

XI-1209

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: NAKA Tamejiro
HOME ADDRESS: 191 main st. Vancouver
REGISTRATION NUMBER 01077 SEX: M AGE: 57
OCCUPATION: Store Owner

(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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: _____

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

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

4. TAXES (Amount and where payable) _____

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

6. OCCUPANCY AND LEASES (If vacant so state) _____

✓
INFORMATION FROM R.C.M.P.

PD: 30-11-42
 Date 5-5-43

Our File No. Int-1209

Full Name NAKA Tomihiro
 (Surname in Block Letters)

Registration No. 01077 Male - Female
 (check) Age June 24, 1883

Former Address 191 Main Street, Vancouver, B. C.

Date Evacuated Interned: Nov. 18, 1942 Naturalized - Canadian-Born - National
Released: March or July, 1946 (check)
 (see Apr. 10/46)

Present Address Interned Nov. 18-42 (Arrived at Angler
 Internment Camp January 14, 1943 - see ltr. Feb. 15/43)
Transferred to New Denver Sanatorium Oct. 13/44 (see ltr. Nov. 13/44)
Nov./45: Angler Internment Camp, Angler, Ontario.

Married - Single Aug. 1941. Moose Jaw Hotel, Moose Jaw, Sask. (checked Sept. 29/47 via Camp
 (check)

Name of Wife Ishi - #01081

Name of Husband _____

Name of Mother Deceased Name of Father Deceased

Names of Children under 16 _____

Requested by Mrs. Burraston Registered with Custodian _____
 (Yes or No)

Additional Information Confectionery Store Owner

43
 243

INSURANCE SUMMARY

File Int. 1209.

Tomijiro NAKA - (Internee)
8686 Osler Ave., Vancouver, B. C.

The house bearing civic No. 8686 Osler Ave., Vancouver, was insured by the owner, Tomijiro NAKA with the Liverpool-Manitoba Insurance Co., in the amount of \$1000.00, for a three year term expiring 4-6-5, policy No. 20661. A copy of this policy was received from the insuring company's agents, the Wilson Insurance Agencies Ltd. on 30-12-2. Policy was transferred to Clara E. Kelly the purchaser on 28-5-3 and policy sent to the Pacific Properties Ltd., agents of the purchaser on 1-6-3. A debit of \$3.54 for unexpired insurance was charged to the purchaser in the adjustments of sale of property.

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

Jan Macpherson

IM:CM

1309 Int.

[illegible]

LIABILITY SUMMARY

File No.: X.I. 1209

July 31, 1947.

Re: Tomitiro NAKA - Reg. #01077

The above Japanese person did not sign any statement of assets or liabilities for the Custodian, despite repeated requests made while he was interned at the Immigration Building and at Angler, Ontario. However, the following claims appear on file against him:

1. City of Vancouver - \$74.00 - Paid

The above amount represented rents owing to the City in connection with the property known as 191 Main Street, at which address the above Japanese person operated a small grocery business and had living quarters in the rear. The above account was paid from funds in this Japanese person's account with the Custodian on March 23, 1943.

2. B. C. Telephone Co. - \$5.00 - Paid

The final account of \$5.00 was paid through the agent for 191 Main Street, Mr. E. D. Campbell as per his letter and statement on file dated February 28, 1943.

3. Singer Sewing Machine Co. - \$76.00 - Paid

At the time of internment the above Japanese person owed a balance of \$76.00 to the Singer Sewing Machine Company in connection with the purchase of an electric sewing machine. Despite repeated requests as to whether he wished to pay off this balance or surrender the machine to the Singer Sewing Machine Company, the only response obtained was "he would not make any statement in regard to this information while in the Internment Camp". Accordingly the balance on the Lien amounting to \$76.00 was paid to the Singer Sewing Machine Company on July 12th, 1943, a receipt for which is on file from the Singer Sewing Machine Company dated July 15, 1943.

4. Iwakichi SUGIYAMA, File Evac. 9220 - \$150.00 - Paid

A memo on file states that Sugiyama had advised in a letter received that day, namely March 18, 1946, that Naka still owed him the sum of \$150.00 and if we had the funds to please pay this debt. On March 27, 1946 we wrote to the Internee through the Camp Commandant at Angler, Ontario for confirmation of the correctness of the above claim and Naka's reply was that he would arrange this personally after internment and did not want to be bothered with the Custodian. This claim was thus acknowledged and paid by the Custodian from funds in Naka's account under date of April 13, 1946.

5. West Coast Trading Co. Ltd. - \$126.57 - Paid

On two occasions, namely March 23, 1943 and April 15, 1943 the above claim was submitted to Naka through the Camp Commandant for his confirmation as to the correctness of this amount but his replies through the Camp Commandant on March 31st, 1943 and April 21, 1943 were similar, that he would not make any statement while interned and did not want to be bothered with it as long as he was in internment. At this date the above claim still remains unpaid.

The above summary is certified to be in accordance with the information on file:

E. Robertson

E. Robertson,
Office of the Custodian.

PERSONAL PROPERTY SUMMARY

File No.: X.I.1209

July 31, 1947.

Re: Tomijiro NAKA - Reg. #01077

Chattels: This Japanese person refused to fill out our JP form or make a statement of his assets and liabilities but this file reveals that a number of chattels were removed from the living quarters at the rear of the grocery store he operated at 191 Main Street and sold at public auction in his name. (See Supplementary Summary and Chattel Schedule attached).

Specified

Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

Grocery Store--Stock and Fixtures at 191 Main St., Vancouver, B.C.

The stock and fixtures of the grocery business of Tomijiro NAKA at 191 Main St., Vancouver, was advertised for sale by tender in the Vancouver Daily Province, Vancouver Sun and the New-Herald during mid-November, 1942. The appraised value of the stock and fixtures, made by J. W. Anderson, an independent valuator, appears on file under date of November 18, 1942, and are as follows:

Appraised value of stock	\$199.14
Appraised value of fixtures	196.50
Total appraised value	<u>\$395.64</u>

The highest offer, namely \$455.00, made by Mr. Billie Jang was accepted, and a letter on file dated November 30, 1942, to the agent, H. D. Campbell, states that the balance of the purchase price was received by the Custodian and the key to the premises had been turned over to the new purchaser.

(Reported to Mrs. Naka March 27/46)

- (a) On November 18, 1942 H. D. Campbell, agent, advised that the perishable goods consisting of boxes of apples and grapes were sold for \$10.00.
- (b) That in addition to the perishables they received \$2.25 for the return of milk bottles to the Dairy, and
- (c) \$2.15 for refund of deposit on empty soft drink bottles.

Accounts

Receivable:

According to the statement attached to H. D. Campbell's letter on file of February 28, 1943, the sum of \$2.33 was received from the B. C. Electric Company, representing refund of security deposit of \$15.00, less the final reading of \$12.67.

NO OTHER PERSONAL PROPERTY OF ANY KIND BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

The above summary is certified to be in accordance with the information on file:

E. Robertson
E. Robertson.

CHATELS SUMMARY

File No. I.I.1209

September 27, 1947

Re: Tomijiro NAKA - Reg. #01077

The above Japanese person was interned on November 18, 1942 and refused to complete our JP declaration form. In a memo on file dated November 12, 1942 Mr. Spain said he visited this internee while in custody of the police and he refused to give any details or discuss his personal property. Mr. Spain said he was extremely obstinate.

An inventory of Naka's personal belongings at 191 Main Street for removal to storage was given to us on November 16, 1942 by H. D. Campbell, agent, a copy of which Mr. Campbell said had been given to our Mr. Smith, who would no doubt amend it as packing proceeded and the different cartons were added and certain articles consolidated in one case. Inventory No. 158 reveals the goods were removed by the Custodian from 191 Main Street to 604 E. Cordova Street on November 17, 1942 and Mr. Spain's memo of December 5, 1942 reports that the personal property of the Naka family was moved at one time to 604 E. Cordova storage and while Mrs. Naka refused to discuss her personal property it was considered probable that she had many articles included with those of her internee husband. The various members of this family, with the exception of Tsuneo NAKA, son, (File I.I.122), did not declare any personal property whatsoever. Tsuneo NAKA, however, declared "personal belongings left in care of father, Tomijiro NAKA, 191 Main Street, Vancouver" but as at no time was an itemised list of his goods given to the Custodian, all chattels removed from 191 Main Street have been dealt with in the father's name (file I.I.1209).

Chattels were sold at the following auctions and the proceeds therefrom credited to Tomijiro Naka's account with this office:

July 26, 1945 - Vancouver #49	- \$185.45 Net
Aug. 22, 1945 - " 50	- 42.92 "
Sept. 19, 1945 - " 52	- .56 "
Sept. 26, 1945 - " 53	- .98 "
Nov. 28, 1945 - " 55	- 1.57 "
Mar. 29, 1946 - " 59	- 37.95 "
Apr. 23, 1946 - " 61	- 1.47 "
	<u>170.90</u>

The original auction sheets covering auctions 49, 50, 52, 53 and 55 were forwarded to Mrs. Naka on March 18, 1946. Goods were sold subsequent to that date, namely at Auctions 59 and 61 held on March 29 and April 23, 1946, respectively, and these sheets were not forwarded to the Japanese.

Goods belonging to Mr. G. Nakanichi (file 6526) became mixed in the warehouse, and at the sale, with goods belonging to Mr. and Mrs. Naka. These goods were therefore sold at Vancouver Auctions 50 and 51 under "Unidentifiable G/181". A letter was written to Mr. Naka and also to Mr. Nakanichi on November 21, 1945 enclosing the above auctions (G/181 - 50 and 51), requesting each of them to check the sheets carefully, mark the items belonging to them with an "X" and return the marked sheets to this office. Mr. Naka advised us through the Camp Commandant (Nov. 28/45) to forward the above auction sheets to his wife, which was done on December 6, 1945, and which she returned to us on January 7, 1946, having marked all items as belonging to her. In her letter she also gave us a list of the goods which she stated had been left by them at 191 Main Street. (This was the first list of any kind received from the Naka family relative to goods left by them in the protected area).

Although Mrs. Naka marked all the goods on Auctions 50 and 51 - G/181 as belonging to her, nothing has been transferred to her account, or rather that of her

from 9/1/47 (G/181)

McIntosh
husband (in whose name and account chattels are being handled) at this date as no word has as yet been received from Mr. Nakanichi. On mentioning this to Mr. Dunsbury he advises that he will again get in touch with Nakanichi and as soon as he can get word from him the matter of transferring the chattels from Unidentifiable Q/181 (50 and 51) will be dealt with. In the meantime the funds from these auctions are being held in Chattel Suspense.

At the request of Mr. Naka (Jan. 9/43) and with Mr. Wright's approval (see Jan. 14/43) two bags of their clothing from Cordova Street storage were delivered to Mr. and Mrs. Naka at the Immigration Building on January 9, 1943. These were receipted for by "E. G. Beardall, Immigration Building" on January 9, 1943. Receipt appears on file I.I.1209 and a copy on the wife's file 12829.

It will be seen from the attached Chattel Schedule that a number of goods appearing on Custodian Inventory #158 of November 17, 1942 are missing and a few goods not identified on the inventory or Mrs. Naka's declaration were sold at auction and the proceeds credited to Mr. Naka's account with this office.

Re: 8686 Osler Street, Vancouver.

This file does not reveal that any goods belonging to the Naka family were left at 8686 Osler Street, Vancouver. On January 14, 1943 Mr. Wright wrote to the tenant, Mrs. Seitz, requesting him to let us know of any chattels remaining in that house belonging to Naka but according to the memo on file dated January 20, 1943, when Mrs. Seitz was in to see Mr. Wright relative to rentals, no reference was made to chattels and nothing further in connection with chattels at this address appears on file.

The above summary is certified to be in accordance with the information on file at this date:

E. Robertson

E. Robertson,
September 29, 1947.

CHattel SCHEDULE

File I.I.1209

Declared by Mrs.
Baba, Jan. 7/46, as
left behind at time
of evacuation

H.D. Campbell, Agt.,
Inventory taken on
premises, 191 Main,
Nov. 16/42

Cust. Inv. #158 (Nov. 17/42)
of gds. moved
from 191 Main
to 604 E. Cordova

AUCTIONED

OTHER
DISPOSITION

Approx. 25 boxes of
goods containing:

Dinnerware sets

Old dishes in cupboard

Dishes: 28/11/45
29/3/46

Coffee Percolator

Pyrex Sets

Kitchen utensils

Cutlery, etc.

Pots and pans

2 sacks utensils & 1 pail

Knife: 29/3/46

1 large box music sheets

1 box

Music: 29/3/46

1 lge. box music text

Pile of

Books: 29/3/46

books

loose

23/4/46

Also other books

Books

Records

Record Album

29/3/46

(possibly sold
with books)

Suitcase contain-
ing pers. effects

Small suitcase

29/3/46

Waterfall bookcase

Bookcase

Walnut Bookcase

Bedlight lamp

1 light stand

stand & shade

with cord

Table Lamp

1 light cord

& fixtures

Umbrellas

Footstool

Stool

22/8/45

Drawing room mirror

Wall mirror
with hooks (?)

Bedroom suite consist-
ing of Bed

Bed

Bed

26/7/45

Spring

Spring

Spring

26/7/45

Mattress

Mattress

Mattress

Presumably abandoned

Vanity & stool

Dresser & stool

Vanity & Bench

26/7/45 (dresser)

Chiffonier

Chest Drawers

Dresser

26/7/45 (chest drawers)

2 beds plus

2 beds

2 beds

26/7/45

springs

2 springs

2 springs

1 - 26/7/45

& mattresses

2 mattresses

2 mattresses

1 unaccounted for
Pres. abandoned

6 blankets

1 wool comforter (Quantity bedding)

3 - 29/3/46 plus linens

Satin Bedspreads

Large collection
clothing inside
closet

Old clothes

29/3/46: (clothing & rubber
pants)

Hats

2 hat boxes

Shoes & slippers

Old shoes

Carpets

1 floor mat

Electric Sewing

Elec. Sew. Mach.

Elec. Sew. Mach.

26/7/45

Machine (Singer)

(Singer), Stool

Kitchen sets -

Breakfast suite

Cabinet, table &

4 chairs

Cupboard, table
4 chairs

6 pc. Breakfast Ste.
Cupboard, table,
4 chairs

(22/8/45 - 4 chairs
26/7/45 (table & cabinet)
26/7/45 (table, buffet
4 chairs)

CHattel SCHEDULE - page 2

I.I.1209

Declared by Mrs.
Naka, Jan. 7/46 -
cont'd

H.D. Campbell Inv.
of Nov. 16/42 -
cont'd

Cust. Inv. #158
of Nov. 17/42
- cont'd

AUCTIONED

OTHER
DISPOSITION

Gas Range (new white set) Gas Stove

Gas Range

22/8/45

Trunk - materials,
wool,
Jewelry,
Vanity cases,
Gunnybags &
other pers.
effects

2 trunks
(pers.
belongings)

2 trunks

29/3/46

29/3/46 (case)

~~29/3/46 (bag)~~

29/3/46: (Checker board

(Flowers

(Vibrator

(Hot water bottle

(Picture

23/4/46: (Heating Pad

1 elec. toaster

1 elec. iron

4 pillows

1 alarm clock

3 chairs

1 kitch. chair

22/8/45 (1)

1 sm. blackboard

& 2 brushes

1 blackboard

26/8/45 (1)

1 silver tray

1 Jewell Heater

1 Jewell Heater

26/7/45

1 sideboard (Paint-
ed wood)

2 chairs

22/8/45 (cupboard)

1 elec. clock

2 light bulbs &
fixtures

1 elec. light

1 elec. light

bulb & fixture

1 broom

Bdle. brooms,
mops, etc.

22/8/45 (brooms,
mops, etc.)

1 table

End table

26/7/45

1 wash tub

2 wash tubs

22/8/45 (Galv. tub)

1 bookstand

Bamboo bookcase

3 clothes bags

2 clothes bags de-
livered to Mr. & Mrs.
Naka at Immigration
Bldg. Jan. 9/43.

Leather bag

29/3/46

2 stools

Picnic Basket

29/3/46

34 cartons -misc.

12 small cartons
(Pers. belong-
ings)

Cushions

TO SUMMARIZE:

- (a) Following goods sold at public auction and credited to Naka although not inventoried by the Custodian or shown on Mrs. Naka's declaration of Jan. 7/46:

1 table - (Auction #49)
Grip } - (Auction #50)
Baskets }
Pair of Crutches } - Auction #52
Wooden Screen }
Glass Windows - (Auction #53)
Waste Basket - (Auction #59)

- (b) Following goods were inventoried by the Custodian on Nov. 17/42 (#158) but do not appear on any of the auction sheets in Tomijiro Naka's name and would therefore appear to be missing:

Walnut Bookcase	1 wash tub
1 bed spring	Bamboo bookcase
2 hat boxes	2 stools
1 blackboard	1 clothes bag

/ER
September 29, 1947

ER

NAME NAKA, Tamiyo

REGISTRATION NO. 01077
P/W A-757

FILE NO. 1-1209

The following chattels were sold by public

auction at 771 Hastings E. Vancouver B.C. on March 29th, 1946

Linen	.80
Clothing	2.50
Basin	.70
Waste basket	.25
Rubber pants	.90
Linen	.60
Checker board	.15
Bag	.80
Basket	.35
Trunk	8.00
Flowers	.10
Knife	.65
Blanket	3.00
Linen	.50
Blanket	1.70
Trunk	18.00
Blanket	1.60
Suitcase	2.10
Vibrator	4.75
Hot water bottle	.50
Case	3.25
Books	.10
Dishes	1.00
Records	.25
Picture	.60
Books	.25

Total \$ 59.40

Less Expenses: (Auctioneer's fee \$ 6.67
(Advertising 1.43
(Moving 7.35

\$ 15.45

Net Proceeds Credited:

\$ 37.95

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 59

Remarks.

NAME WATA, Tualito

REGISTRATION NO. 03077
P/W A-757

FILE NO. Int. 1209

The following chattels were sold by public
auction at 771 E. Hastings St. Vancouver, B.C. on April 23rd, 1946.

Books	\$ 1.50
Heating pad	.60

Total	(Auctioneer's fee \$.26	\$ 2.10
Less Expenses:	(Advertising .19	\$.63
	(Moving <u>.18</u>	
Net Proceeds Credited:		<u>\$ 1.47</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 61

Remarks.

NAME NAKA, Tomijiro

REGISTRATION NO. P/W A-757

FILE NO. Int 1209

The following chattels were sold by public
auction at Vancouver, B. C. on November 28th, 1945.

-Carton dishes

\$ 2.25

Total
(Auctioneer's Fee \$.23
Less Expenses: (Advertising .20
(Moving .25

\$ 2.25

\$.68

Net Proceeds Credited:

\$ 1.57

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering List No. Vancouver 55

Remarks.

NAME NAKA, Tomijiro

REGISTRATION NO. P.W.A/757
01077

FILE NO. Int. 1209

The following chattels were sold by public
auction at 992 Poveall St., Vancouver, B.C. on September 26, 1945.

Glass Windows

\$ 1.50

Total
Less Expenses: (Auctioneer's Fee: \$0.15
Advertising: 0.09
Moving: 0.28)

\$	1.50
\$	0.52
\$	0.98

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 53.

Remarks.

*Reported and
made 12/1/46*

NAME NAKA, Tomijiro

REGISTRATION NO. 01077
P.W. A/757

FILE NO. Int. 1208

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on September 19, 1945.

Pair of crutches
Maple Screen

\$ 0.25
0.50

Total

(Auctioneer's Fee: \$0.07

\$ 0.75

Less Expenses:

(Advertising: 0.02

\$ 0.19

(Moving: 0.10

Net Proceeds Credited:

\$ 0.56

Members of Custodian Staff Present.

Mr. Wills.

Extracted from Auctioneering List No.

Vancouver 52.

Remarks.

*Original sent
Mar. 8/46*

NAME NAKA, Tomihiro

REGISTRATION NO. 01077

FILE NO. Int. 1209

P/W A-757

The following chattels were sold by public
auction at 992 Pownall St., Vancouver, B. C. on August 22, 1945.

- Grip	\$ 1.25
- Stool	1.50
- 3 chairs	5.00
- McGlary Gas range	51.00
- Mops etc.	0.50
- Brooms, mops etc.	1.25
- Cupboard	0.50
- Galv. tub and baskets	1.00

Total	(Auctioneer's Fee) \$ 16.20
Less Expenses:	(Advertising) 4.17
	(Moving) 8.72

Net Proceeds Credited:

\$ 62.00
\$ 19.08
<u>\$ 42.92</u>

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 50.

Remarks.

*Original sent
Mon 8/46*

NAME NAKA, Tomijiro

REGISTRATION NO. 01077
P/A A-757

FILE NO. Int. 1209

The following chattels were sold by public
 auction at 992 Powell St., Vancouver, B. C. on July 26, 1945.

- Breakfast table, buffet and 4 chairs >	\$ 20.00
- End table	2.00
- Dresser and chest drawers >	75.00
- Singer electric sewing machine >	125.00
- Hall chair	1.50
- Bed and spring >	6.00
- Bed and spring >	12.00
- Bed only >	1.00
- Round heater	5.50
- 2 Tables and cabinet	0.75

Total	(Auctioneer's Fees \$ 24.88	\$ 248.75
Less Expenses:	(Advertising: 6.97	
	(Moving: 31.45	\$ 63.30
Net Proceeds Credited:		\$ 185.45

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 49.

Remarks.

*Original sent
 1/15/46*

NAME NAKA, Tomihiro

REGISTRATION NO. 01077
P/W L-151

FILE NO. Int. 1009

The following chattels were sold by public
auction at 771 E. Hastings St. Vancouver, B.C. on April 23rd, 1946.

Books	\$ 1.50
Heating pad	.60

Total	(Auctioneer's fee \$.26	\$ 2.10
Less Expenses:	(Advertising .19	\$.63
	(Moving .12	
Net Proceeds Credited:		\$ 1.47

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 61

Remarks.

NAME WILLIAMS, T. J.REGISTRATION NO. 2277
P/W 1-757FILE NO. 1202

The following chattels were sold by public
 auction at 771 Hastings St. Vancouver B.C. on March 27th, 1946.

Linen	\$.80
Clothing	2.50
Shoe	.70
Waste basket	.25
Rubber pants	.90
Linen	.60
Checker board	.15
Bag	.80
Basket	.35
Trunk	8.00
Flowers	.10
Knife	.65
Blanket	3.00
Linen	.50
Blanket	1.70
Trunk	18.00
Blanket	1.60
Suitcase	2.10
Vibrator	4.75
Hot water bottle	.50
Case	3.25
Books	.10
Dishes	1.00
Records	.25
Picture	.60
Books	.25

Total		\$ 53.40
Less Expenses:	(Auctioneer's fee \$ 6.67	
	(Advertising 1.43	\$ 15.43
	(Moving 7.35	
Net Proceeds Credited:		\$ 37.95

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 59

Remarks.

NAME NAKA, Tomihiro

REGISTRATION NO. P.W. A-757

FILE NO. Int. 1209

The following chattels were sold by public
auction at Vancouver, B.C. on November 28th, 1945.

Carton dishes

\$ 2.25

Total (Auctioneer's Fee \$.23
(Advertising .20
Less Expenses: (Moving .25

\$ 2.25
 .68
\$

Net Proceeds Credited:

\$ 1.57

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 55.

Remarks.

*Original sent
Mar. 28/46*

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

Your File No. 12686.

November 10, 1942.

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

Attention Mr. G. D. Milsom:

Dear Sirs:

Re- NAKA, Tomejire

On receipt of your telephone advice yesterday,
confirmed by your letter received this morning, I in-
vestigated the situation existing at 191 Main Street and
enclose my report herewith.

Yours very truly,

H. D. CAMPBELL.

Per, 

RCM:JM
Encl.

RE - NAKA, TOMEJIRO

191 Main Street, Vancouver, B. C.

GROCERY STORE

YOUR FILE NO. 12686.

1. On receipt of your instructions relative to the above, I endeavoured to obtain keys to the premises. As neither the Mounted Police nor your Protection Department had these available I forced entry to the premises by way of a side door.

2. It was obvious on inspection of the premises that these people had been removed in a very abrupt manner. No effort had been made to dispose of perishable stock, there being a certain amount of milk, cream, butter and perishable fruit in the store. The same applies to the living quarters in the rear.

3. It seemed apparent from the steady stream of customers endeavouring to enter the store while the inspection was in progress, and also from the general stock situation, that this business is a going concern and can be sold as such. The location is the North West corner of Main and Powell Streets.

4. As it appeared that this business could be operated at a profit and in view of the fact that a large part of the stock consisted of perishables, it seemed advisable to me that rather than close up the business and dispose of the fruit, vegetable, butter and other perishable stock at a sacrifice price, and later sell the remaining stock and fixtures as a liquidation, an immediate purchaser of the business be found who is willing to pay the actual invoice price of the stock on hand and appraised value of the fixtures. Undoubtedly this would produce at least double the amount which could be obtained from a liquidation. The stock on hand is varied, there being only small amounts of each item, as is usual these days, and the price obtainable by selling them to an outside purchaser or to a Jobber would probably not be more than 50% of the invoice value. The same situation applies more or less to the fixtures. These are quite satisfactory on the premises, but in themselves have no great value, as they are quite old and bring only a small part of their replacement value.

5. In view of the fact that the plan I suggested above is obviously to the advantage of the Japanese, I suggest that your usual procedure, entailing advertising, etc., be waived, and that you instruct me to have the inventory, which I have taken, priced by a Jobber and obtain an appraisal of the fixtures and endeavour to find a purchaser which I feel confident can be done within forty-eight hours. I would also point out that the considerable cost involved in the liquidation would be avoided by this disposition of the business.

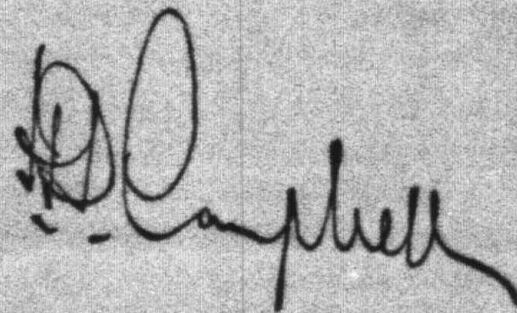
6. As there was no key to the front door, the use of which will be necessary if the store is to be operated, I had a man from the Fletcher Lock & Key Works Ltd. come down and unlock the door, make keys for same and alter the lock.

7. As soon as the inventory of the stock, fixtures and personal chattels of the living quarters has been typed, I will forward same to your Office. In the meantime I will appreciate your immediate consideration and advice as to whether you approve

Re - Naka, Tomejiro

of my recommendations, which necessitate immediate action, or whether you prefer the usual course of action in the matter. The urgency is dictated by the fruit, tomatoes and other perishable stock on the premises.

8. On checking with the City Hall to find out the owner of the premises, I was advised that this property, Legal Description D.L. 196, Block 3, Lots 9 & 10, is owned by the City who have rented the premises to this evacuee on a month-to-month basis for a rental of \$37.00 per month. The October rent is unpaid and I understand the Lands and Rental Department are today forwarding you an account for same.



November 10, 1942.

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

805-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

November 16, 1942.

Your File No. 1209.

Office of the Custodian,
Department of the Secretary of State,
Enemy Alien Section,
912 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright:

Dear Sirs:

Re- NAKA, T.

Since writing you this morning enclosing a copy of the list of stock and fixtures to be sold by tenders called for by our advertising of November 14, I have conferred with Mr. Smith of your Protection Department on the premises and, as a result of reference to your Mr. Wright, it has been decided to exclude all personal chattels from the list of articles being sold. I am, therefore, enclosing herewith a new list excluding these. You will note that certain additions have been made to the store fixtures which should have been in the rush list submitted this morning.

I am also enclosing herewith list No. 2 covering the perishables sold and the cigarettes and tobacco removed from the premises by the owner's son on November 9.

I am also enclosing list No. 3 covering the chattels and personal belongings to be moved to storage. A copy of this has been given to Mr. Smith and he will no doubt amend this as the packing proceeds and the different cartons are added and certain articles are consolidated in one case.

The inventory of the stock and fixtures being sold has now been priced and appraised and the figures will be in your hands tomorrow.

Yours very truly,

H. D. CAMPBELL.

Per. *[Signature]*

RCM:JM

#2. List

Inventory of Stock & Fixtures
at 191 Powell St.

T. NAKA

File No. 1209.

Perishables Sold

Size 100	1 Box McIntosh Red Apples	
" 125	3 Boxes Delicious Apples	
" 88	1 Box "	
28 lbs.	1 " Tokay Grapes	
35 "	Loose "	
	1 Box McIntosh Red Apples - Loose	
	1 " Delicious Apples - "	
	1 " Pears - "	
176's	70 Oranges	
30 lbs.	Onions - "	
35 "	Rice - Open sack.	

List of goods removed from premises by Japanese during
stock taking under supervision of Provost Marshall Guard
November 9, 1942.

6	DuMaurier
6	Cravens
9	Winchester - large
6	British Consol
2	Cartons Black Cat
6	Philip Morris - large
6	Herbert Tarrington
6	Daily Mail Fine
4	British Consol Fine Cut
3	Pkgs. White Owl Cigars
6	Ogdens.
1	Carton British Consol
1	" Vogue
1	Tin Philip Morris Pipe
1	Carton Daily Mail
3	Small cartons matches
4	Tins British Consol Fine Cut
4	Pkgs. Black Cat
2	" Cheese Tang

#3. List

Inventory of Stock & Fixtures
at 191 Powell St.

T. NAKA

File No. 1209.

Chattels and personal belongings to be removed
to storage.

- 1 Gas stove
- 1 Electric toaster
- 1 Electric iron
- Pots & Pans
- 3 Double beds with springs & mattresses
- 5 Pillows
- 1 Wool comforter
- 1 Alarm clock
- 1 Chest of Drawers
- 1 Bookcase
- 3 Chairs
- Pile of loose books
- 1 Electric sewing machine & stool (Singer) J006454
- 1 Dresser with mirror & stool
- 2 Trunks (personal belongings.)
- 2 Small suitcases
- 1 Small brief case
- 3 Clothing bags filled (personal belongings)
- 1 Small blackboard with 2 brushes
- 1 Silver tray
- 12 Small cartons (personal belongings)
- Old shoes & cushions
- 1 Light stand with cord.
- 1 Coal Heater - Jewel 8 E-N
- 1 Sideboard (painted wood)
- 1 Kitchen table
- 4 Kitchen chairs
- 1 Chair
- 1 Electric clock
- 2 Light bulbs & fixtures
- 1 Broom
- Old dishes in cupboard
- 1 Floor mat
- 1 Chair
- 1 Cupboard
- 1 Electric light
- Old clothes
- 1 Light cord & fixtures
- 1 Table
- 1 Electric light bulb & fixture
- 1 Wash tub
- Wall mirror with hooks
- 1 Book stand

This will be amended by Mr. Smith of the Protection Department as to cartons of personal belongings, etc., as he is supervising the packing and removal of these chattels to storage.

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

305-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

Rec'd	NOV 18 1942
File No.	
Ans.	
Referred	
TELEPHONE PACIFIC 1357	

November 16, 1942.

Your File No. 1209.

Office of the Custodian,
Department of the Secretary of State,
Enemy Alien Section,
912 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright:

Dear Sirs:

Re- NAKA, Tamejiro
191 Main Street.

Pursuant to your request of today's date, I have contacted Mr. Gould of the Singer Sewing Machine Company and the following figures are the make-up of the \$76.00 claimed as outstanding against this machine by the Singer Sewing Machine people.

Purchase price, August 1941	\$ 186.00
Trade in	<u>20.00</u>
	166.00
Deposit	<u>20.00</u>
	146.00
Total monthly payments	<u>70.00</u>
Balance outstanding	\$ 76.00

Mr. Gould advises me that some time ago he was in touch with Mr. McAllister and Mr. Green of your Office and that a tentative arrangement had been made to permit him to repossess this machine on the evacuation of this Japanese. I can hardly credit this in view of the fact that there was no information available as to the Japanese' wishes in this connection.

I imagine the only course of action for you to take is to write the Internee, asking whether he wishes to permit this machine to be repossessed or whether he wishes your Office to settle the outstanding balance from the realization of the sale of the business.

I take this opportunity of advising you that I

November 16, 1942.

Your File No. 1209.

Office of the Custodian, (Continued)

have checked with the Grandale Co., the subsidiary of the Coca-Cola Company, who sell and lease Coca-Cola Coolers. They advise me that the electric soft drink cooler on Naka's premises has been fully paid for by him. I have therefore included this in the list of chattels to be sold by tender.

Yours very truly,

H. D. CAMPBELL.

Per. 

RCM:JM

VANCOUVER NEWS-HERALD - NOVEMBER 16TH, 1942.

FOR SALE BY TENDER

Corner Grocery Store Main and Powell Streets

The Authorized Deputy of the Secretary of State of Canada and /or the Custodian, offers for sale by tender the Grocery business at 181 Main Street, formerly operated by Tomijiro NAKA.

The store will be open for inspection of the stock, etc. on the seventeenth and eighteenth days of November, between the hours of one p.m. and five p.m.

Inventory may be inspected at the office of the undersigned on application during business hours.

Tenders will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building, up to noon on the twenty-fourth day of November, 1942, and must be accompanied by a certified cheque, payable to the Custodian, for ten percent (10%) of the amount tendered. The highest or any tender, not necessarily accepted.

G. W. McPHERSON,

For the Authorized Deputy of the Secretary
of State and/or the Custodian.

912 Royal Bank Building, Vancouver, B.C.

Inventory of Stock & Fixtures

at 191 Powell Street

T. NAKA

File No. 1209Stock and Fixtures being sold by Tender

<u>Invoice</u> <u>Prices</u>	<u>Size.</u>	
3.40		34 Packages of Shredded Wheat
.60	1.4 oz.	5 " Aunt Jemima Pancake Flour
1.62	5.3/4 oz.	18 " Christie Premium Soda Crackers
.81		3 Large Pkgs. Eddy Matches
.66		6 Small Pkgs. Eddys Matches (1 Doz. Boxes)
.22	6 oz.	2 Christie Graham wafers
.12	Small	1 Pkg. Cheese Ritz (Christie)
.25	Small	15 Christies Arrowroot Biscuits
.20	Large	1 Pkg. Cheese Ritz (Christie)
.34		4 Pkgs. Kellogs Corn Flakes
1.19	15 oz.	7 Tins Lynn Valley Bartlett Pears
1.87	12 oz.	22 Tins Kel-O Apple Juice
.27	6 oz.	3 Tins Libbys Juice
.54	20 oz.	3 Tins Malkin Grape Fruit Juice
.24	7 Oz.	2 Tins Princess Sweet Relish
1.26	12 oz.	7 Tins Libbys Sweet Pickles
.08 1/2	7 oz.	1 Tin Princess Sweet Mustard
1.00	10 oz.	10 Tins Campbells Vegetable Soup
.63	10 oz.	9 Tins Benson Tomato Juice
1.62	10 oz.	18 Tins Campbells Tomato Soup
.48	16 oz.	3 Tins Better Buy Cut Green Beans
.90	1 lb.	10 Pkgs Canada Corn Starch
.72	8 oz.	8 Pkgs Krems Whip Salad Dressing Spread
.80	8 oz.	4 Jars Krems Whip Salad Dressing
1.19	18 oz.	14 Tins Joan Abbot Tomatoes
.14	10 1/2 oz.	2 Tins Habitant Tomato Soup
.66	1 1/2 oz.	11 Tins Malkins Curry Powder
.30	1 oz.	5 Tins Singapore Best Mustard
.24	1 Oz.	3 Tins Singapore Black Pepper
.36	1 1/2 oz.	4 Tins White Singapore Best Pepper
.36	1 1/2 oz.	4 Tins Malkins Cayenne Pepper
2.70	4 oz.	10 Pkgs Malkins Cream of Tartar
.21	2 1/2 oz.	3 Pkgs Malkins Pickling Spice
.84		14 Tins Spices (mixed) Hudson Bay
1.20	3 lb.	6 Pkgs Quaker Oats
.15	small	1 Pkg Ogilvie Oats
1.70	15 oz.	20 Tins Malkins Pork & Beans
.26	8 oz.	2 Tins Magic Baking Powder
.44	16 oz.	4 Tins Summer Pride Corn
.15	10 oz.	1 Tin Hedlund Meat Gravy
1.71	2 oz.	9 Jars Malkins Extract of Lemon
.64	2 lb	8 Pkgs Windsor Salt
2.86	1 lb	22 Tins Bakers Cocoa
.85	1 lb	5 Tins Frys Cocoa
3.99	Tall	42 Tins Pacific Milk Unsweetened
1.20		15 Tins Favorite Foods
2.00		4 Tins Plenty for All Course Cut
1.42		2 Tins Buckingham Fine Cut
1.34		2 Tins Ogdens Cut Plug
.54		1 Tin Chateau Quebec
.48	1/6	2 Tins Comfort Fine Cut
.75		1 Tin Philip Morris Pipe Tobacco
.67		1 Tin Turret Pipe
1.89		3 Tins Vogue Cigarette Tobacco
.81		9 Pkgs Old Virginia Fine Cut
.63		7 Pkgs Old Virginia Pipe Tobacco

Inventory cont'd T. Naka

Invoices
Prices

Size

.99
1.17
.99
.78
.81
.90
.90
.90
.54
.60
.80
.40
1.40
1.20
.80
2.50
1.60
1.40
.80
.30
2.70
.92
.90
.30
1.50
1.50
.71
.71
.71
.75
1.26
1.50
1.26
1.42
.63
.80
.80
.18
.63
1.10
.22
.22
.22
.22
1.60
.50
.66
2.70
1.40
1.54
.88
2.40
.80
.66
.88
1.00
.22
1.10
.44
.90
1.98
.10
1.76
1.53
.22
1.10
1.36

11 Pkgs McDonald Briar
13 Pkgs Spud
11 Pkgs Philip Morris Fine Cut
8 Pkgs Philip Morris Pipe Tobacco
9 Pkgs British Consols
10 Pkgs Ogden
10 Pkgs Sweet Caporal
10 Pkgs Old Chum Fine Cut
6 Pkgs Old Chum Pipe
6 Pkgs Canada Straight Tobacco
8 Pkgs Daily Mail
4 Pkgs Wings
14 Pkgs Vogue
12 Pkgs Wills Cigarette Tobacco
8 Pkgs McDonalds Fine Cut
25 Pkgs Zig Zag
16 Pkgs Buckingham
14 Pkgs Turret
5 Pkgs Chateau Quebec Tobacco
2 Pkgs Ogden Fine Cut
18 Pkgs Picobac Pipe Tobacco
4 Pkgs Rum & Maple
6 Pkgs Philip Morris
2 Pkgs Buckingham Cigarette
2 Tins Old Chum
2 Tins Briar
1 Tin McDonald
1 Tin Wills
1 Tin Sweet Caporal
1 Tin British Consol
2 Tins Daily Mail
2 Tins Ogdens Fine Cut
2 Tins Zig Zag
2 Tins Phillip Morris
1 Tin Picobac
8 Pkgs Dominion Fine Cut
8 Pkgs O. K. Cross Cut
2 Pkgs Ogdens Cut Plug
7 Pkgs Menthol Fine Cut
11 Pkgs Picobac Pipe
1 Pkg B.E. #7 Cigars
1 Pkg Marguerite Cigars
1 Pkg Simon Cigars
1 Pkg Arabella Cigars
16 Pkgs Black Cat Cigarettes
5 Pkgs Cameo Menthol
3 Pkgs Cameo Menthol (large)
27 Pkgs Phillip Morris
14 Pkgs Spuds Menthol
7 Pkgs Spud Menthol (large)
4 Pkgs Navy Cut Phillip Morris (large)
24 Pkgs Buckingham (small)
8 Pkgs British Consols
3 Pkgs British Consols (large)
4 Pkgs Phillip Morris (large)
10 Pkgs Wings (small)
1 Pkg Wings (large)
5 Pkgs Navy Cut (large)
2 Pkgs Cool (large)
9 Pkgs Cool (small)
9 Pkgs Rum & Maple
1 Guinea Gold Small
8 Pkgs Turf (large)
17 Pkgs Turf (small)
1 Pkg Herbert Tareyton (large)
5 Buckingham (large)
6 Black Cat (large)

Inventory cont'd T. Naka

Invoice Prices	Size	
1.70		17 Pkgs Black Cat (small)
.30	Pouch	3 Pkgs Phillip Morris Fine Cut
.20		2 Pkgs Turret Pipe
.40		4 Pkgs Sweet Virginia
.40		4 Pkgs Legion
.40		4 Pkgs Comfort
.30		3 Pkgs Master Mason Cut Plug
.20		2 Pkgs Oxford
.50		5 Pkgs Virginia Special
.10		1 Pkg Progress Fine Cut
.80		8 Pkgs B & H Fine Cut
.20		2 Pkgs B. C. #1 Fine Cut
.40		4 Pkgs Poker Fine Cut
.10		1 Pkg Virginia Short
.13		1 Pkg Columbia Cigars
.30		3 Pkgs Virginia Special Pipe
.30		3 Ottaman Cigarette Tobacco
.40		4 Pkgs Royal
.45		3 Tins Copenhagen Chewing Tobacco
2.16		2 Doz. Pkgs Ogdens Fine Cut
1.20		1 Doz. Wills
1.33		7 Plugs Prince Wales (opened)
.17	3 1/2 oz.	13 Tins Old Canadian Sardines
.70	5 lb	- 2 Pkgs Granulated Sugar
1.10	16 oz.	10 Tins Stokelyo Sugar Peas
.72	2 1/2 lb	4 Pkgs Royal Crown Washing Soda
1.92		48 Rolls Westminster Tissue
1.68		62 Tins Borden's Milk Evaporated
.42	1/2 lb	6 Pkgs Dwights Baking Soda
2.00	10 lb	Box Assorted Toffee
.72	large	3 Pkgs Chipso
1.68		7 Pkgs Rinso
.45		5 Tins Old Dutch Cleanser
.54	1 lb	6 Pkgs Acme Gloss Starch
.36		6 Bars Life Boy Soap
.39		3 Bon Ami Cakes
2.22		37 Cakes Lux Toilet Soap
1.68	10 oz.	24 Tins Victory Tomato Juice
4.64		58 Cakes Pearl Soap
.35	small	15 Pkgs Rinso
.27		3 Pkgs Lux
1.75		- 25 lbs Loose Sugar in Tin
1.71		19 Bottles 7 Up Large
1.20		1 Case Orange Crush
2.50		52 Bottles in cooler Mixed
2.40		2 Cases 7 Up small size
1.12		14 Pkgs Short Bread Dutch Style
1.12		14 Pkgs Short Crunch
.32		4 Doz. Loose Biscuits
1.04		8 Cakes
.78		8 Pkgs Cheese Tangs
.70		12 Pkgs Minora Razor Blades
2.00	1/2 lb	10 Pkgs Kraft Cheese
2.80		8 Pkgs Playing Cards
.50		2 Gillette Razors
.90		6 Sungoggles
.66		23 Prs Shoe Laces
.25		5 Combs
.90		16 Pks Hairpins
.21		3 Rolls Adhesive Tape
.35		5 Rolls Adhesive Tape
1.00		4 Prs Working Gloves

Inventory cont'd. T. Naka

<u>Invoice Prices</u>	<u>Size</u>	
2.06		62 Pkgs. Sun Flower Seeds
1.00		1 Fish Line, some Gut
2.40		40 Pkgs. White Envelopes
1.05		3 Doz. Pencils Venus Velvet
.66		11 Black Copy Pencils
.49		7 Writing Pads
		43 Old Books
2.40		8 Pkgs. Pipe Cleaners
1.40		10 Cheap Pipes
1.00		Sundry Hallowe'en Stock
.73		10 Bottles of Ink
1.00		7 Bottles Cold Cream
.60		10 Small Memo Pads
.08		18 Western Sales Books
.40		4 Big Five Writing Tablets
.42		7 Pencil Boxes
.15		Some spools of thread
1.00		6 lbs. Loose Mixed Candy
		1 Full Barrel of Vinegar
<u>\$ 199.14</u>		

Store Fixtures

<u>Appraised Prices</u>	
10.00	2 Light (ordinary)
15.00	2 Showcases
125.00	1 Electric Coca Cola Cooler
.50	1 Magazine Stand
2.00	1 Wooden Counter
5.00	1 Wall Clock
5.00	1 Biscuit Stand
15.00	2 Scales
3.50	1 Electric fan
5.00	2 Window Lights
2.50	2 Paper cutters with paper and string
1.00	4 Large glass jars
1.00	2 Small glass cabinets
5.00	Sundry plants
1.00	1 Small wooden table
<u>\$ 196.50</u>	

Invoiced price of stock	\$ 199.14
Appraised value of fixtures	<u>196.50</u>
Total	<u>\$ 395.64</u>

J. W. ANDERSON

Manufacturers' Agent and Distributor

VANCOUVER, November 18 1942
CANADA

H. D. Campbell, Esq., C. A.,
Agent for the Office of the Custodian,
812 Standard Bank Building,
Vancouver, B. C.

Attention Mr. R. C. Messenger:

Dear Sir:

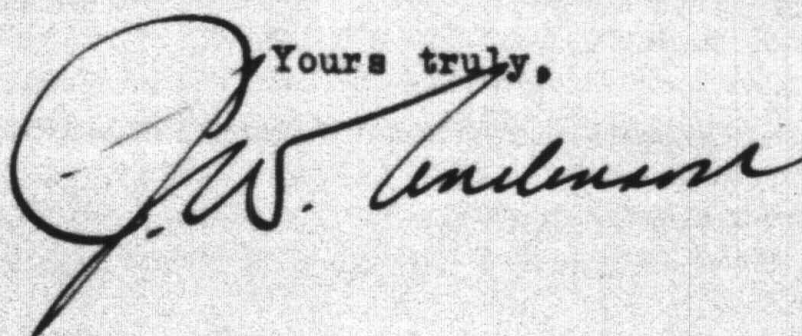
Re- T. Naka,
191 Main Street

As requested I have had the stock inventory which you submitted to me, priced by a wholesale grocer and I am enclosing the priced inventory herewith. The total price of the stock at invoice amounts to \$199.14.

I have made an appraisal of the fixtures of the store and estimate their value at \$196.50. The individual valuations are included in the stock inventory enclosed.

I am also enclosing herewith my account for services rendered in an amount of \$20.00.

Yours truly,



HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

505-512 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

NOV 19 1942

Rec'd	
File No.	
Ans.	
Referred	TELEPHONE PACIFIC 1357

Your File No. 1209.

November 18, 1942.

Office of the Custodian,
Department of the Secretary of State,
Enemy Alien Section,
912 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright:

Dear Sirs:

Re- NAKA, Tamejiro
191 Main Street.

I wish to acknowledge with thanks your letter of the 16th inst.

I am enclosing herewith another copy of the stock inventory which has been priced by individual items at invoice, the total of which amounts to \$199.14. Mr. Anderson, who has attended to this for me, has valued the fixtures at \$196.50. The make-up of this amount is appended to the priced stock inventory and his covering letter is enclosed herewith.

With regard to the perishable goods disposed of, I wish to advise that it was impossible to arrange for a sale of the odd loose fruit and vegetables only, which were going bad. In order to dispose of these it was necessary to sell all the fruit and vegetables. Reference to the inventory, List #2, will show that there were five complete boxes of apples, the wholesale price of which ranges from \$1.50 to \$1.65. The loose fruit amounted to slightly less than two full boxes when packed.

It was only possible to salvage about 20% of the grapes as they had started to mould. It was only after considerable bargaining that I was able to obtain \$10.00 for the lot. In addition to the disposal of these perishables, I have received \$2.25 for the return of milk bottles and another \$2.15 for refund of deposit on empty soft drink bottles, which makes a total to Naka's credit at present of \$14.40.

I understand that Mr. Ellis of your Protection Department has removed from the premises all chattels, fixtures

Your File No. 1209.

November 18, 1942.

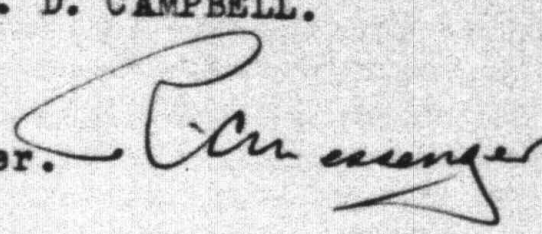
Office of the Custodian, (Continued)

and effects of the living quarters connected with the store and placed them in storage.

While I quite appreciate the advisability of your decision to store the entire contents of the living quarters, I am advised by the member of my staff who has been on the premises providing access for inspection to prospective purchasers, that the proposition would have been considerably more attractive if there had been left at least the stove and other basic chattels in these quarters. However, in view of the probable attitude of this Internee, your strict adherence to the Order in Council is warranted.

Yours very truly,

H. D. CAMPBELL.

Per. 

RCM:JM
Encb.

1927 Kitchener St
19th November 1942 VANCOUVER B. C.

The Office of the Custodian
G. W. McPherson Esq (TENDER)
912 Royal Bank Buildg
VANCOUVER B. C.

Authorized Deputy or
Custodian

Dear Sir :-

Re 191 Main St. Corner Grocery Store
Main & Powell

I will pay you \$100.00 (one hundred dollars) for the stock and fixtures as shown me at 191 Main St. but I must make a time limit on my offer as follows :-

My offer is only good to the extent that I must have delivery made to me or otherwise have possession and control of the said stock and fixtures on or before the 11th December 1942 (eleventh day of December) otherwise I do not want the same.

My reason is that by 11th December the stock will be so wet that the labels will be dropping off the cans and the rest getting mildewed.

If my offer is not accepted and delivery of possession and control made to me by 11th December (and the time limit is essential) I expect you to return my deposit of Ten (\$10) dollars which I am paying you at the same time I give this tender.

The stock and fixtures should be the same as were shown to me a couple of days ago when I visited the premises.

Joseph G. Lawrence

Yours truly
Joseph G Lawrence

126 Powell St.

Vancouver, B.C.

Nov. 20, 1942

Dear Sir:-

I would like to bid \$300.
for the confectionary store of
J. Nasha on 191 Main St.
Please find enclosed a cheque
for \$30.00, 10% of the bid
called for.

Thank You.

Yours truly,

George Salavouich.

126 Powell St.

Vancouver, B.C.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 1209

912 Royal Bank Bldg.,
Vancouver, B. C.
November 19, 1942.

Camp Commandant,
Angler Internment Camp,
Angler, Ontario.

CAMP "X"
NOV 21 1942
ORDERLY ROOM

Dear Sir:

Re: NAKA, Tomihiro, #01077

In the course of winding up the affairs of the above mentioned, we found that there is an electric sewing machine at the residence, 191 Main Street. Mr. Gould of the Singer Sewing Machine Company, claims there is a balance of \$76.00 outstanding. This amount is arrived at as follows:

Purchase price, August 1941	\$186.00
Trade in	<u>20.00</u>
	166.00
Deposit	<u>20.00</u>
	146.00
Total monthly payments	<u>70.00</u>
Balance outstanding	<u>\$ 76.00</u>

Will you be kind enough to parade the internee, and let us know if this information is correct, also, ascertain his wishes in regard to the machine. Are we to surrender it to the Singer Sewing Machine Company, or does he want the balance paid.

We would also be obliged, if you would have this man complete a statement of assets and liabilities and forward same as soon as possible. Our agent interviewed him at the Immigration Building and at that time, he refused to give us any information regarding his affairs. It would be in his interest to give all particulars as to bank balances etc., in order to assist us in the management of the estate. He should furnish us with a list of the store accounts insofar as his memory will serve.

Yours truly,



K. W. WRIGHT

For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/MFP

633 Union Street,
VANCOUVER, B. C.,
November 23, 1942.

Office of the Custodian,
675 West Hastings Street,
VANCOUVER, B. C.

ATTENTION: Mr. G. W. McPherson

Dear Sir: Re: 191 Main Street

I herewith offer my bid of Four Hundred
Dollars (\$400.00) cash for the store and fixtures
at the above address.

Enclosed please find my cheque for
Forty Dollars (\$40.00) to cover the ten percent
deposit.

Yours very truly,

MIKE POLISCHUK,

M. Polischuk

MP/M.
Enc.

Phone: PAcific 7752

525 Richards Street

WESTERN MERCHANDISE BROKERS

Vancouver, B. C.

Nov 24 1942

SOLD TO

DETAIL MGR.
Lloyd H. Van Buren

We Buy and Sell for Cash

BUYER
H. S. Van Buren

G. W. McPherson

Custodian: 912 Royal Oak St.

Orester.

We wish to tender the amount of (\$280⁰⁰)

Two hundred eighty dollars on the Stock Account of the

Grocery Business at 191 Main St. We are enclosing our check

for 12, (28⁰⁰) of this amount

Yours truly

WESTERN MDSE. BROKERS
525 RICHARDS ST. PA. 7752

A. J. Van Buren

316 Powell Street,
Vancouver, B. C.

Custodian of Enemy Property,
912 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re- Grocery Store - 191 Main Street

I hereby offer to purchase the above grocery stock and fixtures, advertised for sale by tender, for a price of ~~\$458.00~~, and in accordance with the conditions of sale in your advertisement, I am enclosing herewith my certified cheque for *Forty five dollars and 50¢ \$45.50*

Yours truly,

Billie Jaug

FEB 26 1943

C L A I M

File No. Int. 1208

DATE

February 4th, 1943.

CREDITOR

Singer Sewing Machine Co.

DEBTOR

Ishiko Naka
191 Main St.

AMOUNT OWING

\$ 76.00

AGENT

Nil.

ORIGINAL FILE

G-68

Tand

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

CABLE ADDRESS "ROYALBANK"

The Royal Bank of Canada

INCORPORATED 1869

EAST END BRANCH

Vancouver, B.C.

March 29th, 1943

Re 8686 Oster Ave

The Custodian of Enemy Property,
The Royal Bank Building,
Vancouver, B. C.

Dear Sir:

We wish to advise that Mr. Cecil Kennaugh of this office has been a member of the staff of The Royal Bank of Canada for twenty years. He holds a senior position in this office and we consider him responsible for his commitments.

He has had considerable trouble regarding housing accommodation and we would appreciate anything you can do for him.

Yours truly,

W. J. Montgomery

Manager.

Louise Inaka

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

File 1209

912

BANK OF NOVA SCOTIA BUILDING
608 WEST HASTINGS STREET
VANCOUVER, B.C.

21st April, 1943.

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

File No. 1209
Legal Department

Attention of Mr. K.W. Wright

Dear Sir:

re Tomejiro NAKA - P/W A-757
and 8686 Osler Street
Resubdivision 23 of Lots 1 to 5
Subdivision 1 to 6 and 12 Block "G"
District Lot 319, 324 and part 323

In accordance with your instructions, we have inspected this property and beg to report as follows.

The location is in the Marpole district which is about six miles from the centre of the City, but there is street car within one block on Oak Street as well as the Bus Line two blocks West. This part of Osler Street is fairly well built up with small houses.

The dimensions of the lot are 30.1 feet frontage and 123.2 feet depth with a lane at the rear. The land is in a neglected condition and the side fencing is in bad repair with part of it fallen down.

The house is a cheaply constructed frame building with five rooms of which four are plastered, the kitchen being lined with shiplap and papered. There are no interior halls and there is no closet in one of the bedrooms. The kitchen is poorly arranged and the only plumbing is a sink in the kitchen and a w.c. in a room adjoining. There is no hot water tank and only a cold water supply. There is a small attic room with a low ceiling roughly papered on wood. There is a concrete wall foundation and a low basement, not usable by any person over five feet in height. Part of the floor is rough concrete and part plank in poor condition. There is no furnace.

The exterior siding and trim has apparently not been painted since the building was erected and the roof needs some repairs. The interior needs some decorating and painting and a good deal of money would have to be spent on making the dwelling habitable, with extra plumbing and perhaps some remodelling.

There is a garage at the back in fair condition, but not painted.

We are of the opinion that the present market value of this property is not more than \$1,000.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *L. Reeve*

DWR

P.S. We return the keys herewith.

April 14th 1943.

COPY

File Number 1209

Registration Number (no knowledge)

NAKA, Tomijiro

8686 Osler Street

LOCATION AND NATURE OF PROPERTY:

8686 Osler Street, Vancouver, B. C.
Subdivision 25 of Lots 1 to 5 in re-
subdivision of Lots 1 to 6 and 12,
Block "C", D.L. 519, 324 & Pt. of 323,
New Westminster District.

OWNERSHIP:

NAKA, Tomijiro

BUILDING:

This is a small frame bungalow situated on the East side of Osler Street, the second Lot North of 71st Ave. The dwelling has apparently been added to and improved. There is a small verandah across the front. Door into small living-room, off living-room to the rear there is a large dining-room, off the dining-room there is a kitchen. These rooms are in fair condition. The kitchen contains a sink and the chimney from the furnace passes through same. On the left hand side of the house there are two small bedrooms. Off the kitchen there is a small room which is apparently utilized as a bathroom; the only plumbing in the room is a toilet, there is room for a wash basin and tub. Small stairway from the kitchen leading to the attic where there is one room roughly finished with a very low ceiling. There is also a stairway from the kitchen to the basement. The furnace is of a fair size, partly new but is extremely low, approximately 8'4". There is a large sink in part of this basement. There is no furnace. We understand that the dwelling has sewer connection.

At the rear of the property there is a frame garage and a small woodshed. There are a few shrubs but no grass.

GENERAL CONDITION: The exterior is in very poor condition, needing paint badly, the fences are falling down and the interior should also be renovated and decorated.

LAND:

The size of the Lot is 30.1 x 30.4.

TAXES:

Arrears \$147.65
1943 nett taxes \$50.26.

ASSESSMENT:

Assessment of Land	\$ 240.00
Assessment of Building	\$1,450.00
Total Assessed value	\$1,690.00

FINANCIAL POSITION: The property is vacant and we understand from the Office of the Custodian that it was rented at \$15.00 per month.

RENTAL VALUE:

In our opinion the rental of \$15.00 per month for this property was low on today's market. The actual rental value should have been \$20.00, and if renovated \$25.00.

SALE VALUE:

It is difficult to arrive at the correct sale value of this property in its present condition. We feel that the maximum gross sale price of the property on today's market would be \$150.00.

This property was inspected by the writer on April

12th 1943.

KER & KER LTD.
Per. *[Signature]*

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO

FILE NO. 1209

Legal Department

Rec'd APR 30 1943 ✓
File No. _____
Ans. _____
Re: _____

912 Royal Bank Bldg.,
Vancouver, B. C.
April 20th, 1943.

Mr. A. J. Taylor,
P.O. Box 76,
Ladner, B. C.

Dear Sir:

Re: P/W A-757, NAKA, Tomijiro
and 8686 Osler Street.

We regret to advise that your offer of \$800.00
for property known as 8686 Osler Street has been
rejected.

We are, therefore, returning herewith your
cheque in the amount of \$80.00, being ten percent of
your bid, and would be obliged if you would acknowledge
receipt of same.

Yours truly,



K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

*Check received
A. J. Taylor*

AL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B.C.

May 5th 1943.

Rec'd MAY 6 1943
File No. _____
Ans. _____
Replied _____

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. K.W. Wright,
Counsel to the Custodian

Dear Sir:-

Re: File #1209 - P/W A-757
NAKA, Tomijiro
8686 Osler Street

In reply to your letter to us of May 1st 1943 in connection with the above property wherein you state that our offer of \$1050 cash for same subject to the usual commission, is not acceptable, for the reason that a higher offer was received.

Frankly, we are at a loss to understand the situation as it was the writer's understanding when he discussed the property with you verbally over the phone after receipt of your letter of April 24th 1943 stating that all tenders had been rejected, that a cash price of \$1000 to \$1100 or a cash price at or near the term price submitted by us would be acceptable by your Department.

At that time the writer stated that we would immediately forward you a cash offer in place of the term offer previously submitted at a figure close to the term offer. It was not our understanding that the property was still open for further tender. We understood from the conversation that in view of all the other tenders being rejected that a cash price was being set and we therefore acted accordingly.

A comparative situation arose in connection with the property at 130 West 1st Avenue, on which the Dominion Construction Co., Ltd. made an offer. The offers were apparently rejected and a price was set at \$2000.

In view of the above we therefore felt that when we offered \$1050 cash in place of the terms that we should have received the property. If it was open for further tender we did not understand the case to be such and feel that we should have been so advised, as we had previously bid \$1100 on terms and would probably have paid that or more on a cash basis if it had not been our understanding that the price would be the approximate amount which was offered.

Office of the Custodian,

-2-

May 5th 1943.

To be specific, if we had understood the property to be still open for tender we would have endeavoured to offer at least the same amount in cash as we had on terms.

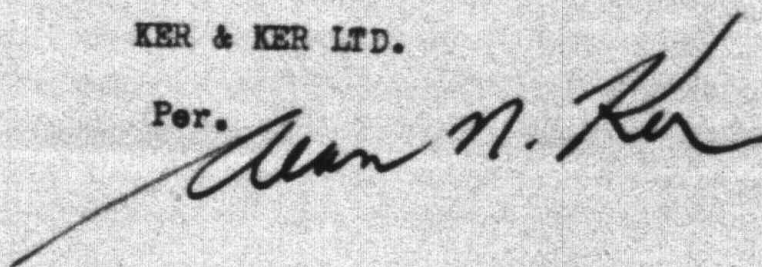
We have made several offers to the Office of the Custodian in connection with these properties and to date we have failed to satisfactorily conclude any purchase.

In view of this fact and in view of the above we would commend the above matter to your serious consideration. We feel that we should be given an opportunity to purchase this property on the same terms and conditions as were accepted by your Department.

Yours very truly,

KER & KER LTD.

Per.



ANK.DR



SINGER SEWING MACHINE COMPANY
INCORPORATED

743 GRANVILLE STREET
VANCOUVER, B.C.

Rec'd	JUL 12 1943
File No.	
Ans.	Peer
Referred	

July 7th 1943.

Ishiko NAKA. 119 Main St. Vancouver. B C.
#09015. Int file 1209

EVACUATION SECTION	
Rec'd	JUL 9 1943
File No.	
Ans.	Peer
Referred	

Mr A McAlsiter.
506 Royal Bank Bld.
City.

Dear Sir.

This party had a store at the above address.
We are in receipt of a letter dated December 5th from Harold D. Campbell 608 Standard Bank Bld advising us that lessee was interned and that his business had been sold and that there was sufficient funds to pay the balance of the account \$76.00.

He states in the letter that we would hear further from him or from the office of the Custodian. We have not heard anything further from either.

You have the machine and if lessee does not wish to have it we would ask you to please release the machine to us and we will give you a clear release. We would of course prefer to have the account settled by cash. May we please hear from you. Thanking you.

Yours truly
Singer Sewing Machine Co.
G.S. Barker. M S.

PR

Fay

DEPARTMENT OF NATIONAL DEFENCE
ARMY.

File: 101-P-757.

Internment Camp,
Angler, Ontario,
28 November, 1945.

The Custodian,
506 Royal Bank Bldg.,
Hastings & Granville Streets,
Vancouver, B. C.

Re: PW. A-757. NAKA, Tomijiro
Encl. list in duplicate.

ENEMY SECTION

Rec'd DEC 3 1945

File No. 1209A

Ans'd

Refer'd

EVACUATION SECTION

Rec'd DEC 3 1945

File No.

Ans.

Referred 509

Reference your letter, file 1209A,
dated 21 November, addressed to Commandant, Internment
Camp, Angler, and letter addressed to m/n Internee, your
file 1209A/6526, dated 21 November, 1945.

2. The Internee states that he is unable
to identify any of the articles listed, as they are most
ly household chattels, and that the only way to secure
identification would be to forward the list to his wife,
Mrs. Ishi NAKA, Building "E", Tashme, B. C.

WDG/H.

Allen Duff
W.D. Graham) Lieut. Colonel,
Commandant, Internment Camp
Angler, Ontario.

Household Goods & Furniture

Approximately 25 boxes of goods - containing
- dinnerware sets, Coffee percolator, pyrex sets,
- Kitchen utensils, Cutlery etc
- large box - of Drums (sheets)
- music books
Also other books.

Records, Record album.

Suitcase containing personal effects.

Waterfall Book Case.

? Trilight Lamp Stand & shade.

- Table Lamp. - Umbrellas

Footstool

Drawing Room Mirror.

Bedroom Suite consisting of bed-spring
& 4 mattresses.

- Vanity, Cheffonier-Stool.

- 2 beds plus spring & mattresses.

P. 6 blankets - 6 satin bedspreads.

P. Large Collections of Clothing inside Closet.

Hats, Shelf containing shoes, slippers.

• Carpets -

✓ Electric Sewing Machine.

✓ Kitchen sets - Breakfast Suite

Cabinet, Table, & chairs
& Gas Range (new white set)

Cont'd
Trunk - materials, wool, jewelry,
vanity cases, Gunnybags - &
other personal effects

Store.

Store Furniture & Equipments
Pot Plants & Bedding Plants
Confectionary -
Tobacco
Fruits
Magazines
Dry Goods
Groceries
Carpenter & Garden Tools
& many other articles.

Joseph Sugiyama 05762
File. Pw. 757
7220

ENEMY SECTION	
Rec'd	APR 8 1946
File No.	1209 <i>File to Chabell</i>
Ans'd	
Referred	

DEPARTMENT OF NATIONAL DEFENCE
ARMY

Internment Camp,
ANGLER. ONT.
4th April 1946

Authorized Deputy Custodian
509 Royal Bank Bldg
VANCOUVER. B.C.

RE:- PW. #757 NAKA. Tomejiro

Receipt is acknowledge of your letter File No.
1209-A dated 27th March 1946.

The m/n was paraded and states.

That he will arrange personally after release from
internment and does not want to be bothered with
the Custodian.

F. G. Harris

(F.G. Harris) Captain.
A/Commandant
Angler Internment Camp,
Veterans Guard of Canada

Copy to D.P.W

X.R.1209

REGISTERED MAIL

September 29th, 1947.

Mr. Tomijiro NAKA,
Registration No. 01077,
c/o Moose Jaw Hostel,
Moose Jaw, Sask.

Dear Sir:

We are enclosing herewith Custodian cheque in the sum of \$652.45, leaving a balance of \$397.47 in your account with this office. A statement of your account with this office is also enclosed, together with a statement relative to the sale of the property known as 8686 Oaker Street, Vancouver, B. C.

The above-mentioned balance is being held in your account until the correctness of a claim of \$126.57 filed against you by The West Coast Trading Company has been confirmed by you and the ownership of all chattels sold in your name at public auction has been determined.

With respect to the claim of \$126.57, during your internment you stated you did not wish to be bothered with this claim as long as you were interned. However, we wrote to you on August 1, 1947 requesting you to confirm the correctness of the above claim but up to the time of writing no reply has been received. We are assuming, therefore, that this debt is owed by you and unless we hear from you by October 17th, 1947, to the contrary we shall proceed to pay this claim from funds in your account with the Custodian.

On reviewing your file in connection with chattels we find that a few articles, such as a pair of crutches, wooden screen, glass windows, waste basket, and extra baskets, table and grip appear on the auction sheets which cannot be identified on the list forwarded to us by your wife on January 7th, 1946. All the auction sheets were sent to Mrs. Naka on March 18, 1946, with the exception of Sheets #59 and #61, which are now enclosed, and in order that the proceeds from the sale of all goods shown on the above-mentioned auction sheets may be credited to the correct account we would ask you and Mrs. Naka to carefully check all the auction sheets and advise us if all the goods shown thereon belonged to you.

Your prompt attention to the above matters will be appreciated.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc.-Custodian cheque \$652.45
-Vancouver Auctions #59 and #61
-Statements (2) and return envelope

EVACUATION SECTION

Rec'd OCT 13 1947

File No.

Ans.

Referred

Mrs. J. A. Lamb,
October 9, 1947

Mrs. E. Robertson
Office of Custodian
Vacuum Bk
Dear Sir:-

I am sending back this cheque
and want you to understand that I will
never accept any cheques or money for my
personal and real assets. I was put into
internment as an "enemy alien," and it is not
through my consent that you have done away
with my assets. I want you to fully understand
that what our case is settled, I shall expect
my rights.

Yours truly
J. A. Lamb

Copy to
Mrs. Lamb

September 24, 1947.

REAL PROPERTY SUMMARY

JAPANESE NAME: Tomijiro NAKA: Reg No. 01077 (Interned 18/11/42)
Released conditionally 10/4/46

CATALOGUE NO:

PROPERTY ADDRESS: 8686 Osler St., Vancouver, B. C.
Tomijiro NAKA refused to make a J. P. declaration of any property
and has persistently refused to give information of any nature.

LEGAL DESCRIPTION: Subdivision 23 of Lots 1 to 5, in the resubdivision of Lots 1
to 6 and 12, Block "C", D.L. 319, 324 and part of 323, Group 1,
N.W.D., Plan 2733.

TITLE: In name of Tomijiro NAKA. Certificate of Title 88945-I

ENCUMBRANCES: None registered, no evidence of any unregistered encumbrance
on file.
Vesting of interest of Tomijiro NAKA filed as No. 35644, filed
30/1/43.

ASSESSED VALUE:

1942		
Land	\$ 240.00	Taxes, annual - \$50.26
Improvements	1450.00	plus arrears as at 3/7/42 -
	\$ 1690.00	\$159.82
		Total - \$210.08

CLASSIFICATION:

(Anote Mr. Reeves report 21/4/43 as marked)
Mr. K. W. Wright advised Mr. Shears on 19/4/43 of the report
made by Mr. Smith of the Protection Dept. as follows:
"Mr. Smith pointed out that the house has a five foot
basement and therefor head room only for persons of the
Japanese race. The roof is in a state of disrepair, and
should be replaced. The house needs painting on the
outside for protection purposes. The fences are down and
there is no bath or wash basin in the house. Evidently the
kitchen was added, and the pipes from the stove are so
installed as to break the fire department regulations.
Mr. Smith also stated that there is no head clearance in
the attic."

**HISTORY OF
ADMINISTRATION:**

Tomijiro NAKA was placed under arrest by the R.C.M.P. on
1/11/42. Mr. Spain of the Protection Dept. reported on
6/1/43 that the house was occupied by Frank Seitz, who
had arranged for occupation with Mr. NAKA, and Mr. Seitz
on 20/1/43 informed the Custodian that rent at the rate of
\$14.00 per month had been paid to the NAKA's being rent for
3 months up to 3rd. Dec., 1943. Mr. Seitz's letter of
14/1/3 states that redecoration inside and out and repairs
were to be made by the tenants who were also to pay water
rates and taxes.

Mr. Seits produced receipts of \$10.84 paid for material, which with \$45.16 allowed for labor, Total \$56.00, covered the rent to 3/4/43, at which date the tenant vacated the premises. No cash payment on account of rent was received by the Custodian.

The disbursements made by the Administration Department were:

TAXES	\$ 160.00
WATER RATES	14.75
TOTAL DEBIT	174.75

TITLE:

Mr. HAKA being in possession of the Duplicate Certificate of Title and refusing to produce it. Mr. Sheppard's opinion as to the issue of a new Certificate of Title to a purchaser without production of the old was requested. Mr. Sheppard gave as his opinion that the Registrar was not required to issue a new Certificate of Title by the Regulations Respecting Trading with the Enemy, though title could pass thereunder to the Custodian. The terms under which a Certificate of Title may issue, being exclusively a provincial matter, was beyond the competence of the Dominion, either by statute or order-in-council (letter 7/5/43). A special form of vesting was prepared and submitted for registration with application for the transmission of title to the Custodian, and conveyance to the parties purchasing all being accepted by the Registrar.

APPRAISALS:

On instruction from the Custodian, Messrs. Ker and Ker made an appraisal of the property, reporting on 14/4/43 and estimated value of \$1,150.00. An appraisal was made by D. W. Reeves, who reported on 21/4/43 an estimated value of \$1,000.00.

ADVERTISING:

The property was advertised for sale by tender in the Vancouver Province on 3/4/43 and 5/4/43, tenders to be received up to noon of April 17, 1943.

OFFERS:

In response to advertising, tenders as follows were received from J. Brown, \$700.00, J. Penrice, \$750.00, A. J. Taylor, \$800.00, Frank Kryzanoski, \$806.00, Pacific Properties, \$1000.00. All tenders were rejected, and the tenderers advised on 24/4/43 that new offers, if submitted, would be considered. New offers were received from J. Brown \$750.00, A. J. Taylor, \$1000.00, and Pacific Properties, \$1,050.00. On 19/4/43 Ker and Ker made an offer of \$1,100.00, payable half cash and balance at \$25.00 per month, subject to Agent's Commission. This offer was rejected on 24/4/43 and Ker and Ker sent a revised offer of \$1,050.00 cash, subject to Commission on 27/4/43.

As the offer of the Pacific Properties of \$1,050.00 involved no commission, the offer of Ker and Ker of \$1,050.00 was rejected and the Pacific Properties were advised on 1/5/43 of acceptance of its offer. It transpired that the offer of the Pacific Properties was made on behalf of a client - C. E. Kelly - and as a contract had been set up with the Pacific Properties as purchaser a quit claim was executed by the firm in favor of the Secretary

of State, which document is on file. Mr. Sheppard then proceeded with conveyance to the actual purchaser - G. E. Kelly.

SOLD: To: Clara Edna Kelly, widow, of Calgary, for \$1,050.00 as at 10/5/43.

TITLE: Certificate of Title, 30764-M, issued on 15/6/43, in name of Clara Edna Kelly, on application 87070, and receipt acknowledged on 17/6/43 by C. T. Lawrence of Pacific Properties Ltd.

OLD TITLE: Certificate of Title 88945-I. Requested of T. NAKA 5/5/43 and 1/6/43 through Commandant Angler Internment Camp, who replied 12/5/43 and June 1943 that NAKA refused to make any statement as to where the Certificate was.
According to Registry Office records this Certificate of Title was delivered to a Japanese, unidentified.

FUNDS: Credited to Tamijiro NAKA, - Sale price of property \$1050.00 less Certificate of Encumbrance \$1.00, Legal Fees \$75.50, Appraisal Fees \$15.00, advertising \$13.95, registration fees \$9.85, Closing adjustment debit \$6.04. Total \$121.34, Net Credit from sale of property \$928.66.

Net credit from proceeds of Sale	\$	928.66
Net debit from administration		174.75
Net credit to account of Torijiro NAKA	\$	753.91

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

IN:CM

DATED: September 24, 1947

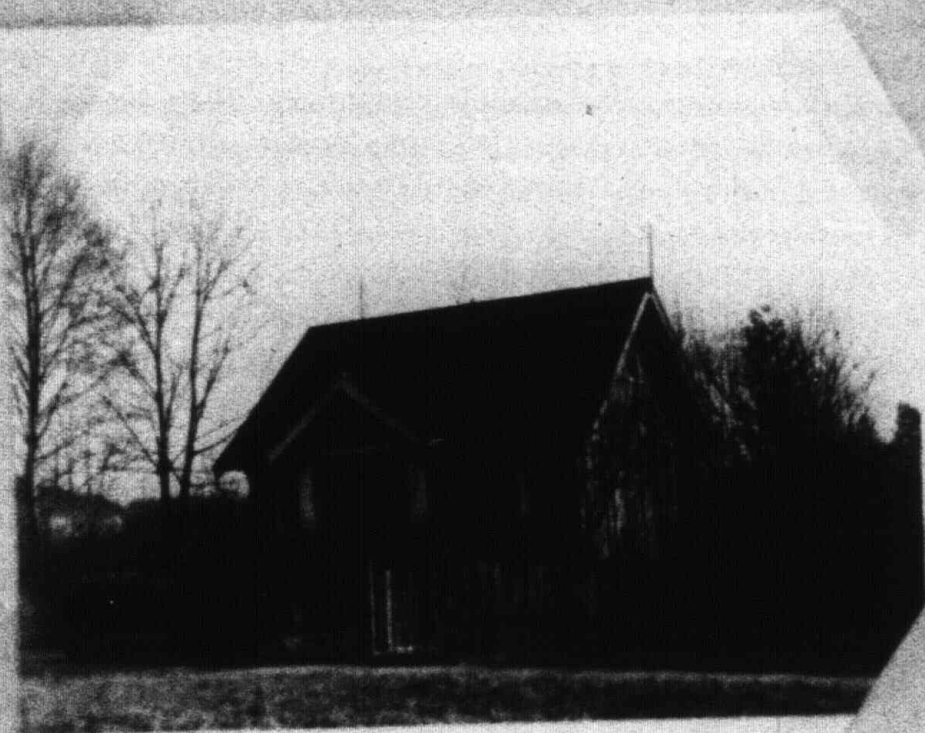
J. A. Macpherson

INTERNEE FILE 1209

~~Tomiyoshi~~ NAKA

8686 Osler St.

26th Feb. 1943



4209
Vancouver Province - April 3rd, 1943

REAL ESTATE FOR SALE BY TENDER

The Authorized Deputy of the Secretary of State of Canada and/or Custodian offers for sale by tender the following properties situated in Vancouver:

East 44 feet of Lot 23, Block 9, Subdivision "E," District Lot 183, Group 1, District of New Westminster, Plan 180, known as 1804 Venables Street, being a seven-room stucco dwelling and garage;

Lot 38, Block 76, District Lot 181, Group 1, Plan 196, known as 711 Keefe Street, being a ten-room frame house with store front. Brick tile, one-storey building at rear;

Lot 28, Block 52, District Lot 196, Map 196, known as 829 East Cordova Street, being three frame houses, two damaged by fire;

X Subdivision 23, of Lots 1 to 5, in the Resubdivision of Lots 1 to 6, and 12, Block "C," District Lot 319, 324 and part of 323, Group 1, Plan 2733, District of New Westminster, known as 8888 Osler Street, being a five-room bungalow;

North Half of Lot 1, Block 69, District Lot 185, Group 1, New Westminster District, Plan 92, known as 1601 Denman Street and 1608 Nelson Street, being house with store in front at 1601 Denman Street and house only at 1608 Nelson Street.

Lot 11, Except Easterly 3 feet, Block 69, District Lot 185, Group 1, New Westminster District, Plan 92, known as 1608 Nelson Street, being a two and one-half storey frame dwelling.

Tenders for the individual parcels will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building, marked "Tender for Real Estate" up to Noon, Daylight Saving Time, on the 17th day of April, 1943, and must be accompanied by a certified cheque, payable to the Custodian, for ten percent (10%) of the amount tendered.

The assets are offered for sale without any warranty whatsoever on the part of the undersigned as to condition or state of repair of such assets.

Neither the highest nor any tender will necessarily be accepted. Further particulars may be obtained during office hours any day up to Noon on the 16th day of April, 1943, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, B.C. this 3rd day of April, 1943.

The Custodian of Japanese Property,
912 Royal Bank Building,
Vancouver, B.C.

P. O. Box #.76.

Ladner, B.C.

April 14th 1943

The Custodian of Japanese Property,
912 Royal Bank Building,
Vancouver.

Dear Sir,

Re. Subdivision 23, of Lots 1 to 5, in the Resubdivision
of Lots 1 to 6 and 12, Block "C", District Lot 319,
324 and part of 323, Group 1, Plan 2733, District
of New Westminster, known as 8686 Osler Street.

I beg to submit a bid of \$800:00, for the above
described property, and enclose certified check
for \$80:00, being 10% of the amount bid.

Yours truly,

A.J. Taylor

(A.J. TAYLOR.)

*Recd
\$1150*

1228-77th Ave. W.

Vancouver

B. C.

16th April 1943.

Sir,

I Frank Kryzanski
tender my bid for the sum
of \$ 806 ^{xx}/₁₀₀ dollars for the
property at 8686 Osler
Ave. in the City of Vancouver

Yours fraternally.

Mr. Frank Kryzanski

Recd
5/1/50

BRANCH No. 1:
MARINE AND GABAMAT
ALMA 0089
VANCOUVER, B. C.

STANDARD STATION
SMYTH AND HOWE STREETS
PA CIFIC 0631 : 24-HR. SERVICE
VANCOUVER, B. C.

BRANCH No. 2:
PATRICIA BAY SERVICE STATION
PHONE 28 M
PATRICIA BAY, SIDNEY, V.I.

HIRE & DRIVE LTD.

MERCURY CARS FOR HIRE : WITH RADIOS AND HEATERS : LOW RATES

—U—
DRIVE

HEAD OFFICE:
845 WEST HASTINGS STREET
PA CIFIC 5656
VANCOUVER, B. C.

April 16-73

Custodian of Enemy Property
912 Bay of Bank Bldg.,
Van. B. C.

Dear Sir: - I hereby offer Seven Hundred
Forty Dollars full Cash Price for House
& Lot with clear title free & clear of all
encumbrance at 8688 Osler Street Van
B. C.

The Marked check attached is deposit
on account as requested by Yourself.

You may get in touch with me
at 945 W Hastings or by phoning
Pacific 5656.

Yours Sincerely

J. FENRICE LIMITED
J. Fenrice

Rept
\$1150

Pacific Properties Ltd.

Financial Investors

MARINE 0541
MARINE 0542

829 WEST PENDER STREET.

Vancouver, B.C.

April 16th, 1943.

Custodian of Japanese Property,

912 Royal Bank Bldg.,

Vancouver, B. C.

Dear Sirs:

I herein submit our offers on the following property:

8686 Osler Avenue, Vancouver - \$1,000.00 cash for
Deed,
and our cheque for 10% - \$100.00 enclosed.

1809 Venables, Vancouver, we submit an all cash offer
of \$2,500.00 or \$2,700.00 with \$1,000.00 cash, balance
\$30.00 per month, including 6% interest, and our cheque
for 10% - \$250.00 enclosed.

If these offers are not accepted by May 1st, 1943,
kindly return cheques to us and oblige.

Yours truly,

C. Lanning

PACIFIC PROPERTIES LTD.

CTL:EF

Encl.

*Ken H. H. H.
yes to Rent's valuation*

Requet

8616 - Oak St.

Van. B.C.

April 17/43

phone No. Lang. 0549M.

Dear Sir -

In regard to property located
8686 Oak Ave. which is up for sale.
I am making an offer of \$700⁰⁰ (seven
hundred dollars) for said property.

Enclosed please find the sum
of Seventy dollars \$70⁰⁰ being ten
per cent of offered price (certified cheque)
which is to be returned if offer is
refused.

Yours Truly
J. Brown

Rec'd
value \$1150

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

478 HOWE STREET
VANCOUVER, B. C.

April 19th 1943

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

Rec'd APR 20 1943
File No. _____
Ans. _____
Retained *MR. P. W. Wright*

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

Attention Mr. K. W. Wright,
Counsel for the Custodian

Dear Sir:-

Re: File #1209 - P/W A-757
NAKA, Tomijiro
8686 Osler Street

Further to the writer's conversation with you of
today's date in connection with the above property, we wish to submit
the following offer on same:-

Price: \$1100

Terms: One half cash, \$550, balance at the rate of
\$25.00 per month including interest at 6%,
Purchaser to have the right to pay off the
balance at any date without notice or bonus.

Date of Adjustments: May 1st 1943.

Although, according to your instructions, we have not
enclosed a cheque for 10% of the amount, this is a firm offer on the
property until such time as we receive your reply.

The above offer you will note is based on terms, but
if it is essential that your Department have cash, if you will please
advise us, we believe that we could possibly procure same from our client.

In the event that this offer is accepted it is understood
that we will be protected for the usual commission allowed by the Van-
couver Real Estate Exchange, namely, 5% of the purchase price.

Trusting the above will be given favorable consideration
by your Department, we remain,

Yours very truly,

KER & KER LTD.

Per.

Alan N. Ker

ANK.DR

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

April 27th 1943

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
INSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

Rec'd	APR 28 1943
File No.	
Ans.	
Checked	

Attention Mr. K.W. Wright,
Counsel to the Custodian

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

Dear Sir:-

Re: File #1209 - P/W A-757
NAKA, Tomijiro
8686 Osler Street.

We wish to acknowledge your letter under date of April 24th 1943 in connection with the above property wherein you state that the offer of \$1100 for same on terms is not acceptable to your Department, and in which you also suggested that we submit a new cash offer as all tenders had been rejected.

We therefore submit the following:-

Price: \$1,050.00 cash.

Date of Adjustments: May 1st 1943, or when we are given possession of the premises by your Department.

According to your instructions we have not enclosed a cheque but this is a firm offer on the property until such time as we receive your reply.

In the event that this offer is accepted it is understood that we will be protected for the usual commission allowed by the Vancouver Real Estate Exchange, namely, 5% of the purchase price.

In view of the fact that this offer is cash and the house is in a dilapidated condition we would strongly recommend its acceptance.

Yours very truly,

KER & KER LTD.

Per.

ANK.DR

FILE No.
1209.

8616 - Oak St.

Van. B. C.

Rec'd APR 30 1943

File No.

Ans.

April 28/43.

Dear Sir,

Received your letter
re. P/W. A. 757, Naka, Tomijiro
located 8686 - Oak St.

We wish to submit
another offer with an
additional sum of \$50.00 (fifty
dollars) on our original bid
which will now make it
\$750.00 (seven hundred & fifty dollars)

Yours Truly
J. Brown.

P.O. Box #.76.
APR 30 1943
No. _____

April 29th 1943

Custodian Japanese Property,
912 Royal Bank Building,
Vancouver.

Dear Sir,

File 1209. Legal Department.

Re: P/W A-757, NAKA, Tomijiro
and 8686 Osler Street.

In reply to your letter of
April 24th re. above.
I submit a bid of \$1,000.00
dollars (one thousand dollars) for the
property.

Yours truly,

A. J. Taylor

(A.J.TAYLOR.)

April 29/43
1228 77th Ave W.
City.

Rec'd	APR 30 1943
File No.	
Ans.	
Presented	<input checked="" type="checkbox"/>

Dear Sir;

In connection with my
previous offer of \$206.00 for property
known as 8686 Oster St. which
has been rejected I hereby
submit a tender for one thousand
dollars (\$1,000.00) for said property.

Yours sincerely
J. Kryzenoski.

Pacific Properties Ltd.

Financial Investors

MARINE 0541
MARINE 0542

820 WEST PENDER STREET.

Vancouver, B.C.

File #1209.
Legal Dept.

April 30th, 1943.

Mr. K. W. Wright,

Counsel to the Custodian,

912 Royal Bank Bldg.,

Vancouver, B. C.

MAILED	MAY 1 1943
FILE NO.	
ANS.	
RECORDED	

Dear Sir:

I herein wish to tender offer on 8686 Osler Street, Vancouver, at a cash price of \$1,050.00.

I also acknowledge receiving our cheques \$100.00 - 8686 Osler St. and \$250.00 - 1809 Venables.

Yours truly,

C. T. Lawrence

CTL:EF

PACIFIC PROPERTIES LTD.

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

21st April, 1943.

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Rec'd	APR 22 1943
File No.	
Ans.	
Revised	

File No. 1209
Legal Department

Attention of Mr. K.W. Wright

Dear Sir:

re Tomejiro NAKA - P/W A-757
and 8686 Osler Street
Resubdivision 23 of Lots 1 to 5
Subdivision 1 to 6 and 12 Block "C"
District Lot 319, 324 and part 323

In accordance with your instructions, we have inspected this property and beg to report as follows.

The location is in the Marpole district which is about six miles from the centre of the City, but there is street car within one block on Oak Street as well as the Bus Line two blocks West. This part of Osler Street is fairly well built up with small houses.

The dimensions of the lot are 30.1 feet frontage and 123.2 feet depth with a lane at the rear. The land is in a neglected condition and the side fencing is in bad repair with part of it fallen down.

The house is a cheaply constructed frame building with five rooms of which four are plastered, the kitchen being lined with shiplap and papered. There are no interior halls and there is no closet in one of the bedrooms. The kitchen is poorly arranged and the only plumbing is a sink in the kitchen and a w.c. in a room adjoining. There is no hot water tank and only a cold water supply. There is a small attic room with a low ceiling roughly papered on wood. There is a concrete wall foundation and a low basement, not usable by any person over five feet in height. Part of the floor is rough concrete and part plank in poor condition. There is no furnace.

The exterior siding and trim has apparently not been painted since the building was erected and the roof needs some repairs. The interior needs some decorating and painting and a good deal of money would have to be spent on making the dwelling habitable, with extra plumbing and perhaps some remodelling.

There is a garage at the back in fair condition, but not painted.

We are of the opinion that the present market value of this property is not more than \$1,000.

Yours faithfully,

JOHNSON, REEVE & WATSON
per *D. O. Reeve*

DWR

P.S. We return the keys herewith.

April 14th 1943.

File Number 1209

Registration Number (no knowledge)

NAKA, Tomijiro

8686 Osler Street

LOCATION AND NATURE OF PROPERTY:

8686 Osler Street, Vancouver, B. C.
Subdivision 23 of Lots 1 to 6 in re-
subdivision of Lots 1 to 6 and 12,
Block "C", D.L. 319, 324 & Pt. of 323,
New Westminster District.

OWNERSHIP:

NAKA, Tomijiro

BUILDING:

This is a small frame bungalow situated on the East side of Osler Street, the second Lot North of 71st Ave. The dwelling has apparently been added to and improved. There is a small verandah across the front. Door into small living-room, off living-room to the rear there is a large dining-room, off the dining-room there is a kitchen. These rooms are in fair condition. The kitchen contains a sink and the chimney from the basement passes through same. On the left hand side of the house there are two small bedrooms. Off the kitchen there is a small room which is apparently utilized as a bathroom; the only plumbing in the room is a toilet, there is room for a wash basin and tub. Small stairway from the kitchen leading to the attic where there is one room roughly finished with a very low ceiling. There is also a stairway from the kitchen to the basement. The basement is of a fair size, partly new but is extremely low, approximately 5'4". There is a large sink in part of this basement. There is no furnace. We understand that the dwelling has sewer connection.

At the rear of the property there is a frame garage and a small woodshed. There are a few shrubs but no grass.

GENERAL CONDITION: The exterior is in very poor condition, needing paint badly, the fences are falling down and the interior should also be renovated and decorated.

LAND:

The size of the Lot is 30.1 x 30.4.

TAXES:

Arrears \$147.65
1943 nett taxes \$50.26.

ASSESSMENT:

Assessment of Land	\$ 240.00
Assessment of Building	<u>\$1,450.00</u>
Total Assessed value	<u>\$1,690.00</u>

FINANCIAL POSITION: The property is vacant and we understand from the Office of the Custodian that it was rented at \$15.00 per month.

RENTAL VALUE:

In our opinion the rental of \$15.00 per month for this property was low on today's market. The actual rental value should have been \$20.00, and if renovated \$25.00.

SALE VALUE:

It is difficult to arrive at the correct sale value of this property in its present condition. We feel that the maximum gross sale price of the property on today's market would be \$1150.00.

This property was inspected by the writer on April

12th 1943.

KER & KER LTD.

Per

Alan M. Ker

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 1209

912 Royal Bank Bldg.,
Vancouver, B. C.,
May 3, 1943.

Pacific Properties, Ltd.,
Vancouver, B. C.

IN ACCOUNT WITH Custodian of Alien Property

Re: Sale of 8686 Osler St., Vancouver, B.C.
as at May 10, 1943.
Tomojiro NAKA, File No. 1209

Sale Price		\$1050.00
Taxes from Jan. 1 to May 10/43 based on 1942 taxes of \$50.26	\$ 17.90	
Water Rates prepaid to June 30/43		1.97
Fire Insurance, Liverpool Manitoba Ass'n. due Jan. 4/45. Premium \$5.50		3.54
Balance	<u>1037.61</u>	
	<u>\$1055.51</u>	<u>\$1055.51</u>
BALANCE		\$1037.61

17.90
5.51
12.39

Pacific Properties Ltd.

Financial Investors

MARINE 0541
MARINE 0542

629 WEST PENDER STREET.

Vancouver, B.C.

May 4th, 1943.

Mr. K. W. Wright,

Counsel to the Custodian,

912 Royal Bank Bldg.,

Vancouver, B. C.

Rec'd	MAY 5 1943
File No.	
Ans.	✓
Time	

Re: 8686 Osler Street.

Dear Sir:

I enclose herewith our cheque for \$1,050.00
in full payment of above property. Kindly make Deed
in the name of Mrs. Clara Edna Kelly, Widow, of 1010
West 13th Ave., Calgary, Alta.

Thank you for your earnest consideration,

Yours truly,

C. J. Lanning

OTL:EF

PACIFIC PROPERTIES LTD.

Encl.

P. S. As soon as the Deed and adjustments are ready,
I would appreciate you giving me a call.

Received Keys to above property
C. J. Lanning

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

RECEIVED ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO

FILE NO. 1209

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 14th, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-757, NAKA, Tomijiro
and 8686 Osler Street.

The property known as 8686 Osler Street owned by the above mentioned has been sold and we are enclosing herewith conveyance in duplicate and application for transmission for your signature.

Tenders were called for and the highest cash offer was \$1000.00. We had one bid from Messrs. Ker & Ker for \$1100.00, payable half cash and the balance spread over monthly installments, but this was subject to commission of 5 percent.

The reasons for selling were set forth in memo to Mr. Shears under date of April 19th as follows:

"I spoke to Mr. Smith of our Protection Department this afternoon, as he attended the property with prospective buyers. When advised that we had an offer of \$1000.00, he said that in his opinion, it should be accepted.

Mr. Smith pointed out that the house has a five foot basement and therefore head room only for persons of the Japanese race. The roof is in a state of disrepair, and should be replaced. The house needs painting on the outside for protection purposes. The fences are down and there is no bath or wash basin in the house. Evidently the kitchen was added, and the pipes from the stove are so installed as to break the fire department regulations. Mr. Smith also stated that there is no head clearance in the attic.

Apart from the above, it seems to be a pretty good house. I will have Mr. Reeve check the valuation with the least possible delay."

Mr. Reeve submitted his valuation on the 21st April,

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
—
PLEASE REFER
TO

- 2 -

FILE NO.

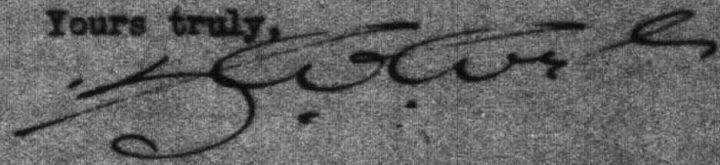
1943, and the concluding paragraph of his report is as follows:

"We are of the opinion that the present market value of this property is not more than \$1,000.00".

All tenders having been rejected, we afforded all bidders the opportunity to revise their offers, and subsequently received an offer of \$1050.00 cash, which was accepted. Payment in full has been made to this office.

It will be noted that the enclosed documents were prepared by Mr. Sheppard. This was done in order that we might have a precedent to follow that would meet the requirements of the local statutes. The principal work in connection with these matters has to do with the application for transmission and we send a draft for Mr. Sheppard's guidance. It seems to me that in future we may avoid having the documents prepared by Mr. Sheppard. Do you agree? Certain complicated cases may arise in which event we will gladly confer with Mr. Sheppard.

Yours truly,



K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W

FORM NO. 50

MURPHY AND CHAPMAN LTD., PRINTERS AND STATIONERS.

This Indenture

made the 17 th day of May in the year
of our Lord one thousand nine hundred and forty - three.

BETWEEN

PACIFIC PROPERTIES LTD., of the City
of Vancouver, in the Province of
British Columbia,

State Full Name
Address and
Occupation.

hereinafter called "the party of the first part" of the FIRST PART
AND

THE HONOURABLE THE SECRETARY OF STATE OF
CANADA, acting in his capacity as Custodian,

State Full Name
Address and
Occupation.

hereinafter called "the party of the second part" of the SECOND PART

WITNESSETH that the said party of the first part for and in consideration of the sum of One
(\$1.00)----- dollars
of lawful money of Canada, to it in hand paid by the said party
of the second part, at or before the sealing and delivery of these presents (the receipt whereof is
hereby acknowledged) has granted, released and quitted claim and by these presents Doth Grant,
release and QUIT CLAIM unto the said party of the second part, his heirs and assigns forever, ALL
the Estate, Right, Title, Interest, claim and demand whatsoever both at law and equity or otherwise

howsoever and whether in possession or expectancy of the said party of the first part of into or out of ALL and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly described as Subdivision Twenty-three (23) of Lots One (1) to Five (5) in the resubdivision of Lots One (1) to Six (6) and Twelve (12), Block "C", District Lot Three Hundred and Nineteen (319), Three Hundred and Twenty-four (324) and part of Three Hundred and Twenty-three (323) Group One (1) New Westminster District according to Plan No. 2733.

TOGETHER with the appurtenances thereto belonging or appertaining TO HAVE AND TO HOLD the aforesaid lands and premises with all and singular the appurtenances thereto belonging or appertaining unto and to the use of the said party of the second part, his heirs and assigns forever, subject nevertheless to the reservations, limitations, provisions and conditions expressed in the original Grant thereof from the Crown.

Whenever the singular and masculine are used throughout this Indenture it shall be construed as meaning the plural or the feminine or body politic or corporate where the content or parties hereto so require and shall include the parties hereto, their and each of their heirs, executors, administrators, successors and assigns respectively.

IN WITNESS WHEREOF the said parties of these presents have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Emily Ferguson
State Full Name
Address and
Occupation
of Witness.
829 W. Bender
Vancouver B.C.
 stenographer

PACIFIC PROPERTIES LTD.

Raymond Guthrie Pres
Paul H. ...

Form No. 3. Acknowledgment of Officer of Corporation.

Murphy & Chapman Ltd., Law Printers and Stationers
Vancouver, B.C.

For the Secretary (or other Officer) of a Corporation

I **hereby Certify** that, on the *fourteenth* day of *May*, 194 *3*, at *the city of Vancouver,*

Raymond Guthrie (whose identity has been proved by the evidence on oath of *me*) who is personally known to me,

appeared before me and acknowledged to me that he is the *President* of **Pacific Properties Ltd.,**

who subscribed his name to the annexed instrument as *President* of the said **Pacific Properties Ltd.,** and affixed the seal of the **Pacific Properties Ltd.,**

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,

at **Vancouver,** in the Province of British Columbia,
this *17th* day of **May**

in the year of our Lord one thousand nine hundred and forty- **three.**

Alfred ...
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA

TO WIT: *Emily Ferguson*
of *Vancouver*

of the *City*

in the Province of British Columbia, make oath and say

that I was personally present and did see the within instrument duly signed and executed by *Raymond Arthur*
the part *as* thereto, for the purposes named therein.

2. The said instrument was executed at *Vancouver, British Columbia*
3. I know the said part *as*, and that *he* *is* *aged* of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at *Vancouver* in the
Province of British Columbia, this *17*
day of *May*, 194*3*

Alvin A. Coulson *Emily Ferguson*

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Murphy & Chapman Ltd., Law Printers and Stationers,
Vancouver, B.C.

LOOKER, LANE, GUTH & SHEPARD
Vancouver, B.C.

Quit Claim Deed

FORM NO. 28

THE HONOURABLE THE SECRETARY
OF STATE OF CANADA,

—TO—

PACIFIC PROPERTIES LTD.,

Dated *May* 194*3*

ACKNOWLEDGMENT OF ATTORNEY

I *hereby* *Certify* that, on the *17* day of *May*, 194*3*, at

(Attorney) *Emily Ferguson* in the Province of British Columbia,
on oath of (whose identity has been proved by the evidence
and acknowledged to me that he is the person who subscribed the name of *Raymond Arthur* who is) personally known to me, appeared before me

(Maker) to the annexed Instrument as the maker thereof, that the said
in the said Instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said *Raymond Arthur* is the same person mentioned
knows the contents of said Instrument,

(Attorney) and subscribed the name of the said *Raymond Arthur*
(Maker) thereto voluntarily as the free act and deed of the said *Raymond Arthur*
(Maker) under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at *Vancouver* in the Province of
British Columbia, this *17* day of *May*,
one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

CANADA
PROVINCE OF BRITISH COLUMBIA
To Wit:

I, *Emily Ferguson* of the *City*
of *Vancouver* in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.
2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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

in the Province of British Columbia, this
day of *May*, A.D. 194*3*

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.