

2489

INFORMATION FROM R.C.M.P.

Date June 11th, 1943

Our File No. 2489

Full Name NAKATSUKA, Sotaro
(Surname in Block Letters)

Registration No. 04492

☒ Male - Female
(check)

Age Sept. 5th, 1910

Former Address

P.O. BOX 122, Steveston, B.C.

Date Evacuated June 1, 1942

☒ Naturalized - Canadian-Born - National
(check)

RETURNED TO JAPAN
S.S. "MARINE FALCON"
2nd OCTOBER, 1946

Present Address

~~New Branch, B.C.~~

House No. 271, ROSEBERRY, B.C.

☒ Married - Single
(check)

Name of Wife (nee OKUTSU) Chieko #03253

Name of Husband

Name of Father Shizetaro #05519 - #14972

Name of Mother (nee NAKANO) Hide #04631

Names of Children under 16

Requested by

E.C.T.

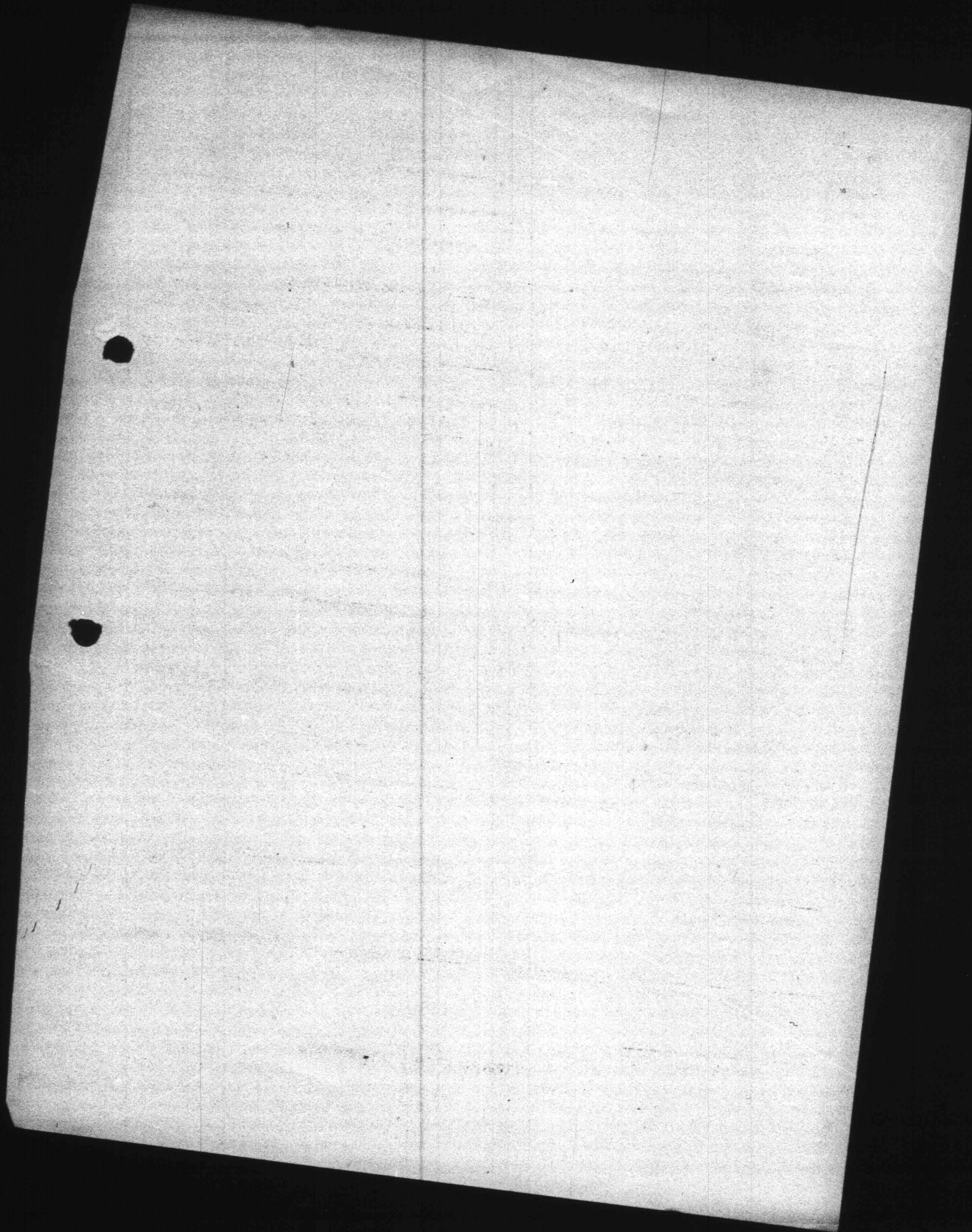
Registered with Custodian

Yes
(Yes or No)

Additional Information

Trucker. Owner of 1 Truck Federal

112/15
7/5/



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: NAKATSUKA, Sotaro

HOME ADDRESS: Steveston, B. C.

REGISTRATION NUMBER 04492 SEX: Male AGE: 30

OCCUPATION: Trucker

(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? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

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: 47 Richmond St., Steveston, B. C.

Lots, 1, 2, 3 and 4 Block 36 of Section 3 Block 3 North Range 7

West Map 249 in the District of New Westminster, Title No. 148361E

Title in owner's possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 seven-room frame house,

1 garage, woodshed, storing house.

3. INSURANCE (Give particulars; state where policies are) The London & Lancashire

Guarantee & Accident Co., \$1,500.00 on house. Policy No. 3400765

Policy in owner's possession.

4. TAXES (Amount and where payable) Payable to the Municipality of Richmond.

1941 taxes paid. Taxes approximately \$30.00 per annum.

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

none

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

Hamilton at \$5.00 monthly including water rates.--- i.e. Lot 1 Block 36

of Section 3 Block 3 North Range 7 West map 249 in the District of New

Westminster and house erected upon it, for the duration of war.

(2) Lots 2, 3, and 4 Block 36 of Section 3 North Range 7 West map

249 in the District of New Westminster, leased to Mr. James Armstrong,

Georgia St. & Fifth Ave., Steveston, B. C. Lease Papers drawn up by

Mr. Thomas C. King, 78 Georgia St., Steveston, B. C. Lease papers in

owners Possession.

For the
duration
of war.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

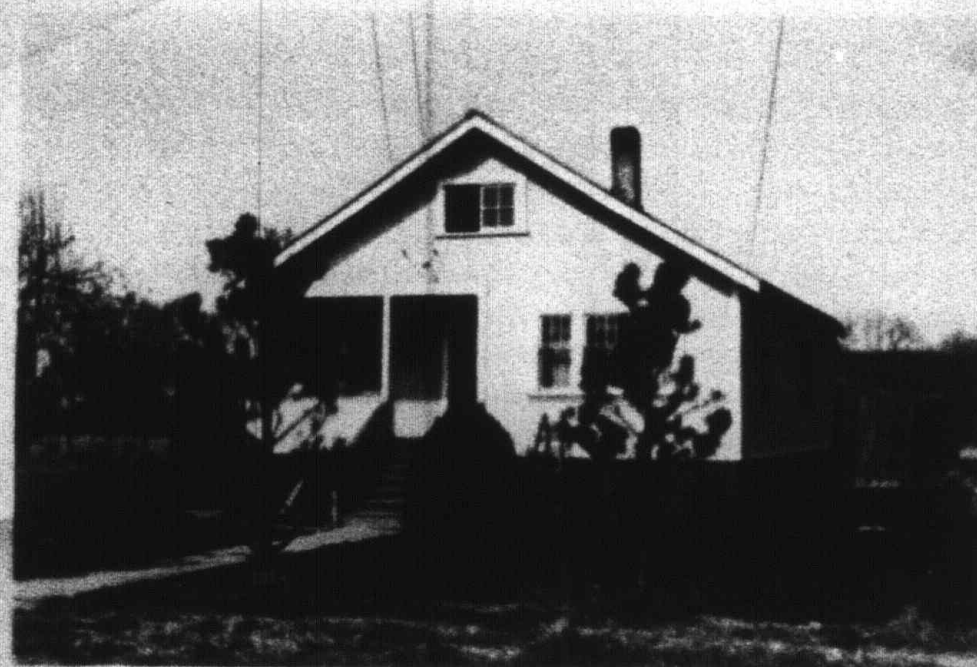
Dated this 25 th day of September 1942.

(Signature) Sotaro Nakatsuka

A. H. G. G. G.
Witness

FOR DEPARTMENTAL USE

NAKATSUKA, Sotaro
47 Richmond St., Steveston, B.C.
Evac. File 2489



Picture Taken April 13, 1943

July 12th, 1946.

REAL PROPERTY SUMMARY

JAPANESE NAME: Sotaro NAKATSUKA, Registration No. 04492, File No. 2489

CATALOGUE NO: 794

PROPERTY ADDRESS: 47 Richmond Street, Steveston, B.C.

LEGAL DESCRIPTION: Lots 1, 2, 3, & 4, Block 36 of Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Dwelling

ASSESSED VALUE:	<u>Land</u>	<u>Improvements</u>	<u>Taxes</u>	<u>Appraisal</u>
	\$324.00	\$1990.00	\$31.02	\$1240.00

TITLE: registered in the name of Sotaro NAKATSUKA

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 26266

Date - September 22, 1943.

HISTORY OF
ADMINISTRATION:

On April 1, 1942, NAKATSUKA certified he had no property of any kind whatsoever in the protected area in British Columbia. He did, however, on request, fill out a "J.P." form on Sept. 25th, 1942, in which he declared the above property.

NAKATSUKA entered into a Lease Agreement with one Florence M. Hamilton on April 29, 1942, covering Lot 1 on which his residence was situated, for the sum of \$8.00 per month including water rates. The tenancy of Mrs. Hamilton continued until May 1943. This was then rented to I.N. Malcolm. This tenancy continued until June 1944 when Mrs. Evelyn Betterton took over. Her tenancy continued until she purchased this property.

NAKATSUKA also entered into a Lease Agreement with one James Armstrong on May 1, 1942, covering Lots 2, 3, & 4, for the sum of \$1.00 plus payment of taxes, to continue for the duration of the war with Japan. This tenancy was not disturbed by the Custodian.

NAKATSUKA carried fire insurance with the London & Lancashire Guarantee & Accident Co., in the amount of \$1500.00 on the house (see schedule).

SOLD: This property was sold to Mrs. Evelyn Betterton, and adjustments calculated as of August 18, 1944. Funds released to the credit of Sotaro NAKATSUKA, Dec. 16, 1944. Certificate of Title No. 178684-E was delivered to the purchaser on January 19th, 1945. A complete statement of the transaction was mailed to NAKATSUKA on February 6th, 1945.

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

George Peters
George Peters
Administration Department

File No. 2489

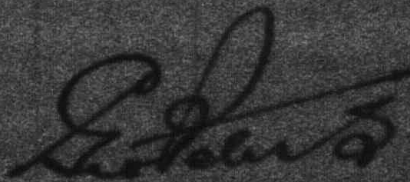
July 11, 1946

LIABILITY SUMMARY

Re: Sotaro NAKATSUKA
Reg. No. 04492

There are no claims revealed on this file against
Sotaro NAKATSUKA.

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



George Peters,
Administration Department

hbo

July 13th, 1946.

PERSONAL PROPERTY SUMMARY

Re: Sotaro NAKATSUKA

Registration No. 04492Chattels:

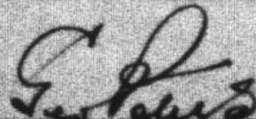
See chattel summary.

Specified
Articles:

NAKATSUKA did not declare any specified articles but the file reveals he transferred one Federal Truck, Engine No. 2298, to James Armstrong on March 5, 1943 (see letter Sept. 30, 1943). The Custodian wrote to Armstrong on October 1, 1943 but the file reveals no answer or follow-up letter with reference to this transaction. We are today requesting Armstrong for full details, see our memo to the file regarding a telephone conversation with Mr. Armstrong's son on July 12th, 1946. *See memo July 12/46 re Armstrong's visit to this office in connection with disposal of truck.*

No property interests other than those mentioned above are found on the file.

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



George Peters
Administration Department

GP/ic

July 13th, 1946.

CHATTEL SUMMARY

Re: Sotaro NAKATSUKA

Registration No. 04492

NAKATSUKA made no declaration until requested on September 25, 1942, which he refused to sign. A letter was received from Thomas C. King, Custodian's agent at Steveston, on October 21, 1942, "This place was forcibly entered some time ago while Mrs. Hamilton, tenant, was at work."

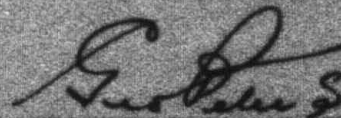
On October 22, 1942 (see schedule) Mr. Robinson, Custodian's agent, removed certain goods to storage and left chattels with the tenant (see schedule) Mrs. Hamilton. On the same list appears six items marked "taken by Mr. Kitchener of the Imperial Cannery" (see schedule). The file reveals no further action taken with reference to Kitchener. The writer had a telephone conversation with this man on July 12th (see our memo to the file, giving full details).

At the request of the Custodian's office, Mr. Robinson received a signed list of chattels held by Mrs. Hamilton. On May 10, 1945 after the sale of the property, the balance of the chattels were removed (see schedule). It is noted on this list that 3 pieces were left on the premises as of no value.

All goods removed were accounted for (see schedule). The missing goods which appear moved to storage by the Custodian, we can only assume were discarded as of no value. The lawn mower and foot stool do not appear to have been recovered from Mrs. Hamilton or Mr. Malcolm.

If NAKATSUKA makes any future claims for chattels, we must assume they were stolen when the house was ransacked. A few personal goods were removed to the Buddhist Temple at Steveston to be dealt with at a future date.

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



George Peters,
Administration Department

GP/ic

July 10th, 1946.

Chattel Schedule

Re: Sotaro NAKATSUKA

Registration No. 04492

APRIL 1, 1942 DECLARED NO PROPERTY.

EXTRACT ON FILE - SEPT. 25 / 42.

"There are some household furniture left in the house at 47 Richmond St. Steveston, B.C., but it is impossible for me to list them now so would you kindly find out at the house or from Mrs. Hamilton. in the storing-house at the back of the house at 47 Richmond St., Steveston, I also left some goods belonging to me and some goods: bed posts and springs and others belonging to one, Mr. T. Yoshida, formerly of Cold Storage Cottage No. 5 Georgia St., Steveston. The goods belonging to Mr. T. Yoshida have already been entrusted with the Custodian and most of them are marked with his name T. Yoshida.

Letter from Thomas C. King dated Oct. 21, 1942

"This place was forcibly entered some time ago while Mrs. Hamilton was at work...."

ADDED TO LIST OF GOODS MOVED FROM 3RD AND RICHMOND ST. TO JAP CHURCH BACK ROOM OCT. 22, 1942. BY MACKEDTE

Garden Hose

- 1 Bed stand
- 1 Bed & spring
- 1 Table
- 1 Couch
- 1 Stand
- 1 Bedstead

GOODS MOVED FROM 3RD AND RICHMOND ST. TO JAP CHURCH, BACK ROOMS OCT. 22, 1942

We found this place broken into and badly ransacked.

- ② #4 chairs
- 2 tables
- #1 Bdle garden tools
- ② #8 iron beds
- ② #8 Wooden springs
- #1 Large trunk
- #1 Rocking chair
- #2 iron stools
- 1 Carton glass & line
- 1 Galvanized tank
- #1 Tool box
- #1 Roll bldg. paper
- Parts of a toilet
- #2 Trunks
- #1 Chest of drawers
- #1 Gramophone
- #1 Table
- #3 Tables
- #1 Chest
- #1 Wooden box
- #1 Bureau without mirror
- 5 Cartons of Jars

Left in house with Mrs. Florence Hamilton

- ✓ 2 Lineum rugs - *abandoned see list*
- ✓ 2 Chest of drawers - *removed*
- ✓ 1 Basket chair
- ✓ 2 Heaters - *abandoned see list*
- ✓ 1 Small table
- 1 Foot stool
- ✓ 1 Electric heater
- ✓ 1 Bed, spring & mattress
- ✓ 6 Kitchen chairs
- 1 Lawn mower
- ✓ 1 Desk

Taken by Kitchener of Imperial Cannery

- 7 Wood springs
- 30 Stove pipe lengths
- 2 Cook stoves
- 1 Galvanized tub
- #50 ft. hose
- #1 Wooden bed & sides

July 10th, 1946

LIST OF GOODS SIGNED FOR BY
MRS. HAMILTON RECEIVED APRIL 2, 1943

- 1 Bed, spring & mattress
- 1 Wicker chair
- 1 Desk
- 2 Congoleum rugs
- Linoleum in living room
- 2 Heaters
- 1 Electric heater
- 1 Plant table
- Kitchen chairs
- 2 Chest of drawers

GOODS SOLD AT AUCTION MAY 18/45, Nov. 24/44,
JUNE 8, NOV. 9 and 14, 1945

- ✓Table
- ✓Hooking chair
- ✓Dining table
- ✓Gramophone
- ✓Dresser and mirror
- ✓Bedstead
- ✓Bed and spring
- ✓2 Chairs
- ✓Table
- ✓Garden hose
- ✓Suite case
- ✓Wall clock
- ✓Electric heater
- ✓Eas decorations and novelties
- ✓Kitchen ware
- ✓Chest of drawers
- ✓Roll top desk (damaged)
- ✓Wicker chair
- ✓Roll linoleum
- ✓Box stove no top
- ✓Small H.M. cabinet and stand
- ✓4 Kitchen chairs
- ✓4 Kitchen chairs
- ✓Tool box and misc. tools
- ✓Box sundry tools
- ✓Garden tools, etc.
- ✓Paper bags, wall paper etc.
- ✓Kitchen ware
- ✓Couch
- ✓Flower stand
- ✓Table
- ✓Bedstead
- ✓2 Iron frame stools
- ✓Chest of drawers
- ✓Violin
- ✓Box of books, etc.
- ✓Trunk
- ✓Trunk
- ✓Trunk

X-Violin, and books contained
in trunk-sold Nov. 9, 1945.

LIST OF GOODS REMOVED FROM 47
RICHMOND ST. TO STORAGE AT #3
AUCTION ROOM MAY 10, 1945

- 1 Roll top desk (damaged)
- 1 Bedstead (spring left could not move)
- 1 Chest of drawers
- 1 Cupboard
- 1 Home-made table (plant)
- 1 Heater (no top)
- 1 Linoleum
- 1 Kitchen chairs
- 1 Wicker chair
- 1 Electric heater
- 1 Suitcase
- 1 Wall clock
- 2 Cartons sundry kitchen ware

Left as junk

- 1 linoleum
- 1 old heater

GOODS MISSING, MOVED TO STORAGE,
JAP CHURCH, BACK ROOMS, OCT. 22, 1942

- 2 Chairs
- 2 Tables
- 7 iron beds
- 7 Wooden springs
- 1 Carton glass & line
- 1 Galvanized tank
- Parts of a toilet
- 5 Cartons of Jars

GOODS MISSING, LEFT IN HOUSE WITH MRS.
HAMILTON BUT NEVER PICKED UP BY CUSTODIAN

- 1 Foot Stool
- 1 Lawn Mower

2. Cassin

July 10th, 1946.

Re: Sotaro NAKATSUKA
 Registration No. 94492

All trunks and personal belongings in storage at Steveston were opened and inspected in October, 1945. Goods of no value were discarded; clothing of no saleable value were turned over to U.N.R.R.A.; saleable articles were auctioned and any personal photographs or goods of personal nature are stored ready for shipment at the request of the Japanese.

NAKATSUKA
 3rd & Richmond
 Lot 275

Description: 1 trunk - opened

Auctioned: 1 trunk
 Xmas decorations, school books
 4 books, 1 pr. spectacles
 1 foot warmer
 1 ornament
 1 violin (damaged)
 1 bicycle spotlight

U.N.R.R.A.

Discarded: rags, curtain rods
 old torn curtains
 1 small broken
 suitcase
 1 old window blind

Personal: pictures & frames
 1 English Bible
 Personal papers
 Japanese books

Lot 271

1 trunk - opened

1 trunk

2 vests
 2 jackets
 1 pr. trousers
 1 obi
 5 kimonos
 20 pieces underwear
 7 shirts
 1 child's jersey

1 old seed pillow
 rugs

Lot 275

1 trunk - opened
 (ransacked)

1 trunk

1 ladies coat
 1 raincoat

old ties
 old white collars
 1 old pillow

Photographs

G. Hausman

NAME NAKATSUKA, Sotaro

REGISTRATION NO. 04/92

FILE NO. 2489

The following chattels were sold by public
auction at Steveston, B. C. on November 14, 1945.

Trunk
Trunk
Trunk

\$ 4.75
6.50
4.50

Total

(Auctioneer's Fee \$ 1.58
Less Expenses: (Advertising .55
(Moving .61

\$ 13.50

\$ 2.74

Net Proceeds Credited:

\$ 13.01

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering List No. Steveston 42

Remarks.

NAME James J. Sotaro

REGISTRATION NO. 4132

FILE NO. 1469

The following chattels were sold by public
auction at Stevenson, D. C. on November 7, 1943.

Violin
Box of books etc.

\$.50
1.00

Total

Less Expenses: Auctioneer's Fee \$.75
Advertising .60
Moving .25

\$ 5.30

\$ 2.60

Net Proceeds Credited:

\$ 5.05

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering List No. Stevenson 41

Remarks.

NAME NAKATSUKA, Sotaro

REGISTRATION NO. 04492

FILE NO. 2482

The following chattels were sold by public

auktion at Steverson, B. C. on June 8, 1943.

- Tool box and miscellaneous tools	\$ 1.75
- Box sundry tools	1.80
- Garden tools etc.	1.00
- Paper bags, wall paper etc.	0.25
- Kitchen ware	1.50
- Couch	1.50
- Flower stand	0.75
- Table	0.25
- Bedstead	1.00
- 2 Iron frame stools	1.00
- Chest of drawers	0.50

Total	(Auctioneer's Fee: \$ 1.13
Less Expenses:	(Advertising: 0.54
	(Moving: 1.30

Net Proceeds Credited:

\$	11.30
\$	2.97
\$	8.33

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steverson 35.

Remarks.

NAME NAKATSUKA, Sotaro

REGISTRATION NO. 04492

FILE NO. 2489

The following chattels were sold by public
auction at Stevenson, B. C. on May 12, 1944.

- Suit case	\$ 0.35
- Wall clock	1.00
- Electric heater	2.50
- Xmas decorations and novelties	1.50
- Kitchen ware	0.50
- Chest of drawers	2.00
- Roll top desk (damaged)	6.50
- Wicker chair	0.50
- Roll linoleum	2.75
- Box stove no top	1.50
- Small H.M. cabinet and stand	0.75
- 4 Kitchen chairs	1.25
- 4 Kitchen chairs	2.25

Total

Less Expenses: (Auctioneer's Fee) \$ 2.34
(Advertising) 1.20
(Movings) 3.10

Net Proceeds Credited:

\$ 23.35
6.64
<u>16.71</u>

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Stevenson 34.

Remarks.

NAME NAKATSUKA, Sotaro

REGISTRATION NO. 04492

FILE NO. 2489

The following chattels were sold by public
auction at Stevenson, E. C. on November 24, 1944.

Table✓	\$ 1.50
Rocking chair✓	2.00
Dining table✓	1.50
Gramophone✓	5.10
Dresser and mirror✓	5.00
Bedstead✓	2.50
Bed and spring✓	6.25
2 Chairs✓	1.00
Table✓	0.25
Garden hose✓	1.00

Total

Less Expenses: (Auctioneer's Fee \$ 2.61
(Advertising 1.41
(Moving 2.54

Net Proceeds Credited:

\$ 26.10
\$ 6.56
\$

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 25.

Remarks.

MEMORANDUM

File No.: 2489

September 23rd, 1944.

To: FILE

From: Mr. Mackenzie

Re: Setaro NAKATSUKA

The above owned the property at 47 Richmond Street which has now been sold and leased it for the duration to Mrs. F. M. Hamilton.

Chattels stored in this house were moved on 22/10/42 to storage at the Japanese Church -- see list #74 on file.

The chattels left in the house for the use of the tenants were acknowledged by Mrs. Hamilton on April 1st, 1943 with the exception of a foot stool and a lawnmower about which our Steveston agent was written on August 2nd, 1943 but no answer yet received.

A few items appearing on the same list were loaned to Mr. Kitchener of the Imperial Cannery for which we hold his receipt in our office at Steveston.

On August 1st, 1943, Mr. I. R. Malcolm became the tenant and we hold his receipt for the goods which Mrs. F. M. Hamilton had already signed for, in our office at Steveston.

The above Japanese also owned a Federal Truck which was transferred to James Armstrong as stated in a letter dated 30/9/43 from the Motor Vehicle Branch, B. C.

R.I.M.

REM:IF

File No. 2489

May 6th, 1944

MEMORANDUM
RE CLAIMS

Re: Sotaro NAKATSUKA - #04492

CREDITORS:

There are no claims on file against the
above party as at this date.

GDM/GH

Date 22 Oct 42 NAKATSUKA, S. S. T. A. D.
 Name NAKATSUKA, S.
 Where From 3rd and Richmond St
 Future Address Jap Church Back Room

Measurement we found this place broken into & badly damaged Rate
 Approximate Valuation

1	2 Tables Lot 233.5-14-55	51	Left on the house lot
2	1 Chair Lot 25	52	Mrs Florence Hamblin
3	1 Table Lot 25	53	vs. Linsenger Rings, 1 abn
4	5 Iron Beds	54	2 chest drawers
5	8 wooden Springs	55	1 Bagatelle chair
6	1 Large trunk x	56	2 heaters 1 abandoned
7	1 St. Louis chair	57	1 Small table
8	1 Iron Stool Lot 5.9	58	1 Foot stool
9	1 Carbon glass line	59	1 Electric heater
10	1 Sofa bed	60	1 Bed spring mattress
11	1 Pool Box Lot 5.5	61	1 Kitchen chair
12	1 Roll Bed Lot 5.5	62	1 Iron mirror
13	part of a toilet	63	1 Desk
14	2 Trunks x	64	
15	1 Chair Lot 233.5-14-55	65	1 Chair by Kitchener
16	1 Iron Lot 233.5-14-55	66	1 Iron Canoe
17	1 Table do	67	1 wooden Spring
18	3 Tables - Lot 233.5-14-55	68	30 Store pipe lengths
19	1 Chair	69	2 Cook stoves
20	1 wooden box Lot 16	70	1 rug by Jut
21	1 wooden box Lot 16	71	50 ft hose
22	5 Carbon of iron	72	1 wooden bed sides
23		73	
24		74	
25	1 Garden Hoe Lot 82	75	3 sold 24-11-44
26	1 Bedstead Lot 260	76	"
27	1 Bed spring Lot 268	77	5 "
28	1 Table " 284	78	"
29	1 Chair Lot 225.5-8-6	79	1
30	1 Stand " 228	80	1
31	1 Bedstead Lot 309	81	5. 8-6-45
32		82	5. sold by Auction
33		83	24/11/44 - Florence 25.
34		84	
35		85	5. sold by auction 8/6/45
36		86	1 Stunton 25.
37		87	
38		88	x. Violin, books
39		89	
40		90	old 9/4/45 - Stev. 61
41		91	

This may be
 Nakatsu
 P. 2089

REG. NO. -04492		NAME MAATSUHA, Sotaro			FILE NO. 2489		
ASSURED THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.							
COMPANY London & Lancashire Guarantee & Accident Co.		POLICY NO. 3400765	AMOUNT \$1,500.00	PREMIUM \$21.00	RATE 1.40	TERM 3 Yr.	EXPIRATION April 27, 1945
PROPERTY INSURED \$1,500.00 on the 1 story, frame, shingle-roof private dwelling.				LOCATION Lt. 1, Blk. 36, Sec. 3, Blk. 3rd, Range 7N, 47 Richmond St., Steveston, Mun. of Richmond, B.C.			
LOSS PAYABLE Assured		INSURANCE AGENT Hahnemann			RENTAL AGENT G. E. Harris		
ENDORSEMENTS <i>Transferred to New Owner - Bittner - 20/5/44</i>							

20th September, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 2489
NAME: Sotaro Nakatsuka
CATALOGUE NO: 794

RE: 47 Richmond Street, Steveston, B.C.
- Small Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 1, 2, 3 and 4, Block 36 of
Section 3, Block 3 North, Range 7
West, Map 249, Municipality of Rich-
mond, in the District of New West-
minster.

Encumbrances: None

Taxes: 1944 taxes of \$39.77 paid. No arrears
or consolidated.

Vested: 26266.

VALUATION BY APPRAISER: \$1240.00

AMOUNT OF BID: \$1240.00

APPROVED BY ADVISORY COMMITTEE: May 16th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$1240.00

NAME OF PURCHASER: Evelyn Montgomerie Bell Betterton

KWW/DG
Attache

K.W. WRIGHT

File 2489
1995

This Indenture

Made in duplicate the Twenty-ninth day of April in the year of Our Lord one thousand nine hundred and forty two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

RODARO MAKATSUMA, of the Townsite of Steveston in the Province of British Columbia, Truck Driver,

hereinafter called the "Lessor" of the First Part:

Insert full
Names,
Addresses
and
Occupations
of parties.

And

Florence Minnie Hamilton (Mrs) of the Townsite of Steveston in the Province of British Columbia, Housemaker.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:

Lots One (1) BLOCK THIRTY-SIX (36) of Section Three
(3) Block Three North Range Seven (7) West Map Two
Hundred and Forty-nine (249) in the District of New
Westminster, B.C.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the **First** day of **June** one thousand nine hundred and forty two. for the term of the duration of the war with Japan ~~terminating~~

Yielding during the said term therefor the rent of -----**Eight (\$8.00)**-----Dollars per month.-----
of lawful money of Canada, payable on the following days and times that is to say:

The sum of Eight Dollars (\$8.00) per month for each and every month during the term of this agreement.

Said Amounts to be paid to the Custodian of Alien property.

the first payment to be made on the **First** day of **June**, 1942.

That the said Lessee covenants with the said Lessor to pay rent; ~~and also to pay for water, electric light, gas and telephone.~~

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

Proviso for re-entry on the usual notice being given of 30 days by the Lessor to the Lessee on the termination of the war or on the return of the Lessor to Steveston.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature of Witness

Street Address 76 Georgia Street,

City or Town Streveton, N.Y.C.

Occupation Accountant.

Satan Nakatanka

Florence M. Hamilton

(Copy)

This Indenture

Made in duplicate the 29th day of April in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between: Sotaro Nakatsuta, of the Township of Steveston, in the Province of British Columbia, Trust Driver,

Insert full
Names,
Addresses
and
Occupations
of parties

hereinafter called the "Lessor" of the First Part;

And Flourence Minnie Macmillan (Mrs.) of the Township of Steveston in the Province of British Columbia, Housekeeper,

hereinafter called the "Lessee" of the Second Part;

Witnesseth, that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained the Lessor doth demise and lease unto the Lessee All and Singular that Certain parcel or tract of land and premises situate being and being in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:
Lot one (1) Block Thirty-six (36) of Section Three (3) Block Three (3) North Range Seven (7) West Map Two Hundred and forty-nine (249) in the District of New Westminster, B.C.

Together with all erections and buildings thereupon erected, standing and being or hereafter during the said time to be erected, and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

To have and to hold the same unto the Lessee for the term of the duration of the war with Japan, to be computed from the First day of June in the year of Our Lord 1942 yielding and paying therefor \$8.00 per month and every month during the said term unto the Lessor the clear rental or sum of Eight Dollars

of lawful money of Canada payable as follows:

The sum of Eight Dollars (\$8.00) per month for cash and every month during the term of this agreement. Said amounts to be paid to the Custodian of Alien Property.

during the said term without any deduction, defalcation or abatement throughout on any account whatsoever; the first of such payments to become due and to be made on the day of 19

This sum of \$8.00 per month
includes water rates

Waid

J. E. T.

The Lessee covenants with the Lessor to pay rent; ~~AND to pay taxes~~; AND to repair (reasonable wear and tear and damage by fire and tempest excepted); AND that the Lessor may enter into and view state of repair; and that the Lessee will repair according to notice, save as aforesaid; AND the Lessee will not carry on any business that shall be deemed a nuisance on the said premises; and will not assign or sub-let without leave; AND that he will leave the premises in good repair; AND will not cut down timber without leave.

Proviso for re-entry on the annual notice being given of 30 days by the Lessor to the Lessee on the termination of the term or on the return of the Lessor to Stevenson.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been repaired or made fit at the option of the Lessor for the purpose of the Lessee.

Proviso for re-entry by the Lessor on non-payment of rent whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The Lessor covenants with the Lessee for quiet enjoyment.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness

City or Town

Street Address

Occupation

(Signed) Thomas C. King
Seaside B.C.
16 Georgia St.
Accountant

(Signed) Lotau Nakatsuka Seal

(Signed) Florence M. Hamilton Seal

This Indenture

Made in duplicate the First day of May in the year of Our Lord one thousand nine hundred and forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

SOTARO NAKATSUKA, of the Townsite of Steveston, in the Province of British Columbia, Truck Driver.

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

JAMES ARMSTRONG, of the Townsite of Steveston, in the Province of British Columbia, Farmer,

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:

Lots two (2) Three (3) and Four (4) BLOCK THIRTY SIX (36) of Section Three (3) North, Range Seven (7) West, Map Two Hundred and Forty-nine (249) in the District of New Westminster.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the First day of May one thousand nine hundred and forty - two. for the term of the duration of the war with Japan ~~and its ending~~.

Yielding during the said term therefor the rent of --One \$1.00)----- Dollars,

of lawful money of Canada, payable on the following days and times that is to say:

The sum of One Dollar (\$1.00) on the signing of this agreement the receipt of which is hereby acknowledged.

the first payment to be made on the day of , 194

That the said Lessee covenants with the said Lessor ~~to pay rent; and to pay taxes; and to pay rates for water, electric light, gas and telephone.~~

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

Proviso for re-entry on the usual notice being given to the Lessee by the Lessor on the termination of the war with Japan or on his return to Steveston.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF
(Signed)

Signature of Witness Thomas C. King

Street Address

City or Town Steveston

Occupation

(Signed) Sotaro Nakatsuka.

(Signed) James Armstrong.

Address all communications to:
THE COMMISSIONER
British Columbia Provincial Police
(Motor Vehicle Branch)
Victoria, B.C.

TELEPHONE - EMPIRE 1111
LOCAL 386

Your File No. **2489**



MOTOR-VEHICLE BRANCH

VICTORIA

September 30, 1943.

EVACUATION SECTION

Rec'd. **OCT. 1 1943**

File No. _____

Ans. _____

Referred *Matheson*

In reply quote File No. **MVR/140256**

**SUBJECT: Federal Truck.
Sotaro Nakatsuka.**

**F. Matheson, Esq.,
Specified Articles Dept.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B.C.**

Dear Sir:

I am in receipt of your letter of the 29th instant, and in reply beg to advise you that according to our records, Federal Truck, Engine #2298, was originally registered and licensed on May 31, 1934, in the name of Sotaro Nakatsuka, of Steveston, B.C., the motor-vehicle licence being renewed each successive year, up to and including the year 1941.

On March 5, 1943, this truck was transferred from the name of Sotaro Nakatsuka, 47 Richmond St., Steveston, B.C., to James Armstrong, of 30 Georgia St., Steveston, B.C., in whose name it is still registered.

Yours truly,

GEO. A. HOOD
GEO. A. HOOD,
Inspector C/C Motor Branch,
for Commissioner of Prov'l Police.

/RS

1942
Telephone July 24/46
Armstrong's cont
claims this should
be 1942
Given in payment
of debt
GP

47 Richmond Street
Steveston BC.

July 10, 1944.

Mr. Peters.
Custodian of Property.
Vancouver, BC.

Rec'd	JUL 12 1944
File No.	2489
Ans.	<i>FW</i>
Referred	<i>Harper</i>

794

Review 12/20

Dear Sir:

My brother, Ronald Malcolm, and I have occupied the house at 47 Richmond Street since May, 1943. My husband is in the Armored Regiment in Italy.

I wish to make a bid of Eight Hundred and twenty-five Dollars (\$2500) for this property.

A cheque for the required ten per cent is enclosed.

Yours truly
Evelyn Betterton
(Mrs. A. Betterton)

47 Richmond St.
Stenistor B.C.
Aug. 9, 1944.

Mr. F. G. Shears
506 Royal Bank Bldg.
Vancouver B.C.

Rec'd	AUG 11 1944
File No.	2487
Ans.	✓
Referred	Mr. Shears

Dear Sir.

Re. Catalogue #794
47 Richmond Street
Lot 1-4, Block 36, D.L. 3.

In answer to your letter of July 24th.
Must to make another bid on the
above property.

The bid to be \$1240.00. A cheque
for the required 10% is enclosed.

Thank you.

Yours truly,
Evelyn Betterton.
(Mrs. A. Betterton)

accept
memo
\$124.00

Catalogue No. 794
File No. 2489
47 Richmond St.
1-4/36/3/838/878/249

December 12th, 1944

EVELYN MONTGOMERIE BELL BETTENTON

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at Aug 18, 1944)

	<u>DEBIT</u>	<u>CREDIT</u>
Purchase price	1,240.00	
Cheques received		1,240.00
Amount of rental:		
Aug. 18 to Aug. 31 - 13/31 x \$8.00		3.35
Registration fees on deed - \$1,240.00	6.75	
Insurance premium - 22.3% x \$21.00 (expiry date 29/4/45)	4.68	
Water paid to Dec. 31/44 - 135/184 x \$12.00	8.80	
135/365 x \$39.77 - purchaser's proportion of 1944 taxes	14.71	
Balance owing by purchaser		31.59
	<u>\$1,274.94</u>	<u>\$1,274.94</u>

BALANCE OWING BY PURCHASER - \$31.59

STATEMENT RE SALE OF:

Catalogue No: 794

Street Address: 47 Richmond St.
Steveston, B.C.

Legal Description: 1,2,3,4/36/3/249

Name: MAKATSUKA, Sotaro

File No: 2489

Reg. 06492

Date of Sale and Adjustments Aug. 18/44

Sale Price

\$1240.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Encumbrances:~~

~~Hypothecation~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

4.68

Taxes

11.71

Water

8.80

14.00

\$ 1268.19

Net Proceeds credited to your account

1254.19

Date: February 9th, 1945

Compiled by: Mr. George Peters

Date May 10 1945
 Name S. NAKATSUKA. 2489
 Where From 47 Richmond St.
 Future Address # 3 auction.
 Measurement _____ Rate _____

Approximate Valuation

✓ 1 small top desk (damaged)	51 LOT 146	5.15-5.45
✓ 1 bedstead (spring)	52	lift NO BID not removed
✓ 1 set of drawers	53	142
✓ 1 cupboard	54	
✓ 1 small plant table	55	194
✓ 1 heater (not up)	56	189
✓ 1 lamp	57	155
✓ 1 chair	58	202.212
✓ 1 wooden chair	59	153
10 ✓ 1 desk heater	60	124
11 ✓ 1 suitcase	61	122
12 ✓ 1 small clock	62	123
13 ✓ 1 wooden bench	63	125-126
14	64	
15	65	
16	66	
17	67	S. sold by auction 11/5/45
18	68	Sturtevant St.
19	69	
20	70	
21	71	

Form C-100-2
REV. 1-1-70

2489 / 04492

No. 854.

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at NEW DENVER, B.C.,

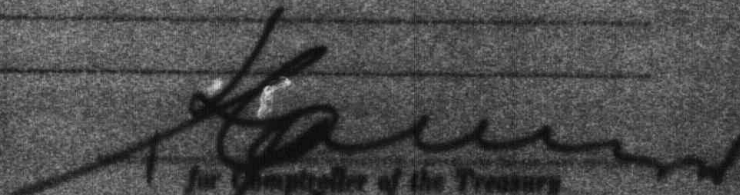
Date July 21st, 1946

The Government of Canada acknowledges that RENTS, etc.
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Controlling Balance - - - - - \$500.14 ✓

NOT

000


for Comptroller of the Treasury

LP.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,
Nov. 16/46

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

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

Re: NAKATSUKA, Sotaro ²⁴⁸⁹ #04492

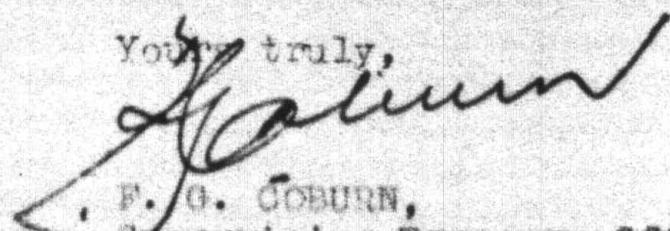
Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 586.14

Draft Issued- - - - - \$ 586.14

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.