety deposit box Royal Bank, Main & Hastings. Requested and not produced.

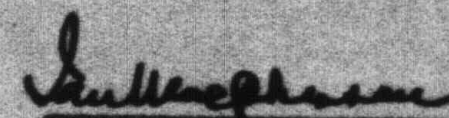
**FUNDS:**

Released to the credit of Asakichi NAKAMURA - sale price Powell St., property \$4350.00, plus sale price Eton St., property \$3610.00, plus rental revenue Powell St., \$1253.95, plus rents Eton St., \$829.22, total \$10043.17; less commission on rent \$98.95, repairs \$661.82, sundries \$210.25, taxes \$277.19, insurance \$83.45, Certificates of Encumbrance \$2.00, appraisal \$10.00, advertising \$8.00, registration fees \$30.95, commission on sales \$398.00, closing adjustments \$22.26, total \$1802.87, less adjustments \$3.72, total \$1799.15. Net amount release \$8244.02

This summary is certified to be in accordance with information on file.

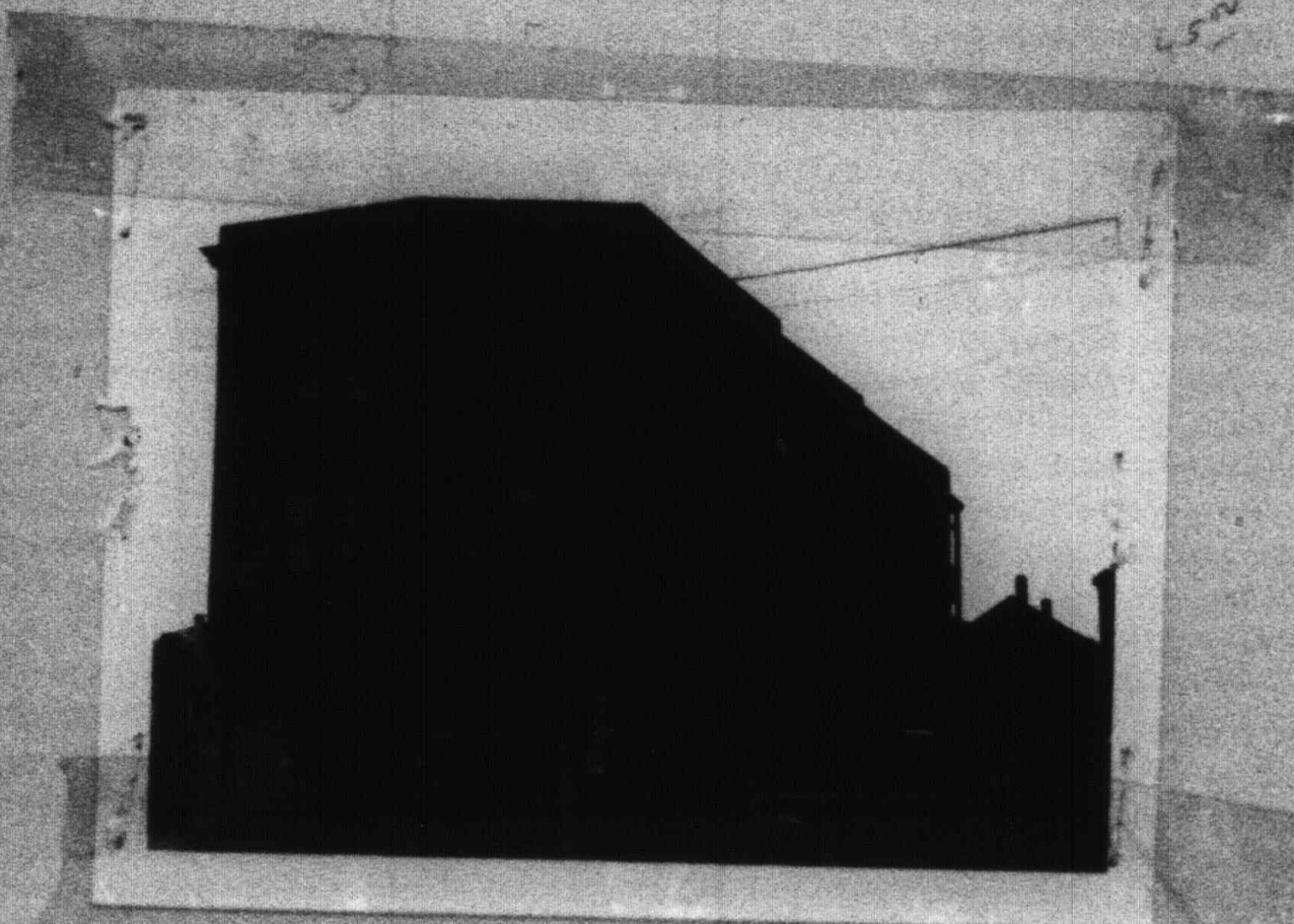
March 31st, 1947.

IM:JS

  
Ian Macpherson.



NAKAMURA, Asakichi  
Evac. File #679  
620-622 Powell St., Vancouver, B. C.



Picture Taken April 8, 1943

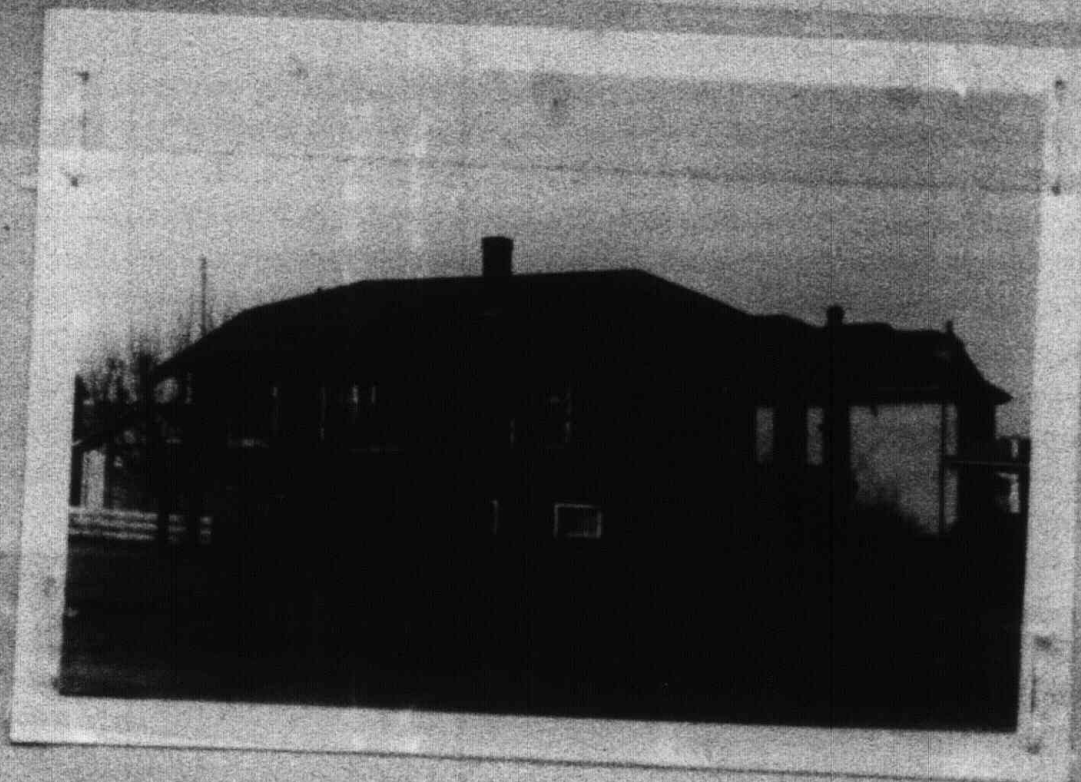


FILE 679

A. NAKAMURA

2342 Eton St.

10th Feb. 1943



00



735

NAME

NAKAMURA, Asakichi

FILE NO.

679

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The British Columbia Plate Glass Insur. Co.	31390	\$	June	10th	1945	620-622 Powell St., Vancouver, B. C.
New Hampshire Insur. Co.	110053	\$2,500.00	April	19th	1944	No. 2342, South side Eton St., Vancouver, B. C.
New Hampshire Insur. Co.	110048	\$3,500.00	March	7th	1944	No. 622, South side Powell St., Vancouver, B. C.
Legal & General Assur. Society Ltd.	11794	\$500.00	June 1st	10th	1945	No. 2342 Eton St., Vancouver, B. C.
Legal & General Assurance Soc. Ltd.	17054	\$3,500.	March	7	1947	622 Powell St., Vancouver, B. C.

## FIRE INSURANCE SUMMARY

File No. 679.

Nos. 620,622 Powell St., 5/52/196.

No. 2342 Eton St., 6/12/184.

Asakichi NAKAMURA - Reg. No. 01735.

In his J.P. declaration Asakichi NAKAMURA stated his building known as 620,622 Powell Street was insured in the sum of \$3,500.00. This was Policy 110048, New Hampshire Insurance Co., expiring 7th March 1944, and the insurance was renewed by Policy 17054, Legal & General Assurance Co., \$3,500.00, expiring 7th March 1947.

The windows of the store in this building were insured in the B.C. Plate Glass Insurance Co., Policy 31390, expiring 10th June 1945. Both policies above were transferred to Messrs. Bak and Grenda, the purchasers, 2nd May 1944.

The two houses at 2342 Eton St., were insured by the owner in the amounts of \$2,000.00 and \$500.00 in the New Hampshire Insurance Co., Policy 110053, expiring 19th April 1944. This policy was transferred to John Engblom, the purchaser, 27th October 1943.

The furniture etc., in 2342 Eton was insured for \$500.00 by Policy 11794, Legal & General Assurance Co., expiring 10th June 1945. This insurance was cancelled 11th March 1944.

This summary is certified to be in accordance with information on file.

March 31st, 1947.

*Ian Macpherson*  
Ian Macpherson.

IM:JS



LIABILITY SUMMARY

File No. 679.

Isakichi NAKAMURA - Reg. No. 01735.

There is no record on file of any claim against  
the above, or any reference to a claim.

This summary is certified  
to be in accordance with  
information on file.

March 31st, 1947.

  
Ian Macpherson.

IN:JS



File No. 679/1064A

CHATEL SUMMARY

May 6th, 1947

Asakichi NAKAMURA,  
Reg. No. 01735

Teruyo NAKAMURA,  
Reg. No. 01739

On examination of File #679 we find that no chattels were declared by Asakichi NAKAMURA but his wife did declare a number of chattels. There is also evidence on the file that four other Japanese had belongings in 2342 Eton Street, owned by NAKAMURA. Their names are:-

Yosaka HIRIUCHI - New Denver, B.C.

Tokino YOGURI, Skeena City, B.C.

Powell Lumber & Fuel Co. Ltd. McGillvray Falls, B.C.

We also find that Mr. NAKAMURA was given permission to come to Vancouver and sort out his chattels and that of the other people mentioned above, and corroborated by Mr. Spain's memorandum of November 18th, 1943 on File #679 also memorandum of Dec. 2/43.

This would appear to dispose of these chattels.

Chattels that remained at 2342 Eton St. after NAKAMURA left, were sold at Auction and by private sale and credited to his account on our books.

The above Summary is certified to be in accordance with the information on file,  
May 6th, 1947.

*M. D. A. Davidson*

DB.



# REPORT FOR CUSTODIAN

Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

File No. 679.

Registration No.

Name Asakichi, NAKAMURA

Address: 2342 Eton Street and 2342 Eton Street, rear.

Type of Property: Residence.

Description of Land and Buildings: 2342 Eton Street. This is a seven room 1 1/2 storey stucco semi-bungalow consisting of living room, dining room, kitchen, two bedrooms and bath downstairs; two partly finished bedrooms upstairs. Basement with hot air furnace. 2342 Eton Street rear. This is a three room stucco cottage consisting of living room, kitchen, bedroom and toilet. At present we have a deposit from a Mr. P. Finch to rent the front house at \$30.00 per month as from date of evacuation. The rear cottage is rented to J. M. Derofay at \$15.00 per month from May 18th, 1942. Mr. Nakamura gave us to understand that the basic rental for the rear cottage was \$15.00, for which we rented the premises. In his report to you he states \$12.50 as the rental. This being the case we will ~~XXXXXXXXXXXXXXXXXX~~ have to make a new arrangement with the tenant.

INVENTORY OF CONTENTS: Mr. Nakamura is storing all his furniture at 2342 Eton Street in a room built in the basement. He states he will supply your office with an inventory as soon as possible.

## Insurance

Amount	Company	Number	Type	Premium	Expiry	Agent
Particulars to be supplied by owner at a later date.						

We have been given to understand that this property is Clear Title

Name of Mortgager \_\_\_\_\_ Address \_\_\_\_\_

Name of Mortgagee \_\_\_\_\_ Address \_\_\_\_\_

Amount of Mortgage \_\_\_\_\_ Int. Rate \_\_\_\_\_ Payable \_\_\_\_\_

Dates Int. Payable \_\_\_\_\_ Principal Repayments \_\_\_\_\_

Mortgage Due \_\_\_\_\_

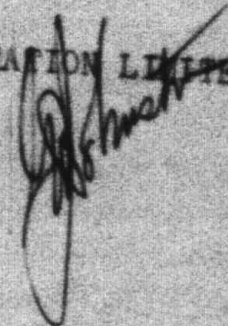
Recommendations: In accordance with your instructions contained in

File No. 679, we recommend that Pemberton Realty Corporation Limited

continue as rental agents., and that Mr. Finch be continued on as a

month to month tenant.

PEMBERTON REALTY CORPORATION LIMITED.





ASSIGNMENT AND ACCEPTANCE

FOR VALUE RECEIVED, I...hereby assign all...right, title and interest in and to the lease dated the fourteenth (14th) day of...April.....A.D. 1942, made between...~~ADAMSON & THOMAS~~.....of...2342 Eden Street...in the City of...Vancouver.....Province of...British Columbia,.....Hereinafter called the Lessor, AND...~~WILLIAM KOLBY~~.....of...620 Powell Street.....in the City of...Vancouver.....Province of...British Columbia.....Hereinafter called the Lessee, for the Premises known as "Alita Rooms", being on 2nd & 3rd floors of building situated on Lot 5, Block 32, V.L. 196, Vancouver, British Columbia (copy of which above lease is attached hereto), unto...~~WILLIAM KOLBY~~.....of.....in the City of...Vancouver.....Province of...British Columbia, and in consideration of the consent to this assignment by the Lessor, I...hereby guarantee the performance of the said...~~WILLIAM KOLBY~~.....my...heirs, executors, administrators, successors and assigns, of all the covenants on the part of the said Lessee in and to the said lease mentioned, and assignments thereof, if any.

WITNESS...my hand....and seal...this nineteenth (19th)....day of February....A.D. 1943.

WITNESS  
*[Signature]* *Mike Kolby*

IN CONSIDERATION of the above assignment.....hereby assume and agree to make all payments and to perform all the covenants and conditions of the lease above mentioned, dated the...fourteenth (14th)....day of...April.....A.D. 1942, by the said Lessee to be made and performed from the...first (1st)....day of...March.....A.D. 1943.

WITNESS...my hand....and seal...this nineteenth (19th) day of February....A.D. 1943.

WITNESS  
*I agree to assign & pay all water rates from Jan 9/43*  
*m. on.* *[Signature]* *Mike Mike*

CONSENTED TO



ASSIGNMENT AND ACCEPTANCE

FOR VALUE RECEIVED...I...hereby assign all.FY...right, title and interest in and  
to the lease dated the.Fourteenth (14th) day of...April...A.D.1942,  
made between...ASAKICHI NAKAMURA...of...2342 Eton Street...  
in the City of..Vancouver...Province of..British Columbia...Hereinafter  
called the Lessor, AND...MIKE KOHUT...of...620 Powell Street  
in the City of Vancouver, Province of British Columbia, which lease was assigned on  
February 19th, 1943, to MIKE MIRKA of the City of Vancouver, Province of British Columbia,  
Hereinafter called the Lessee, for the Premises known as  
"Alita Rooms", being on 2nd and 3rd floors of building situated on Lot 5, Block 52,  
D.L. 196, Vancouver, British Columbia, (Copy of which above lease

is attached hereto), unto...JOHN HALLDORSON...of...  
...in the City of..Vancouver...Province of..British Columbia,

and in consideration of the consent to this assignment by the Lessor, .I..hereby  
guarantee the performance of the said....JOHN HALLDORSON.....

..his..heirs, executors, administrators, successors and assigns, of all the  
covenants on the part of the said Lessee in and to the said lease mentioned,  
and assignments thereof, if any;

WITNESS...FY...hand....and seal...this...Twenty-third (23rd) day of..March...A.D.  
1943.

WITNESS *[Signature]* A Notary Public in and for the *Mike Mirka*  
Province of British Columbia.

IN CONSIDERATION of the above assignment.....I.....  
hereby assume and agree to make all payments and to perform all the covenants  
and conditions of the lease above mentioned, dated the.Fourteenth (14th)....  
day of...April...A.D.1942, by the said Lessee to be made and performed from  
the..First (1st).....day of...April...A.D.1943.

WITNESS...FY...hand....and seal...this...Twenty-third (23rd) day of...March...A.D. 1943.  
I agree to assume and pay all water rates from Feby. Nineteenth (19th), 1943.

WITNESS *[Signature]* *John Hallderson*

CONSENTED TO



503

754 Hamilton Street, Vancouver, B.C. July 14th., 1943

The Custodian  
606 Royal Bank Building,  
City.

Dear Sir:-

Tender for Real Estate, Catalogue No 579.

July 14/43  
98

Please find enclosed my certified cheque for  
an amount of \$ 361.00 for the property listed under the  
above number.

I hope to hear from you in due time and  
oblige. My bid on this property is \$ 3610.00 .

Yours truly,

John Engstrom

3610

OK

3249  
361  
3610



2748 Cambridge St.,  
Vancouver, B. C.  
July 15<sup>th</sup> 1943.

Dept. of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Bldg.  
Van. B.C.

Catalogue Parcel No. 98

Dear Sir:-

I hereby make tender to  
purchase the property at 2342 Eton Street,  
at the price of \$2700.

Yours truly,

(Mrs.) Mary Sellar.



JOHNSON, REEVE and WATSON

Bank of Nova Scotia Building,  
602 West Hastings Street,  
Vancouver, B.C.  
19th July, 1943.

The Custodian's Office,  
Vancouver, B.C.

File No. 679

Dear Sir:

Catalogue No. 98  
Lot 6 Block 12 D.L. 184  
2342 Eton Street.

We have inspected this property and beg to report as follows:-

Location Popular East End residential district.  
Land 33' x 120' South west corner of Nanaimo Street. No fencing.  
Buildings (1) 1½ storey frame house 28' x 34' on concrete wall, stucco walls, duroid roof, 1st floor, 5 rooms and bathroom, No entrance hall, Attic access by narrow stair from kitchen. 1 room lit by skylights flush with roof. Basement ½ concrete and ½ plank floor. hot air furnace, laundry tubs.  
Finish Oak floors in 2 rooms. Fireplace. Tiled sink. Old style plumbing.  
Condition About 30 years old. Some damage to stucco. Roof renewed. Trim needs paint, some exterior work needs repairs. Plank floor in basement rotten. Posts and beam in basement insufficient.  
(2) House on Lane 16' x 20'. shingle walls and roof. 3 rooms not plastered. Shower, w.c. and sink. rough sheds attached.  
Condition Depreciated  
(3) Garage 12' x 18', on wood sills, siding walls, old duroid roof. plank floor.  
Condition in bad state of repair.  
Rent \$35.  
City Assessment \$3,070 (Land \$520 Buildings \$2,550)  
Taxes \$103.  
Appraisal We are of the opinion that the value of this property is \$2,750.

Yours faithfully,

JOHNSON, REEVE & WATSON  
Per "D.W.Reeve"

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EXHIBIT No. \_\_\_\_\_  
23 April 1948

DATE \_\_\_\_\_  
FILED Claimant on behalf of Crown

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

May 20, 1948

*Michael*  
*J.M.*



McGillivray Falls, B. C.,  
September 30th, 1943.

Mr. John Farafay,  
2342 Eton Street,  
Vancouver, B. C.

Any time between 9.30 & 2.30  
Mr. J.F. would like to examine  
washing machine before buying  
Also some wood.

Dear Mr. Farafay:

Thank you for yours of September  
22nd. All of us are at least healthy, so very thank-  
full.

In regard to the lawn mower and  
the washing machine, I would say that I will be willing  
to sell them if I can get Fifteen Dollars (\$15.00) for  
the mower, and One Hundred Dollars (\$100.00) for the  
washing machine. If, however, I cannot get these prices,  
I don't think I should sell them as I expect to need  
them shortly.

Thank you for the inquiry.

Truly yours,

*A. Nakamura*  
A. Nakamura.

*Mr. Spain*  
*File #679*



5/1

Applied	
No.	679
By	[Signature]
Date	

R.R.#4, New Westminster, B.C.

October 1, 1943.

Department of the Secretary of State,  
Office of the Custodian,  
506, Royal Bank Building,  
VANCOUVER, B.C.

Dear Sirs:

I hereby tender the sum of Thirty-one hundred dollars (\$3100.00) on 620 & 622 Powell Street, Vancouver, B.C.

I have made a tender on 57-59 Powell Street, Vancouver, and 58-60 Alexander Street, Vancouver, and if that tender is accepted I wish to withdraw this tender on 620 & 622 Powell Street.

Yours truly,

*Joe Cepuran*

Joe Cepuran,  
c/o Pemberton's, 418 Howe Street,  
Vancouver, B.C.

210

#3100 ✓

210

*[Signature]*

*[Signature]*







ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

415 HOWE STREET  
VANCOUVER, CANADA  
February 19, 1944.

5/2

EVACUATION SECTION	
Rec'd	FEB 21 1944
File No.	679
Ans.	RM
Referred	Shars.

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Re: Catalogue #210.  
620 and 622 Powell Street.

Dear Sirs:

We have to-day received an offer on the above property  
of \$4,000.00.

Kindly advise us if this is acceptable to you.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

*W. G. Moore*

W. G. Moore.

WGM-JM



ESTABLISHED 1867

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

March 25, 1944.  
"One Day Nearer Victory"

5/13

Rec'd	MAR 25 1944
File No.	679
Ans.	WGM
Referred	HARRIS

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, British Columbia.

Re: Catalogue #210,  
620 & 622 Powell Street.

Dear Sirs:

We have to-day received an offer from Andrew Bak and John Grenda on the above property, of \$4,350.

Enclosed please find two certified cheques for \$217.50 each.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED

*W. G. Moore*

W. G. Moore.

WGM-JM  
Enc.



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

April 4, 1944.

Rec'd APR 5 1944  
File No. 679  
Ans. *[initials]*  
Referred HARROP

Department of the Secretary of State,  
Office of the Custodian,  
506, Royal Bank Building,  
VANCOUVER, B.C.

Dear Sirs: Catalogue No.210 - 620-622 Powell Street

This will confirm the offer of the parties hereinafter named to purchase the property at the above address at Forty-three hundred and fifty dollars (\$4350.00), payable all cash. You have already received two deposit cheques of \$217.50 each, and we now enclose two certified cheques for \$1957.50 each, in full settlement of the balance of the purchase price.

Please prepare deed in favor of Andrew Bak (Shipyard worker), of 728 East Georgia Street, Vancouver, and John Grenda (Shipyard worker) of 248 Princess Street, Vancouver. Both are naturalized Canadian citizens, formerly Polish.

It is understood that we will receive a commission of 5% of the gross purchase price on completion of the transaction.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

*W. G. Moore*

W. G. Moore.

D.  
Encs.



TITLE RECEIPT

Catalogue No. 210  
File No. 679  
620-22 Powell Street  
5/52/196

Receipt of Certificate of Title No. 101420-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of The British Columbia Plate Glass Insurance Co., Policy No. 31390 and Legal & General Assurance Society Ltd., Policy No. 17054, which have been assigned to us.

Dated at Vancouver, B. C., this 1<sup>st</sup> day of June 1944.

J. Greider



# LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY  
AUTOMOBILE, PLATE GLASS  
INSURANCE  
AGENTS FOR  
EAGLE STAR AND BRITISH  
DOMINION INSURANCE  
COMPANY LIMITED  
OF LONDON, ENGL.

ESTATE AGENTS INSURANCE  
MORTGAGES REAL ESTATE

TELEPHONE  
MACHINE 4341  
CODES  
A.B.C. 8TH EDITION  
WESTERN UNION  
CABLE ADDRESS  
"LOWHAR"

751 DUNSMUIR STREET  
VANCOUVER, B.C.

November 27th, 1944.

The Department of The Secretary of State,  
Office of The Custodian,  
( Japanese Evacuation Section )  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 210, 620 - 622 Powell Street,  
Lot 5, Block 62, District Lot 196.

The above lot is on the South side of Powell Street, between  
Princess and Heatley Avenues - is 25 x 122 feet to a 20 foot lane and  
level with both.

On this is a three (3) storey brick building 25 x 84 feet, con-  
taining store with living-quarters behind and rooms above. The exterior  
is in fair condition but the mortar has been picked out between the bricks  
on the West wall and some of the bricks are crumbling. This wall should  
be flush coated with cement. At the back of the building, wooden  
verandahs for the upper two (2) floors have been added - built on wood  
posts with cement footings, and wood stairs leading from the ground. It  
was not possible to see the roof but the tenant advised that it seemed  
sound. There is a sheet metal garage on the lane.

The store has a cement floor a distance of twenty-one (21) feet  
from the front. The living quarters occupy a portion of the back part and  
have toilet and sink only. There is no heating in the store. Wiring  
is in conduit. In the back with outside entrance is a furnace room with  
boiler and domestic heater for the upper two (2) floors.

The second (2) and third (3) floors each have seven (7) rooms  
and each have basin or sink with hot and cold water. There is one bath  
and two (2) toilets on each floor. Some rooms require redecorating - but  
the general condition of the interior is good.

A fair valuation as at the date of inspection, November 22nd  
1943, is Twenty-eight hundred (\$2,800.00) Dollars.

Yours faithfully,

Loewen and Harvey, Limited.

*A. Rout Harvey*  
Director.

ARH/F.  
encl. 1



NAME NAKAMURA, Asakichi

REGISTRATION NO. 01735

FILE NO. 679

The following chattels were sold by public  
auction at Vancouver, B. C. on December 14th, 1945.

Books

\$ .35

Total

\$ .35

Less Expenses: (Auctioneer's Fee \$ .03  
Advertising .02  
Moving .03

\$ .08

Net Proceeds Credited:

\$ .27

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 77

Remarks.



NAME WAKAMURA, Asakichi

REGISTRATION NO. 01735

FILE NO. 679

The following chattels were sold by public  
auction at Vancouver, BC. on December 17th, 1943

Tub and contents  
Table  
Cupboard & box

\$ 2.00  
.25  
.50

Total:

Less Expenses: Auctioneer's fee .27  
Advertising .05  
Moving .19  
Net Proceeds Credited:

\$2.75  
\$ .51  
\$2.24

Members of Custodian Staff Present. Wills

Extracted from Auctioneering list No. Vancouver No. 8

Remarks. *No inventory*



JAN - 2 1948

380

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.

679

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

(1) NAME YAKAMURA ASAKICHI (BCMP) Reg. No. 01735  
(Print) Surname Given Name

(2) Pre-Evacuation Address 2342 ETOW ST VANCOUVER

(3) Present Address R.R. NO. 2 VERNON, B.C.

(4) REAL ESTATE 2342 ETOW ST.

(a) Street Address (if any) 620-622 POWELL ST. VANCOUVER B.C.  
City or Municipality, Province

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

(A) 2342 ETOW ST. - LOT 5, BLOCK 52, DISTRICT LOT 196  
GROUP 1, NEW WESTMINSTER DIST., PLAN 196

(B) 620-622 POWELL ST. - LOT 6, BLOCK 12, DISTRICT LOT 196  
GROUP 1, NEW WESTMINSTER DIST., PLAN 178

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

(i) ~~Farm~~  
(ii) Residence Type of business HOUSE-KEEPING ROOM  
(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)	- - - - -	\$	
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$	

5750.00 (A)\*  
6800.00 (B)  
\$12550.00 TOTAL VALUE

3610.00 (A)  
\$4350.00 (B)

\$7960.00 TOTAL  
\$4590.00

(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

(over) \* (A) - 2342 ETOW ST.  
(B) - 620-622 POWELL ST.



IN THE MATTER OF THE "INQUIRIES ACT,"  
PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Vernon, B.C.

April 23, 1948

IN THE MATTER OF THE CLAIM OF  
ASAKICHI NAKAMURA

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the  
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the  
Claimant.

T.J. MARRION, Esq.,

Secretary to Vernon  
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30



2  
A. Nakamura  
In Chief.

MR. McMASTER: A. Nakamura, No. 211 on the list.

ASAKICHI NAKAMURA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. McMASTER: In this case, your honour, I would like to draw to the attention of my learned friend that we have not yet received copies of the appraisal reports on the property, and I would appreciate receiving those at his earliest convenience, and if he would be good enough to advise at the same time as to the actual date of appraisal by Lowen and Harvey. According to the date on the appraisal report appearing in his file, the appraisal was made some considerable time after the sale of the property, from my notes.

MR. McTAVISH: November 27, 1944 was the date I have.

20 MR. McMASTER: Yes, and my notes say the property was sold in April, 1944, so that I would like confirmation of the actual date of appraisal.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, you are claiming with respect to two pieces of property, one on Eton Street and one on Powell Street, is that correct?

A: Yes.

Q: I would like to refer, first, to the property on Eton Street.

A: Yes.

30 Q: Did you instruct me to draw this statement and is this your signature on the statement referring to that property?

A: Yes.



A. Nakamura  
In Chief.

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: That is the Eton Street property. Do you wish to file the appraisal reports?

MR. McTAVISH: Yes.

10 MR. McMASTER: I file on behalf of my learned friend what purports to be an appraisal by Johnson, Reeve and Watson, dated July 19, 1943 with respect to premises at 2342 Eton Street.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: If I might refer to Exhibit No. 1, your honour, the statement made by the claimant, I draw attention to the fact that this property is situated at the corner of Eton and Nanaimo Streets in Vancouver, which is a popular East-end residential district, mainly populated by Occidentals.

20

There are two houses on these premises, one at 2342 Eton Street, which is a seven room house, stucco finish, and was occupied as a home by the claimant; the other is known as 2342½ which is a three room house, frame finish, and was rented as a dwelling. There is also a garage on the premises.

The claimant states in Exhibit No. 1 that he purchased the premises in April, 1941, for \$2700.00, that he made certain improvements to the premises which are listed in the statement, which cost him

30



about \$224.00, that is, on the 2342 premises; and improvements on the 2342 premises which cost him about \$118.00. He points out that he was in the lumber business so that he got most of his materials wholesale. He gives on his statement a detailed statement of the premises, showing the size of the rooms, the fact that in the main premises there were hardwood floors and tile around the sink and so on, and that there was a bathroom in the three-room premises.

10

He states that these premises are situated at Eton and Nanaimo with a nice view of Burrard Inlet. The premises needed a lot of repairs and renovation when he bought in April, 1941, so that he thinks that he got a very good price. He spent roughly \$1,000.00 fixing them up, and when he left they were in excellent condition inside and out.

He had this small house on the premises rented for \$15.00 per month, and he used the front premises as his home. When he left that was rented for \$30.00 per month, unfurnished. The property was sold by the Custodian in August, 1943, and the claimant states that, having regard to the fact that he got a good buy and had put the houses and grounds in good condition and to the popularity of the neighbourhood, he considers that in the improved market of 1943 he could have sold the house for \$5750.00, that is, the premises for that price.

20

Q: Now, witness, with respect to the other premises that you are claiming for, at 620-622 Powell Street,

30



A. Nakamura  
In Chief

Vancouver, B.C., did you instruct me to draw this statement and is that your signature on the statement?           A: Yes.

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 3)

10 MR. McMASTER: On behalf of my learned friend, I would file as the next exhibit an alleged appraisal of Loewen and Harvey Limited, dated November 27, 1944, with respect to the premises, 620-622 Powell Street.

(APPRAISAL MARKED EXHIBIT NO. 4)

MR. McMASTER: I would like, if I might, to refer to Exhibit No. 3, the statement of the claimant with regard to the Powell Street premises. He points out that it was a three storey building, a store on the ground floor and the top two floors were in living quarters. There was one bathroom and two  
20 toilets on each of the top floors and hot and cold running water and a basin and sink in each room. The building was a brick building, the store premises were used as commercial premises and the upstairs as apartments. He purchased this property on March 7, 1941 and paid \$3750.00 for it. In 1941 he expended some \$1100.00 improving the premises and between the time of his evacuation and the time that the Custodian sold the premises in April, 1944,  
30 the Custodian expended another \$619.00 on the pre-



nises, repairing and improving them. He states that when he purchased the premises they were producing a gross revenue of \$60.00 per month and he knew that he would have to do quite a bit of repair work, but he considered the premises a good investment. The Custodian continued to rent the premises at \$60.00 per month and sold them in April 1944, when the market was very much improved, and by which time the Powell Street community had been re-settled, and he states, having regard to these factors, that he considers the property could have been sold in 1944 for \$6800.00, and he points out that the appraiser acknowledges that the condition of the premises on the exterior was fair and on the interior was in good condition.

Q: Now, witness, I produce to you a typewritten list headed "expenses." Are those expenses which you extracted from the statements that the Custodian sent to you with regard to the Powell Street premises?

A: Yes.

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

(STATEMENT MARKED EXHIBIT No. 5)

MR. McMASTER: Your witness.

MR. McTAVISH: It is submitted, your honour, that both parcels of real estate were sold by the Custodian for their fair market value.

I refer to Exhibit 2, which is the appraisal by Johnson Reeve and Watson dated July 19, 1942 and covering the Eton Street property: "We have inspected this property and beg to report as follows:



Location: Popular East End residential district.  
Land: 33 feet by 120 feet Southwest corner of Nan-  
aimo Street. No fencing. Buildings: (1) 1½ storey  
frame house 28 feet by thirty-four feet on concrete  
wall -- "

MR. McMASTER: Your honour, I don't like to interrupt  
my friend, but I would point out the fact that be-  
fore this is read into the transcript, that the  
appraiser ought to be subject to cross-examination.  
10 I think the purpose in filing these appraisal re-  
ports, as explained the other day, is so the Com-  
missioner, in reading the evidence that is put in  
by the claimant, will be able to follow any refer-  
ences that are made to the appraiser's reports, the  
principal being that the claimants are not going to  
be permitted to come to Vancouver to rebut evidence  
themselves. I would submit that is the only pur-  
pose in filing the appraisal reports, and there-  
fore, any reading of the appraisers' reports into  
20 the record ought to await the calling of the appra-  
ser so that he can be cross-examined on this mater-  
ial.

THE COMMISSIONER: What do you say to that, Mr. McTavish?

MR. McTAVISH: Your honour, I understand the purpose of  
these inquiries is to put forward as many facts  
as possible. Strict rules of evidence are not  
supposed to apply. I feel these are material and  
should go in. However, the appraisal is in --

MR. McMASTER: On your behalf.

30 MR. McTAVISH: On my behalf.



THE COMMISSIONER: Well, if it is in, it is part of the record as an exhibit.

MR. McMASTER: Yes, and it is in subject to proof, that is the understanding on which those were put in.

THE COMMISSIONER: Well, I don't like to close you off, Mr. McTavish, but it seems to me that you have it in, and the mere matter of reading it into the record is not going to help you any. While this inquiry is not conducted as to strict rules of evidence, still I think the Commissioner will follow evidence that is applicable in court cases pretty closely because if he gets away from that line, he will probably feel the evidence isn't applicable. If you wish to read it in, I will, of course, allow it and then Mr. McMaster's objections will be noted and that will go up to the Commissioner.

CROSS EXAMINATION BY MR. McTAVISH:

20 Q: How old is this house?

A: I don't know very well, but I think about 25 years.

Q: In what condition was the stucco?

A: The stucco outside was damaged to a certain degree, but I made repairs.

Q: What condition was the plank floor in the basement in?

A: It was nearly all concrete. There was only ten percent of the floor which was of wood.

Q: In what condition was this wood?

30 A: Generally speaking, good.



Q: Was any of it rotten?

A: The side was slightly rotten, but I repaired it.

Q: When did you carry out these repairs?

A: I don't know quite, but in 1941.

Q: The second house on the property, how many rooms were in that house?

A: Three rooms.

Q: Three rooms. Were they plastered?

A: No, it was wood inside.

Q: You state you paid \$2700.00 for the property.

10 A: Yes.

Q: And spent approximately \$1,000.00 on it. A: Yes.

Q: The total cost of the property to you, then, was roughly \$3700.00?

A: Yes.

MR. McTAVISH: Your honour, I don't appear to have a copy of the assessment on the property. I would ask my friend if he has one or if he would admit the assessment.

MR. McMASTER: I am sorry, I don't have a copy of the assessment. If my friend would give me the assessment, subject to proof, I wouldn't object.

20

MR. McTAVISH: The assessment, according to my file, on the land was \$520.00, improvements at \$2530.00, making a total of \$3050.00.

Q: What date were you evacuated?

A: July, 1942 -- June, 1942.

Q: Do you disagree with the valuation placed on the Powell Street property by Loewen and Harvey Limited; they place a value on it of \$2800.00.

A: I think that is a reasonable price.

30 MR. McMASTER: I would like to have that question in-



A. Nakamura  
Cross exam.

terpreted to him again. Would the reporter be good enough to read it back to him?

THE INTERPRETER: I know what the question is.  
(Question interpreted)

THE INTERPRETER: A: That was about the value of it, I think.

THE COMMISSIONER: Are you satisfied now, Mr. McMaster?

MR. McMASTER: No, I am not. I mean, I am not criticizing the interpreter in any way, but obviously the appraisal that is being referred to, \$2800.00, well, the property was sold by the Custodian for \$4350.00 and the man is claiming some \$6800.00. It is such an absurd answer that I wonder if he has caught what the question is.

THE INTERPRETER: Your honour, might I suggest that Mr. McMaster's interpreter put the question to him if Mr. McMaster is dissatisfied? I interpreted his answer to the question.

MR. McMASTER: My objection is -- the question was in regard to the appraisal made by the Custodian's appraisal on the Powell Street property for \$2800.00. The question was, does he consider that a fair price for that property.

MR. McTAVISH: That is correct.

THE COMMISSIONER: Well, just a moment, before we bring another interpreter into this, he will have to be sworn.

MR. McMASTER: I think that can be stated by the interpreter.

THE COMMISSIONER: Yes. Well, try it again.



Q: (Question interpreted)

MR. McMASTER: Now, what did he say, I would like to know.

A: He said, as the top price \$5,500.00. In my opinion it is a fair market price.

MR. McMASTER: Would my friend mind if I suggested that he ask what is a fair market price?

THE COMMISSIONER: Yes. Well, that is fair enough.

MR. McTAVISH: My friend can bring that out in cross-examination. I have asked my question.

10 THE COMMISSIONER: I will ask him that, then.

Q: What is a fair market price?

A: I think, in my mind, it is \$6,000.00.

MR. McTAVISH: Your honour, I must repeat my question again, then.

THE COMMISSIONER: All right, go at it.

MR. McMASTER: I think that answers my friend's question, unless he wants to pursue it.

MR. McTAVISH: I had my answer before. He thought \$2800.00 was a fair price.

20 THE COMMISSIONER: Well, you have that on the record.

MR. McTAVISH: Q: Would you ask the witness if he has any experience with Vancouver real estate values?

A: I have not.

Q: And the values you place upon your property are just a matter of your opinion?

A: He says, I consider this market price, if I had to buy a house, even if it was old, it would cost about \$3,000.00 or \$4,000.00.

Q: That is not an answer to my question. I would like the answer to the question. The price that he is



A. Nakamura  
Cross exam.  
Re-direct exam.

claiming is only his opinion as to what properties are worth.

A: When I bought the building, it was cheap and the price advanced afterwards.

Q: Would you ask him to answer the question.

THE INTERPRETER: I did ask him to answer the question.  
(Question interpreted)

10 A: Compared to present day prices, I consider that the price at which I bought was cheap, if you were even to make a one room place, now, it would cost you \$1,000.00.

Q: Would you ask him again if the price --

MR. McMASTER: We will admit he is not an expert, if that will help you, Mr. McTavish.

MR. McTAVISH: I want to get on the record the fact whether or not these prices are based upon his opinion only.

THE COMMISSIONER: Yes, we know you are trying to.

MR. McMASTER: I think that is obvious. He stated it in his statement. If you think there is any use proceeding, go ahead.

20

MR. McTAVISH: Would my friend admit these are based upon the claimant's opinion only?

MR. McMASTER: Sure.

MR. McTAVISH: That is all, your honour; it is purely a question of value.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Just a question with regard to the stucco on these premises. Witness, I produce to you two pictures.  
30 Can you identify these pictures?



A. Nakamura  
Re-Direct exam.

A: That is the Eton Street property.

Q: Yes, front view of the Eton Street property, and what is the other picture?

A: This is from the Nanaimo road side.

Q: It is a side view? A: Yes.

Q: That is of the main house on the Eton Street property? A: Yes.

Q: When were those pictures taken?

A: 1941.

10 Q: In 1941? A: Yes.

Q: After you bought the premises? A: After I had repaired it.

MR. McMASTER: Yes. I would ask to file those as an exhibit.

(PHOTOGRAPHS MARKED EXHIBIT No. 6)

MR. McMASTER: That is all.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

*Gordon Hambleton*  
G. Hambleton,  
Official Reporter.

Thereby certify that the foregoing transcript purports to be an accurate record of the evidence heard before me.

"J.R. Archibald"  
Sub-Commissioner.

30



Name of Claimant **NAKAMURA, Asakichi**  
 Custodian File **679**

Case **198**

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
7960.	398.00 12.50 12.50									423.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles				Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										423.00



November 8th, 1950.

Mr. Asakichi NAKAMURA,  
514 Alexander Street,  
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 198

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$423.00.

Cheque in your favour is enclosed for \$398.53  
and we have paid the Co-Operative Committee .. \$ 24.47  
for legal fees as authorized by you.

Yours truly,

FGS/jc  
1 encl.

F.G. Shears  
Director



# AUCTION SHEET

DATE \_\_\_\_\_

**NO.**

**DESCRIPTION OF GOODS**

**JAPANESE NAME OR  
FILE NUMBER**

**PURCHASER**

**AMOUNT**

[illegible]