

1694



P.D. 30/7/43  
INFORMATION FROM R.C.M.P.

1694  
Date Sept. 8/43

Our File No. 1694

Full Name MAEDE, Yoshihei  
(Surname in Block Letters)

Registration No. 07938 ☒ Male - Female  
(check)

Age July 3, 1878

Former Address 104 St. George St., Nanaimo, B. C.

Date Evacuated May 2/42 ☒ Naturalized - Canadian-Born - National  
(check)

Present Address Greenwood, B. C.

RETURNED TO JAPAN  
S. S. MARINE FALCON  
24th DEC. 1946

☒ Married - Single  
(check)

nee  
Name of Wife (OKAWA) Hide #07903

nee  
Name of Husband -

Name of Mother (MAEDE) Nao (Dec'd) Name of Father Hachirobe (Dec'd)

Names of Children under 16 -

Requested by R.C.M.P.

Registered with Custodian (Yes or No)

Additional Information Carpenter



# 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: WANDU Yoshibel  
 HOME ADDRESS: 104 St. George St., Nanaimo B. C.  
 REGISTRATION NUMBER 07952 SEX: Male AGE: 62  
 OCCUPATION: Carpenter

(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: Hide

ADDRESS OF WIFE OR HUSBAND: 104 St. George St., Nanaimo B. C.

NAMES OF ANY LIVING CHILDREN: none under 16 years.

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Lot 5, in Block 112, Newcastle Townsite, of  
Section 1, NANAIMO DISTRICT, Plan 366. Nanaimo B. C. This is Jap. Comm.  
15420/11/43: Held by 3 joint names  
as trustees for Jap. Community of Nanaimo. Hall.
2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling House Location as  
above. Belongs to Jap. 3/16/40.

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

none

4. TAXES (Amount and where payable) \$41.81 paid to end of December 31st, 1942

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

none

6. OCCUPANCY AND LEASES (If vacant so state)

none



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: One-third interest, YONIKICHI  
NAKATSU, and WASAJIRO SHIN  
Both at Nanaimo B. C.  
9. IF FARM LAND STATE CROPS SOWN none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: As per No. 1 Page 1.  
2. LANDLORD'S NAME AND ADDRESS: owner.  
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:  
none  
4. STATE WHEREABOUTS OF LEASE: none  
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none  
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
2 Stoves in house. (1 cook stove and 1 heater.)  
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS  
none  
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none



4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

none

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

none8. BANK ACCOUNTS: none9. LIFE INSURANCE: B. G. Mutual Benefit Association for \$2500.00Whole Life. No. A-8511 Vancouver B. C. In owners possession.10. INTEREST IN ANY ESTATES OR TRUSTS. as per No. 1 Page 1.11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: none**REMARKS:**

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

Dated this 21st day of March 1942.

(Signature)

Yoshie Masada

Witness

FOR DEPARTMENTAL USE



## SUMMARY OF REAL PROPERTY OR INTEREST THEREIN

OWNED BY Yoshio NAKAMURA REG. NO. 07938.

## (1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by

(b) Part owner ~~Shinichi~~ in commonCo-owners Nasajiro SHIN, Reg. No. 07059, File 1404.Yonakichi NAKATSU, Reg. No. 07929, File 1450.(c) Holder of the right to purchase --- Equity \$ ---Vendor ---(d) Holder as Mortgagee --- Equity \$ ---Mortgagor ---(2) Cert. of Title No. 18514-N. In the name of Yoshio NAKAMURA, Yonakichi NAKATSU and Nasajiro SHIN.(3) Property address Nanaimo, B. C. Mun. Unorganized.(4) Legal description Lot 3 in Block 112, Newcastle Townsite of Section 1, Nanaimo District, Plan 366. L.R.O. Victoria.(5) Vested in the Custodian 50553 Certificate of Encumbrance June 28th, 1943.(6) If Agricultural Lands: Type of Farm ---Acreage --- Crops ---S.S.B. No. ---(7) ASSESSED VALUE: LAND \$ 200.00. IMPROVEMENTS \$ 1500.00.(8) Appraised value if any: Land \$ --- Improvements \$ ---(9) Taxes: Current \$ 28.05 (1946) Paid. Arrears \$ ---(10) Water or other rates: Current \$ --- Arrears \$ ---(11) Encumbrance: --- Dated --- Amount \$ --- Matures ---Payments: Prin. \$ --- Due --- Bal. owing \$ ---Int. rate --- Due --- Total owing \$ --- (R.2.)(12) Judgments or other charges 77393-2 - Reservations of minerals etc., in favour of the Esquimalt and Nanaimo Railway Company.(13) Leased or rented to Vacant. Amount \$ ---All or part --- Chattels included ---Terms --- (Japanese Community Hall—formerly used by Custodian for storage of Chattels).

Parsons, Brown Limited.

Total owing \$ ---(14) Insurance: Agent Rudd, Mitchell & Co. Company Milwaukee Mechanics' Ins. Co.

33325

\$ 1000.00.

\$ 22.50

Sept. 18/48.

Pol. No. 1204916.

Amount \$ 1000.00.

Premium \$ 22.50

Exp. date Oct. 18/46.

(15) If Equidated: Amt. realized \$ --- Cash \$ --- Outstanding \$ ---(16) Agent Rudd, Mitchell & Co. Ltd., Nanaimo, B. C.Dated this 6th day of July, A.D. 1943.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.



✓

REAL PROPERTY SUMMARY

Cat. No. 618.

File 1404  
File 1450  
File 1694

Masajiro SHIN  
Yonekichi NAKATSU  
Yoshibel MAEDE

Reg. No. 07859  
Reg. No. 07929  
Reg. No. 07938

Address: Nanaimo, B. C.

Legal Description: Lot 3 in Block 112, Newcastle Townsite of Section 1, NANAIMO DISTRICT, Plan 366.

Classification: Japanese Community Hall (formerly used by Japanese Language School).

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Registered in the names of: YOSHIBIE MAEDE, YONIKICHI NAKATSU and MASAJIRO SHIN.

State of Title: Clear.

Title (No. 18514-N) received from Yoshibel MAEDE on: July 16th, 1946.

Sold to: VICTOR EMANUEL CARLSON and MARY ALICE CARLSON (Joint Tenants)

For: \$2,500.00 (Cash). As at: July 9th, 1946.

Title (No. 41055-N) delivered to new Registered Owners on: November 14th, 1946.

Net proceeds (\$2,375.03) credited (Sept. 4/46) to property Joint Account 1404/1450/1694 to be dealt with later as Trust funds.

Completed sales statement sent to Evacuees on: December 13th, 1946.

Chattels: Not involved.

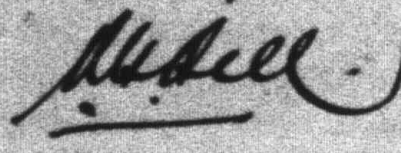
Insurance: Transferred to Purchasers (Aug. 17/46).

Administration: This property consists of a city lot on Eighth Street above the junction of Stewart Avenue and Brechin Road, Nanaimo, on which stood the Japanese Community Hall and School. This property was registered in the names of Yoshibel MAEDE, Yonekichi NAKATSU and Masajiro SHIN as Trustees for the Japanese Community (see letter of Nov. 20/43 on Master File 1694).

This Community Hall was used as Custodian Central Storage Warehouse at Nanaimo, this office paying Taxes, Insurance, and a nominal rental, there being a net credit to the property of \$54.87 for the period of Custodian administration.

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

13th December, 1946.





REG. NO.		NAME			FILE NO.	
07938		MAEDE Yoshiebei (see also file 1670)			1694	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Milwaukee Mechanics Insurance Company	(SEE FILE 1670) 15869	2500.00	Aug.	14	45	104 on north side of St., George St., Hanalei, P.C.
Eagle Star Ins. Co. Ltd.	(SEE FILE 1404 & 1450) 1126407	21000.	Jan.	31	1939	Lt. 3, Blk. 112, Newcastle Townsite, Sec. 1, Hanalei Dist.
Eagle Star Ins. Co. Ltd.	(SEE FILE 1404 & 1450) 1128733	21000.	Oct.	18	1942	Lt. 3, Blk. 112, Newcastle Townsite, Sec. 1, Hanalei Dist.
Eagle Star Ins. Co. Ltd.	(SEE FILE 1404 & 1450) 1203002	21000.	Oct.	18	1945	Lt. 3, Blk. 112, Newcastle Townsite, Sec. 1, Hanalei Dist.
Milwaukee Mechanics Insurance Company	16134	21000.	Sept.	18	1945	Lt. 3, Blk. 112, Newcastle Townsite, Sec. 1 Hanalei District, P. C.
North West Fire Insurance Company	(see also files 1404 & 1450) 205311	\$500.00	July	17	1944	Lts 1,2,3, Blk. 114, Newcastle Townsite, Hanalei Dist., P.C.
North West Fire Insurance Company	(see also files 1404 & 1450) 205498	\$1,000.	July	17	1944	Lts 1,2,3, Blk. 114, Newcastle Townsite, Hanalei Dist., P.C.







LIABILITIES SUMMARY

File 1694.

Yoshibel MARDE

Reg. No. 07938.

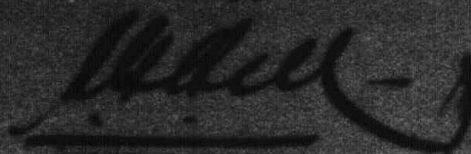
\$20.00 Hamish Middlemas. Statutory Declaration (Apr. 21/42).  
Rejected Nov. 20/43. Claimant referred to Evacuee.

\$82.75 Sajiro WAKITA, File 12966. Extract (Dec. 28/42).  
Acknowledged (Nov. 20/43). Balance of account (\$23.85)  
applied to payment of this claim (Feb. 10/47); unpaid  
balance (\$58.90) written off.

There are no other claims recorded in this file.

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

10th February, 1947.



HCB/P.



✓

GENERAL SUMMARY

File 1694.

Yoshieei MAYEDE

Reg. No. 07938.

This 62-year old Naturalized-Canadian Carpenter from Nanaimo, B. C., signed a Custodian "JP" declaration form on the 21st March, 1942. He was evacuated on the 2nd May, 1942, and was repatriated to Japan on Dec. 24/46.

His wife, Hideo, File 3180, signed a Custodian "No Property" card on the 2nd April, 1942. She was evacuated on the 2nd May, 1942, and repatriated to Japan on Dec. 24/46.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary, dated Feb. 13/46, for particulars of Nanaimo property (Cat. 618) held jointly with Masajiro SHIN (File 1404) and Yonekichi NAKATSU (File 1450) as Trustees for the Japanese Community of Nanaimo. This property was sold (July 9/46) for \$2,500.00, the net proceeds (\$2,375.03) being credited to the Joint Account of the registered owners, where it is held at the present time.

Personal Property: See Chattels Schedule for particulars of chattels disclosed in file.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

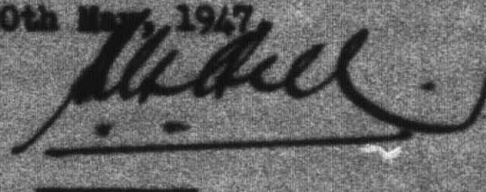
Life Insurance: A B. C. Mutual Benefit Association policy for \$2,500.00, declared to be in owner's possession, did not come under the administration of this office.

Liabilities: See Liabilities Summary, dated Feb. 10/47, for particulars of (2) claims, one of which was rejected and the other paid to limit of available funds.

Funds: There is a balance of \$23.85 in this account at the present time, which is being used to reduce the only outstanding debt (of \$82.75) on file.

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

20th May, 1947.



RGB/P.



CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 1694 & 12966.

808 ROYAL BANK BLDG.

HASTINGS AND GRANVILLE

VANCOUVER, B. C.

May 22nd, 1947.

Mr. Sajiro WAKITA,  
Registration No. 04472,  
P. O. Box 435,  
Revelstoke, B. C.

Dear Sir:

Re: Yoshiebi MAYEDE - Reg. #97938.

According to this file, which is up for review,  
on the 28th December, 1942, you filed a claim of \$82.75 against  
Yoshiebi MAYEDE.

Your debtor acknowledged this liability but stated  
he was unable to meet it. As there is a balance of \$23.85 in this  
account at the present time we are today transferring this money to  
the credit of your account in part payment of your claim and would  
refer you to your debtor for collection of the balance. As you know,  
Mr. Mayede returned to Japan on the 24th December, 1946.

Yours truly,



R. G. Bell,  
Office of the Custodian.

RGB/P.

✓ c.c. to Mr. Yoshiebi MAYEDE.



711 Stock Exchange Bldg.,  
475 Howe Street,  
Vancouver, B.C.,  
January 30th, 1947.

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

TREASURY DEPT. CLAIM \$ 200

Dear Sir:

Re: MAEDE, Yoshibei #07938

Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - \$ N41

Draft Issued - - - - - \$ 200.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 200.00. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,

F. G. COBURN,  
Supervising Treasury Officer.

FGC/EJ.



1404, 1450 & 1694.

December 13th, 1946.

Mr. Yoshihei MAEDA,  
Registration No. 07938,  
Greenwood, B. C.

Dear Sir:

Re: Lot 3, Block 112, Newcastle Townsite,  
Section 1, Nanaimo Dist., Plan 366.

The sale referred to in our letter of the 6th July has been completed and for your information we enclose our usual statement of the transaction, showing the net proceeds (\$2,375.03) credited to the Joint Account (Masajiro SHIN, File 1404/Yonekichi NAKATSU, File 1450/Yoshihei MAEDA, File 1694) in which this property has been carried.

We also enclose our Accounting Department's statement of the above mentioned Joint Account, including the above item and showing a final credit balance of \$2,415.89. We shall be glad to supply further information regarding any item that may not be quite clear to you.

Our usual procedure would now be to transfer a one-third share of the Joint Account balance to the personal accounts of each individual but in this case our records show the property to have been held by you as Trustees for the Japanese Community of Nanaimo and the above balance will, therefore, be treated by this office as trust funds and held as such, to be dealt with at some future date.

Yours truly,

R. G. Ball,  
Office of the Custodian.

RGB/P.  
Encl. 2.

File 1404--Not yet advised, Masajiro SHIN having returned to Japan.  
File 1450--Not yet advised, Yonekichi NAKATSU having returned to Japan.



STATEMENT RE SALE OF:

Catalogue No: 618.

Street Address: Nansimo, B. C.

Legal Description: 3/112/1/366.

SHIN, Masajiro, #07859  
Name: NAKATSU, Yonekichi, #07929  
MAEDE, Yoshie, #07938  
File No:

Date of Sale and Adjustments ..... July 9th, 1946.

Sale Price \$ 2500.00

Real Estate Agents Commission \$ 125.00

Charge for Valuation 7.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Mortgage~~

~~Mortgage~~

~~Unpaid Rent~~

~~Other Charges~~

Adjustments:

~~Unpaid Insurance~~

Taxes 13.53

~~Other~~

138.50 \$ 2513.53

Net Proceeds credited to your account \$2375.03

Date:..... December 13th, 1946.

Compiled by:..... Mr. Geo. Peters.



File No. 1404, 1450 & 1694  
Reg. Nos. 07859, 07929 & 07938

Masajiro SHIN  
Yonekichi MAKATSU  
Yoshieei MAEDA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 July 18	Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$	
October 5	Fire Insurance premium	22.50		
1946 March 18	Long distance telephone call	1.38		
July 7	Taxes 1945/46	53.96		
	Credit re Sale of Property		2,375.03	
	Rent for use of hall for storage		110.00	
	Refund Fire Insurance premium		9.70	
		<hr/>	<hr/>	
		\$ 78.84	\$ 2,494.73	
				<u>CR \$ 2,415.89</u>

Accounting Department  
December 11th, 1946



Catalogue No. 618  
Files Nos. 1694, 1404 & 1450  
Nanaimo, B. C.  
3/112/1/Newcastle Townsite/366

Control of the above described property is by us hereby acknowledged  
and we agree that all adjustments and incidents in connection with  
the sale to us of this property have been settled.

Dated at Nanaimo B. C., this 26<sup>th</sup> day of October 1946.

Signed Mary A. Carlson

Signed Victor E. Carlson

Sign and return to the Custodian



1694.  
Cat. No. 618.

November 22nd, 1946.

Mr. Yoshitaki MAEDA,  
Registration No. 07938,  
Greenwood, B. C.

Dear Sir:

Re: Lot 3, Block 112, Newcastle Townsite, Section 1,  
Nanaimo District, Plan 366.

We are in receipt of your letter of the 18th instant asking for information regarding the above property, and requesting the remittance of "your share" if sold.

This property, consisting of the above-mentioned parcel of land, on which stands the Japanese Community Hall and School, is registered in the joint names of: Yoshitaki MAEDA, Yonokichi NAKATSU and Masajiro SHIN, who (to quote your letter of Nov. 20/43) held it "as Trustees for the Japanese Community of Nanaimo" and "I am one of the registered co-owners of the above described land and building but the same actually belong to the Japanese Community of Nanaimo and are not my own properties."

This property was sold, as of July 9th, 1946, for \$2,500.00. Final adjustments having been made a complete statement of the transaction will shortly be placed on the file of each of the registered owners, who, however, have no personal equity in the proceeds, which are trust funds and will therefore be treated as such in our records.

Yours truly,

R. G. Ball,  
Office of the Custodian.

RGB/T.



Greenwood, B.C.  
November 18, 1946

Department of the Secretary of State  
Office of the Custodian  
506 Royal Bank Bldg.  
Vancouver, B.C.

Attention: Mr. R.G. Bell

Dear Sir:

Re: Lot 3 in Block 112, Newcastle Townsite  
of Section 1, Nanaimo District, Plan 366

Further to yours of August 24th.

I am returning to Japan on the next repatriation boat, which is scheduled to leave sometime this month, and I would like the matter of the above estate cleared up at once.

If the property has been sold, please forward my share as soon as possible and oblige.

Your earliest consideration on the above matter will be greatly appreciated and please let me know of the disposition of the property by return, if still unsold.

Yours very truly,

*Y. Maeda*  
Yoshihei MAEDA  
Reg. No. 07938

EVACUATION SECTION	
Rec'd	NOV 2 1946
File No.	1694
Ans.	R.G.B.
Referred	Bell
M.R.B.	



Catalogue No. 618  
Files Nos. 1694, 1404 & 1450  
Hannaco, B. C.  
3/112/1/Newcastle Townsite/366

October 23, 1946.

VICTOR EMANUEL CARLSON & MARY ALICE CARLSON  
(purchasers)

In account with: The Custodian of Enemy Property

CORRECTED STATEMENT OF ADJUSTMENTS

(As at July 9, 1946)

	DEBIT	CREDIT
Purchase price	\$2,500.00	
Cheques received		\$2,500.00
Registration fees on deed - \$2,500.00	9.25	
Purchasers' proportion of 1946 taxes paid - 176/365 x \$28.05	13.53	
Balance owing by purchasers		22.78
	<u>\$2,522.78</u>	<u>\$2,522.78</u>

BALANCE OWING BY PURCHASERS \$22.78



July 24th, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 1694, 1490 and 1404.  
NAMES: Yoshio NAKEM, Yonikichi NAKATSU and  
Masajiro SHIN.  
CATALOGUE NO: 618  
RE: Nanaimo, B. C.  
- Hall.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Lot 3 in Block 112, Newcastle Townsite of Section 1, NANAIMO DISTRICT, Plan 366.
Encumbrances:	77393-0. Reservations of minerals etc., in favour of the Esquimalt and Nanaimo Railway Company.
Taxes:	1946 Taxes - \$28.05 paid.
Vested:	No. 50553.
VALUATION BY APPRAISER:	\$2200.00 to \$2500.00.
AMOUNT OF BID:	\$2500.00.
APPROVED BY ADVISORY COMMITTEE:	July 6th, 1946.
AMOUNT RECEIVED BY CUSTODIAN:	\$2500.00.
NAMES OF PURCHASERS:	Victor Emanuel Carlson and Mary Alice Carlson (Joint Tenants).

Prepared by: *DiPravos*

Approved by: *Carlson*

DAG:JE



REGISTERED MAIL

Greenwood, B.C.  
August 20, 1946.

Department of the Secretary of State  
Office of the Custodian  
506 Royal Bank Bldg.

VANCOUVER, B.C.

Attention: Mr. R.G. Bell

Dear Sir:

Re: Lot 3 in Block 112, Newcastle Townsite of  
Sec. 1, Nanaimo District, Plan 366.

Further to yours of July 6th requesting Certificate  
of Title ( #18514-N) on the above.

Since forwarding the title by registered mail  
I have not had any word acknowledging same. I wrote  
on August 7<sup>th</sup> in regard to it but as you have not had  
any reply. The above property was in joint ownership  
and as I am held responsible for same please let  
me know by reply whether the title has reached you.

Thanking you in anticipation,

Yours very truly,

*Yoshie Mae*

Yoshie Mae  
Reg. #07938

EVACUATION SECTION	
Rec'd	AUG 22 1946
File No.	1694
Ans.	RRB
Refered	Bell

*sent to you*

*(see July 16/46)*



1694  
1404  
1450

July 9, 1946

Messrs. Rudd Mitchell & Co., Ltd.  
P. O. Box 147  
Nanaimo, B. C.

Gentlemen:

Re: Catalog No. 618  
Lot 3, Block 112, D.L. 1,  
Newcastle, Map 366  
Nanaimo, B. C.

Further to our letter of July 6, 1946, we have to advise you that we are prepared to recommend acceptance of your offer, on behalf of your clients, Mr. and Mrs. Carlson, of \$2,500.00 for the above described property.

We note that you request this property to be registered in the names of Victor E. Carlson and Mary A. Carlson, as joint tenants. Will you kindly let us have the second names of the purchasers instead of their initials. Also, state whether or not the proposed registered owners are British Subjects, using the enclosed form.

The necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statements of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you. Adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,  
Director.

hbc  
Encl. (1)



1404, 1450 & 1694.  
Cat. No. 628.

May 14th, 1946.

Mr. Masajiro SHIM,  
Registration No. 07859,  
Lemon Creek,  
Slocan, B. C.

Dear Sir:

Re: Japanese Community Hall (Lot 3, Block 112,  
Newcastle Townsite, Section 1, Nanaimo Dist.,  
Plan 366).

We are in receipt of your letter of the 10th instant expressing the wish to have the above property sold before you are repatriated to Japan about the end of this month.

In conformity with the Dominion Government's policy of liquidation every effort has been made to find a buyer for this property, and this effort will be continued until successful. However, it is not clear how you expect to be affected by the sale because, according to our records, your interest is not a personal one but that of one of three trustees for the Japanese Community of Nanaimo. The fact that the building on the land is designed and built as a Community Hall, and school, unsuitable for conversion to a dwelling and consequently difficult to sell, would tend to confirm the status of this property as a collectively owned project.

If our records are not correct in this respect please advise us promptly what your personal interest, and that of each of the other two registered owners, consists of.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.





TELEPHONE 388

R. V. COVENEY

COVENEY & CLARKSON LTD.  
*Real Estate - Insurance - Collections*

ACCOUNTANTS  
ALL CLASSES OF INSURANCE  
FIRE, AUTO, ACCIDENT,  
LIFE, ETC.



818 COMMERCIAL STREET  
NANAIMO, B.C.

LOANS  
MORTGAGES  
INCOME TAX RETURNS

Rec'd	NOV 2 1945
No.	1694/1404/1450
Per	Harop

October 29, 1945

*Cat 618*

Department of Secretary of State  
Office of the Custodian  
Rm. 506, 675 West Hastings Street  
Vancouver, B. C.

Gentlemen:

We have received instructions from our client to submit an offer of \$1500 for the purchase of the property which we wrote you about, namely, Lot 3, Block 112, Newcastle Addition No. 3 of Section, 1, Nanaimo District, Plan 366, Certificate of Title #18514/N.

Your reply and earliest consideration of this offer will be very much appreciated.

JC:  
m/

Yours very truly  
COVENEY & CLARKSON LTD.  
Per:

*J. Clements*

*Valuation*

*\$2200 to \$2500*





618

Rec'd	
File No.	1614
Ass.	
Registered	

June 13th. 1944

The Custodian,,  
506 Royal Bank Bldg,  
Vancouver, B.C.

Dear Sir:-

I beg to tender herewith the sum  
of One thousand dollars (\$1000.00) for parcel Catalogu-  
ed No 618. Lot 3, Block 112, District Lot 1, Map Plan 366,  
in the Nanaimo Assessment District.

Ten per cent deposit there on is included in  
the enclosed cheque.

It is my intention if I am successful in this  
tender to remodel the present building which is an  
old hall or school into a desirable modern dwelling.

Signed,

*Harvey Murphy*

OK 618-1324

(The Harp  
746 not answered)



NAME WATTS, Yachibet

REGISTRATION NO. 07938

FILE NO. 1694

The following chattels were sold by public  
auction at Manatee, R. C. on Nov. 22, 1943 - April 5, 1944

Cupboard *in hand*  
Bureau *in hand*

\$ 3.75  
2.00

Total

\$ 5.75

Less Expenses: (Auctioneer's Fee: \$0.57  
(Advertising: 0.06  
(Moving: 0.45

\$ 1.00

Net Proceeds Credited:

\$ 4.67

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering list No. Cheminus 1

Remarks.



NAME NAKUS, Yoshio

REGISTRATION NO. 07938

FILE NO. 1694

The following chattels were sold by public  
 auction at Nanaimo, B.C. on October 18th. 1943

Spring <i>Wicker</i>	4.00
Spring <i>Wicker</i>	1.50
Boxer <i>Wicker</i>	5.00
Bed Spring <i>Wicker</i>	5.50
Quilt	0.75
1 Folding Chair <i>Wicker</i>	4.50
Cupboard <i>Wicker</i>	1.00
Chest of Drawers <i>Wicker</i>	1.00

Total	(Auctioneer's Fee: \$2.32	\$ 23.25
Less Expenses:	(Advertising: 0.13	
	(Moving: 1.62	\$ 4.07
Net Proceeds Credited:		\$ 19.18

Members of Custodian Staff Present.

Mr. R.M. Anderson

Extracted from Auctioneering List No.

Nanaimo 1.

Remarks.



STATEMENT OF ASSETSCustodian's OfficeBritish Columbia Security Commission.File No.: 1694Name: MAEDA Yoshitaki Reg. No. 07938Address: Greenwood

Special Enquiry: \_\_\_\_\_

Credit with Custodian: \$24.05 (Auction sale of Chattels).Credit in Bank: —Life Insurance: \$2500.00 (B. C. Mutual Benefit) declared 21/3/1942.

	<u>Net Revenue</u>
Real Property: <u>As Trustee with two others is registered owner of</u>	<u>—</u>
<u>Nanaimo Japanese Community Hall and land it stands on.</u>	

Negotiable Assets: —

Remarks: The file of this 62-year old Carpenter from Nanaimo, carries no  
evidence of any other assets.

His 25-year old son, Takayoshi (our File 1670) owns a 5-room Bungalow  
renting for \$8.00 (gross) per month, but we have insufficient funds on hand  
to pay 1943 taxes.

Date: December 3rd, 1943.

Compiled by:

R. G. Bell.



1694.

November 15th, 1943.

Mr. Yoshibel MAEDE,  
Registration No. 07938,  
Greenwood, B. C.

Dear Sir:

To enable us to check, and where necessary correct, our records, please let us have your full and prompt reply to the following questions:

(1) Is the land known as "Lot 3, Block 112, Newcastle Townsite, Section 1, Nanaimo District, Plan 366", of which Yoshibel MAEDE (File 1694), Yonekichi NAKATSU (File 1450) and Masajiro SHIN (File 1404) are the registered owners, held by these three persons as (A) private individuals, or (B) as Trustees for the Japanese Community of Nanaimo?

(2) Is the Japanese Community Hall (24' x 40') erected in 1935 at a cost of \$3,900.00, owned by the above 3 individuals (C) in their private capacity, or (D) as Trustees of the Japanese Community?

(3) Are there any other buildings on the above land? If so, please give particulars stating (E) type of building and (F) by whom owned.

(4) On the 21/3/1942 you reported owning a Dwelling. Please state (G) where this building is situated and (H) whether it is your own property or that of your son, Takayoshi MAEDE (File 1670).

(5) Your file shows a debt of \$20.00 registered against you on the 21/4/1942 by Hamashi Middlemas. (I) Has this claim been paid by you? If not, (J) Do you authorize us to pay it if and when funds become available in your account?

(6) Your file also shows a debt of \$82.75 registered against you on the 28/12/1942 by Sajiro WAKITA. (K) Has this claim been paid? If not (L) Do you authorize us to pay it if and when funds become available in your account?

Your co-operation in replying fully and promptly to these questions will be much appreciated as we desire to have our records correct and up-to-date.

Yours truly,

R. G. Ball,  
Administration Department.

RGB/P.

20/11:  
as Trustees

as Trustees

no.

Son's

no such debt.

Amount pay but must have for a bill.



File 1294.

Yoshihei NAKA.

Reg. 07938.

CLAIMS OUTSTANDING IN THIS FILE

21/4/1942	Yoshihei NAKA	(Statutory Declaration)	\$20.00	(1)
22/12/1942	Sajiro NAKA	(File 12966)	\$52.75	(2)

HUB/P.

E. & O. E.

13th November, 1943.

*[Signature]*

① 20.11.43: Repudiated.

② : No funds to pay but sent pres. for in bill.



Date... July 6th, 1946.

REAL PROPERTY MEMORANDUM

File No. 1404, 1450 & 1694.  
Name..... Masajiro SHIN  
Yonikichi NAKATSU  
Yoshibei MAEDE  
Registration No..... 07859  
07929  
07938

Re: Catalogue No. 618.

Address: Nanaimo, B. C.

Legal Description: Lot 3, Blk. 112, Sec. 1, Newcastle Townsite, Plan 366.  
(Hall).

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 18514-M Whereabouts: Applied for today.

Registered owner: Yoshibei MAEDE, Yonikichi NAKATSU  
and Masajiro SHIN Reg. No. 07938; 07929  
& 07859.

Property:

Lot 3 in Block 112, Newcastle Townsite of Section 1,  
NANAIMO DISTRICT, Plan 366.

B. Charges.

Registered: 77393-G - Reservations of minerals etc., in favour of the  
Esquimalt and Nanaimo Railway Company.

Vesting: D.F. 50553 (Jan. 5/43).

Unregistered: No evidence of any.

Taxes: \$28.05 (1946). Being paid today and Certificate requested.

Water: Nil.

Insurance: Milwaukee Mechanics' pol. No. 33325 for \$1000.00, exp. Sept. 18/48.  
Eagle Star Ins. Co. pol. No. 1204916 for \$1000.00, exp. Oct. 18/46.

Assessed Value: Land: \$200.00. Improvements: \$1500.00.

Valuation by Appraiser: \$2200.00 to \$2500.00.

Amount of Bid: \$2500.00.

Approved by Advisory Committee: July 6th, 1946.

Paid as shown in attached letter:

Name of transferee as attached letter: Mr. and Mrs. Carlson.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding  
furniture or equipment)

Vacant. Formerly used by Custodian for storage of Chattels.

Leasehold: (State period, consideration & unusual clauses and whether  
including or excluding furniture or equipment)

Nil.

Chattels: Particulars of those stored on the premises.

Nil.

Named Agent: Rudd, Mitchell & Co. Ltd., Nanaimo, B. C.

  
R. G. Bell.