

3827

Rec'd: MAY 3 1943

File No.

AKB

Referred

Am. C. Chapel

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILE NO.

EXHIBIT NO.

DATE OCT 8 1948

FILLED BY

R. A. Christie

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

PERSONAL INFORMATION

NAME: NAKATSU, Yoshikazu

HOME ADDRESS: Three Valley, B. C.

Email Address

REGISTRATION NUMBER 04748 SEX: Male AGE: 29

OCCUPATION: Fisherman

(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: None

MARRIED? No

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: 7 room Family House

27 Chatham St., Steveston, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Woodshed 12' by 12'

3. INSURANCE (Give particulars; state where policies are) Fire Insurance \$1500.00
payable to Hatan NAKATSU, (Michigan Fire & Marine Insurance Co.)

4. TAXES (Amount and where payable) \$22.00 per year

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by white man
(Name unknown)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

None

9. IF FARM LAND STATE CROPS SOWN

None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Boat engine, Kitchenware, Tables & chairs, Tools

(All left in the house)

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 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: \$200.00 still to be paid on land
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 _____ day of _____ 1942.

(Signature)

Y. Nakston

Witness

FOR DEPARTMENTAL USE

COPY

INFORMATION FROM R.G.M.P.

DATE June 18, 1943

Our File No. 3827

Full Name NAKATSU, Yoshikazu
(Surname in Block Letters)

Registration No. 04748 Male ☒ Female ☐
(Check) Age October 28, 1913

Former Address P.O. Box 65, Steveston, B.C.

Date Evacuated April 13, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address Greenwood, B.C. c/o Mr. S.D. Brown, Pine Dale Inn, Granby, Ontario
P.O. Gumania, Muskoka, Ontario (Oct. 25/46)

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother (nee YOSHIDA) Hatsu #04723 Name of Father Tsunekichi - #04738

Names of Children under 16 _____

Requested by E.C.T.

Registered with Custodian YES
(Yes or No)

Additional Information Fisherman

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

EXHIBIT No. 1111-2
DATE OCT 8 1944
FILLED BY K. B. Christie

TELEPHONE 106

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Catalogue #762.
File #5827.

April 25, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

APPRAISAL

RE: Lots 5, 6, Block 17, Section 3, B3N/7W, Map 249,
Steveston Townsite.

Dear Sir:

This property is rented to Mr. Conway for \$10.00 per month and consists of a seven roomed bungalow 32' X 24' which is heated by stoves and is equipped with a sink and outside toilet and city light and water. It is of cheap frame construction on a poor foundation of wooden posts amid poor surroundings. The exterior is shingled and stained brown and the roof is in good condition.

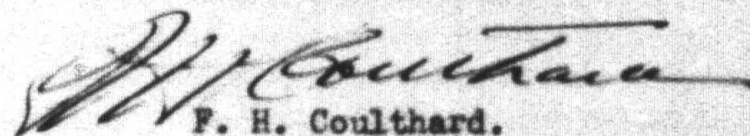
The interior is poorly laid out and is finished with "V" joint which has been varnished making a very dark interior. There are fir floors, uneven due to the condition of the foundation. The house is situated on two 33' lots fronting on an open ditch into which sewerage is discharging causing an offensive odour. At the rear is an old woodshed. The boardwalks are broken and the property is not fenced. There are eight fruit trees.

VALUATION:

House	\$626.00
Lots @ \$100 each.....	200.00
	<u>\$826.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,


F. H. Coulthard.

Paid - Corp of Richmond, B.C.

1111 - 3
EXHIBIT No.
DATE Oct 8 1948
FILED BY K.A. Christie

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
Richmond Town Hall, Brighouse, 1944

To T. Tanaka

Custodian.

Take notice that the following lands in the Municipality of Richmond,
for which you are liable for taxes for the year 1944 as follows:

Roll No.	Lot	Block	Sec	Block North	Range West	Map	Value of Land	Value of Improvements	Taxable Value
14 15/	219 28	5 6	17	3	3	7 249	270	1330	1201

are subject to the following taxes which are due on and from 1st January 1944, and are now
due and payable at the Town Hall, Brighouse, B. C.

P AYMENTS

READ
CAREFULLY

Cheques to be certified and payable
at par at Vancouver or Steveston and
to be drawn in favour of The Corp-
oration of the Township of Richmond.
Proper value of stamps must be
attached (3¢ on all cheques up to
\$100.00 and 6¢ on all cheques over
\$100.00).

Both Notices to be returned when
paying rates. DO NOT DETACH.

1944 Rates Bylaw.....	26.42
Sea Island Dyke.....	
Sea Island Drainage...	
Lulu Island Dyke.....	
Amalgamated D & D Dist	
Steveston Local.....	2.60
Local Improvement	
District No.....	
	29. 02

Penalty
Arrears of Taxes for 1943
" Water for 1943
Interest
Delinquent Taxes for 1942
" Water for 1942
Interest

TOTAL

PENALTY: Add 10% to total for 1944 if not paid on or before Nov.15th, 1944.
INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when
arrears and delinquent taxes are paid.

R.C. PALMER, Collector.

As a measure of war economy
we request you to help us save
your time and ours by remembering
to bring or send the bill when
paying this account.

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

Dec.21-48

C.A. M. Scoll

EXHIBIT No. 1111-7
DATE OCT 8 1948
FILED BY H. A. Christie

JOHN GOULD
Marine Surveyor and Appraiser
VANCOUVER, B. C.

BARBER
"GOULD" VANCOUVER, B. C.
TELEPHONE:
PACIFIC 9046

No. 5.

Machinery.
27 Chatham St.
Survey Report

To whom it may concern:

Owner.	Y. Nakatsu
Engine.	Gasoline.
Make.	Vivian.
H.P.	25. Revs 750. 3 Cylinders.
Remarks.	This engine is apparently complete with the exception of the Timer. There is a 15 gallon tank and a circulating water pump alongside this engine as part of its equipment.
Value.	Five Hundred(\$500.00)dollars. As is.
Inspection.	Mr Robinson. Custodian Agent Steveston. B. C.

March 17th, 1943.
Vancouver. B.C.

John Gould.
Marine Surveyor.

Name: Nakatsu, Y

File:

Reg. No.:

151
He has
3827

CHATELS

14 cartons household sundries
1 bdle bedding
2 cross cut saws
1 solid brass shaft
1 primer
2 wood boxes
1 large dunnage bag
2 mattresses
3 compasses
1 brass galley stove
1 suit case, tied.
1 pail hooks
1 tin
1 package crockery
1 can dishes
1 large crock
4 small cartons clothes
2 baskets clothes
1 wooden cupboard
8 cartons
2 trunks
2 rolls oil cloth
4 prs long rubber boots
1 iron bed
1 iron springs

1 mattress
top parts of cook stove
2 boxes kitchen ware
chairs
2 jars
2 bdles. bedding
2 dunnage bags
1 bdle. tools
1 saw
1 tub china
1 bdle. mops
1 round table

Left in this house

2 iron beds
3 springs
3 mattresses
1 round iron heater
3 small tables
1 large table
1 bridge table
1 floor mat.

This represents all my chattels in the protected area of British Columbia.

Date _____ Signed _____

Please sign and return one copy to this office.

Never lived at 27 Chatham
This list probably includes the goods belonging
to T. Tanaka who lived at 27 Chatham St. and
also those of Mrs. Hatan Nakatsu, mother of above. file 5119

Name: Nakatsu, Y

File:

Reg. No.:

CHATELLE

14 cartons household sundries
1 bdle bedding
2 cross cut saws
1 solid brass shaft
1 primer
2 wood boxes
1 large dunnage bag
2 mattresses
3 compasses
1 brass galley stove
1 suit case, tied.
1 pail hooks
1 tin
1 package crockery
1 can dishes
1 large crock
4 small cartons clothes
2 baskets clothes
1 wooden cupboard
8 cartons
2 trunks
2 rolls oil cloth
4 prs long rubber boots
1 iron bed
1 iron springs

1 mattress
top parts of cook stove
2 boxes kitchen ware
chairs
2 jars
2 bdles. bedding
2 dunnage bags
1 bdle. tools
1 saw
1 tub china
1 bdle. mops
1 round table

Left in this house

2 iron beds
3 springs
3 mattresses
1 round iron heater
3 small tables
1 large table
1 bridge table
1 floor mat.

This represents all my chattels in the protected area of British Columbia.

Date _____ Signed _____

Please sign and return one copy to this office.

BOAT ENGINES FOR SALE

The Custodian offers for sale by tender the following boat engines:

GROUP "A"

1. Vivian Gasoline	25 H.P. Revs. 750	3 Cylinders
* 2. Gardner Semi-Diesel	24 H.P. 2 Cycle	3 Cylinders
3. Bessid Gasoline	8 H.P.	1 Cylinder
4. Bessid Gasoline	8 H.P.	1 Cylinder
5. Japanese Diesel	20 H.P.	3 Cylinders
* 6. Yale Gasoline	10 H.P.	1 Cylinder
7. Atlas Imperial Gasoline	6 H.P.	2 Cylinders
8. Vivian Gasoline	20 H.P. Revs. 400	(Heavy Duty) 1 Cylinder
9. Frisco Standard Gasoline	5 H.P.	"

GROUP "B"

10. Nippon Diesel	20 H.P.	3 Cylinders
11. Japanese Diesel	20 H.P.	3 Cylinders
12. Japanese Diesel	20 H.P.	1 Cylinder
13. Nippon, Kobi Diesel	50 H.P.	"

Arrangements to inspect the engines in Group "A" will be made on application to C. C. Robinson, Steveston, B.C. Similar arrangements for the engines in Group "B" will be made on application to the Office of the Custodian, 912 Royal Bank Building, Vancouver, B.C.

All tenders must be in writing for the individual units, with special reference to the numbers appearing in the first column of this advertisement. Tenders will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building, up until Noon of the 28th day of April, 1943, and must be accompanied by a certified cheque, payable to the Custodian of Japanese Property, for 10 percent of the amount tendered.

The highest or any tender not necessarily accepted.

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

DATED at Vancouver, B.C., this 17th day of April, 1943.

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

70V 7827

File Nos. 8548, 1827
and 364.
Catalogue No. 762.

January 23rd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Graner

Takutaro TANAKA
Hun. of Richmond
Lots 5 & 6, Blk. 17 of Sec.
3, Blk. 3 N., Range 7 W.,
Map 249, D. N. W.

With reference to the above property which was recorded in
the New Westminster Land Registry Office dated December 9th, 1944,
we attach herewith the following documents in connection therewith.

1. Copy of application number 181016-E, dated December 4th,
1944, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 181017-E, dated December 4th,
1944, registering the property in the names of Fred Erickson
and Lena Erickson - Joint Tenants (Deed).
3. Duplicate of Transmission dated November 13th, 1944.
4. Duplicate of Deed dated November 13th, 1944 - Secretary of
State to Fred Erickson and Lena Erickson - Joint Tenants.
5. Certificate of Indefeasible Title number 181017-E, dated
January 12th, 1945, covering the above property in the
names of Fred Erickson and Lena Erickson - Joint Tenants.

D. A. Graner

DAC:JS
Atch.

November 7, 1946.

EXHIBIT No. 1111-11 8

REAL PROPERTY SUMMARY

DATE Oct 3 1946

FILLED BY A. J. G. Smith

JAPANESE NAME:

Yoshikazu NAKATSU, Registration No. 04748,
File No. 3827.

CATALOGUE NO:

762

PROPERTY ADDRESS:

27 Chatham Street, Steveston, B. C.

LEGAL DESCRIPTION:

Lots 5 and 6, Block 17 of Section 3, Block 3 North,
Range 7 West, Map 249, Municipality of Richmond,
District of New Westminster.

CLASSIFICATION:

Dwelling

ASSESSED VALUE:

Land	\$ 275.00	Annual Taxes	\$ 29.02
Improvements	\$1330.00	Appraisal	\$876.00

TITLE:

Registered in the name of Tokutaro TANAKA.

ENCUMBRANCES:

None registered and no indication of any unregistered.

Vesting Order No. 25109 - December 10, 1942.

HISTORY OF

ADMINISTRATION:

In his declaration of April 10, 1942, NAKATSU certified
he had no property of any kind whatsoever in the
protected area.

On inquiry by the Custodian, the registered owner,
Tokutaro TANAKA wrote this office on December 8, 1942,
stating he is holding title to the land but the house
is owned by Yoshikazu NAKATSU.

On January 8, 1943, TANAKA requested the full amount of
rental be credited to NAKATSU, taxes and water rates to
be charged against such rentals.

In his letter of May 22, 1943, TANAKA explains the
situation, he sold a lot to NAKATSU but did not
receive payment in full.

The Custodian's agent, Mr. King, rented this property to
a Mrs. McCormick in July 1942, rent being \$12.00 per
month. She remained in possession until January 1943.
It was then rented to a Mr. Lloyd Connors who remained
in possession until the sale of the property.

File No. 3827

November 7, 1946.

Real Property Summary (Continued)

SOLD: To Fred and Lena Erickson for \$950.00.
Adjustments calculated as of October 23, 1944.

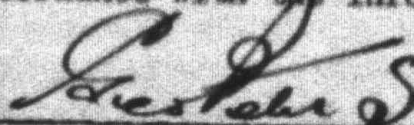
Funds released to the account of NAKATSU on February 5, 1945, with a hold order until the statement was received with reference to the amount owing to TANAKA.

In a signed letter received from TANAKA on March 29, 1945, he declared that he had no claim whatsoever

"against the property in question, therefore it will be free for you to take any proceeding you think suitable to close up the matter."

Certificate of title #181017-E delivered to the purchaser on February 13, 1945.

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



George Peters,
Office of the Custodian.

GP/ic

30 July, 1948.

CLAIMANT Yoshikazu NAKATSU Regn No 04748

PROPERTY SUB-JECT OF CLAIM Lots 5 & 6 Block 17 of Sec 3, B3N/7W, Map 249, Mun. of Richmond, D.N.W. CATALOGUE #762

known as

27 Chatham St., Steveston, B.C.

CLAIM Est. value as per claim: Land \$300.
Buildings 1000. \$ 1300.
Custodian credit 950. (Correct)
ALLEGED LOSS \$ 350.

REFERENCESHISTORYJ
& JP

When registering 10 Apr 42 Claimant declared himself to be without property either Real or Personal.

Investigation by the Custodian disclosed that Claimant owned a house on land registered in the name of Tokutaro TANAKA. This house was seemingly erected by Claimant's father on land belonging to Tanaka's father. Claimant's father evidently purchasing same on a mutual agreement basis, which due to the deaths of both senior parties had lapsed insofar as proper accounting was concerned.

Tanaka on 29 Mar 45 surrendered all rights to the house and land in favour of Claimant.

RP.1

RP.2

G/E #50741 d/9 Dec 42 notes Vesting in Custodian and title in the name of Tokutaro TANAKA.

RP.3

Assessed 1944: Land \$ 270.
Improvements 1330. \$ 1600.
TAXES: General 26.42
Dyking 2.60 \$ 29.02

RP.4

Appraised by Coulthard, Sutherland & Co. Ltd. 26 Apr 44 \$576.00

RP.5

OFFERS TO PURCHASE:

Mrs. Amy Connors 28 Apr 44 \$ 600.
P. Erickson 26 Sep 44 950. ACCEPTED

RP.6

Approval of Advisory Committee \$950. to Erickson 4 Oct 44.

RP.7

Sold to Erickson as at 23 Oct 44 \$950. Cash

RP.8

Real Property Summary of Administration completed 7 Nov 46.

JC/..

EXHIBIT NO. 111-6DATE OCT 8FILLED BY K A SimlaNAME SAKATE, YoshikazuREGISTRATION NO. 04748FILE NO. 327

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

2 boxes Festival goods
2 boxes Festival goods

\$ 2.75 M
4.00 M

Total

Less Expenses:

(Auctioneer's Fee \$.67
Advertising .22
Moving .26

Net Proceeds Credited:

\$ 6.75

\$ 1.15

\$ 5.60

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No. Stevenson 42

Remarks.

NAME NAKATSU, Yoshikazu

REGISTRATION NO. 04742

FILE NO. 327

The following chattels were sold by public
auction at Steveston, B.C. on September 21, 1945.

-Hand painted plated	\$ 1.75 K
-Chinaware	2.50 K
-Trunk	3.00 M
-Rubber boots	2.75 D6
-Rubber boots	1.75 D6
2 Pair rubber boots, pants & coat	2.00 D6

Total	{ Auctioneer's Fee: \$1.38	\$ 13.75
Less Expenses:	Advertising: 0.89	\$ 4.05
	Moving: 1.78	

Net Proceeds Credited:

\$ 9.70

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 38.

Remarks.

NAME NAKATSU, Yoshikazu

REGISTRATION NO. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B.C. on April 27, 1945

Trays	\$ 3.00 K	
Wire	0.50 M	
2 Flat Irons	0.40 K	
Lunch kit	0.40 K	
Platters	4.00 K	
Kitchen ware	0.60 K	
Iron pot	0.75 K	
Kitchen ware	0.50 K	
China ware	1.25 K	
Kitchen ware	1.00 K	
Chinaware	3.00 K	
Glassware	1.50 K	
Kitchen & chinaware	0.75 K	
Kitchen ware	1.75 K	
Paint, bicycle lamp etc.	0.50 M	
Kitchen ware	0.25 K	
Box door knobs parts	0.50 M	
Stone jug	0.40 K	
Miscellaneous paint	1.00 M	
Glass & chinaware	0.60 K	

Total

Less Expenses: (Auctioneer's Fee: 22.30
Advertising: 1.55
Moving: 2.67)

Net Proceeds Credited:

\$ 22.95

\$ 6.52

\$ 16.43

Members of Custodian Staff Present. Mr. Harris.

Extracted from Auctioneering List No. Steveston 33.

Remarks.

NAME NAKATSU, Yoshikazu

REGISTRATION NO. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B. C. on February 2, 1945.

- Small rug	\$ 1.10 F
- Bed and spring	3.75 F
- Bedstead	1.00 F
- Table H. H.	1.25 F
- H. H. Table	1.25 F
- Card table	0.50 F

Total
Less Expenses: (Auctioneer's Fee) \$ 0.89
(Advertising) 0.28
(Moving) 0.72
Net Proceeds Credited:

\$	
\$	8.85
	<u>1.89</u>
\$	<u>6.96</u>

Members of Custodian Staff Present. Mr. Harris
Extracted from Auctioneering List No. Steveston 28.
Remarks.

NAME NAKATSU, Yoshikazu

REGISTRATION NO. 04748

FILE NO. 7827

The following chattels were sold by public
auction at Steveston, B. C. on January 28, 1944.

Glassware & china
10 Gallon Crock

\$2.00 K
1.75 K

Total:

Less Expenses: (Auctioneer's Fee: \$.37
(Advertising: .21
(Movings: .52

Net Proceeds Credited:

3.75
1.10
2.65

Members of Custodian Staff Present. Mr. Robinson

Extracted from Auctioneering list No. Steveston &

Remarks.

NAME NAKATSU, Yoshikazu

REGISTRATION NO. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Stevenson, B. C. on January 14, 1944.

1 Japanese platter

\$ 1.75

Total:

Less Expenses: (Auctioneer's Fees \$.17
(Advertising) .07
(Moving) .19

\$ 1.75

\$.43

Net Proceeds Credited:

\$ 1.32

Members of Custodian Staff Present. Mr. C. C. Robinson

Extracted from Auctioneering list No. Stevenson 3

Remarks.

NAME NAKATSU, Yoshikazu

REGISTRATION NO. 04748

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B.C. on December 10th, 1943

Rubber boots
Rubber boots

\$.25 D4
\$.25 D4

Total:

Less Expenses: (Auctioneer's fee .050
(Advertising .02
(Moving .06

\$ 1.50
\$.13
\$.37

Net Proceeds Credited:

Members of Custodian Staff Present. C.C. Robinson

Extracted from Auctioneering list No. Steveston No. 2.

Remarks.

NAME NAKATSU, Toshikazu

REGISTRATION NO. 0A745

FILE NO. 3827

The following chattels were sold by public
auction at Steveston, B.C. on November 26th, 1943

Bundle of axes
1 Hand saw
Large stone crock
Laundry tub, wash basin and crock

\$ 3.00 M
1.25 ✓
2.75 K
4.00 P

Total:

\$ 11.00

Less Expenses: (Auctioneer's fee 1.10
(Advertising .46
(Moving .78

\$ 2.34

Net Proceeds Credited:

\$ 8.66

Members of Custodian Staff Present. C.C. Robinson

Extracted from Auctioneering list No. Steveston No.1

Remarks.

MEMORANDUM

File #3827

July 15, 1943.

TO: File

FROM: Mr. R. B. Mackenzie

Re: Yoshikazu NAKATSU

This file can be closed as far as chattels are concerned. Most of these were removed from his house at 27 Chatham Street, Steveston, on July 2nd, 1942, list #76, to our storage warehouse #3.

A few items were left in the house which is rented to Mr. Lloyd Connors. *acknowledged on July 23rd*

On June 9th the Johnston Fishing & Packing Company Limited bought a Vivian engine belonging to the above for \$400.00.

In list #76 are included goods belonging to Mr. T. Tanaka who also had his chattels at this address. *A memo appears on file 8548 to this effect.*

RBM/MFP

OK

November 7, 1946.

CHattel SUMMARY

Re: Yoshikazu NAKATSU

Registration No. 94748

In his declaration of no date, NAKATSU declared a boat engine, kitchenware, tables and chairs, tools.

The boat engine was appraised on March 17, 1943 and sold in the amount of \$400.00 which was credited to NAKATSU's account on June 9, 1943.

The Custodian's agent inventoried and removed to storage chattels, on July 2, 1942, (See Chattel Schedule). At that time, they left certain articles in the house which appear on the Schedule. One large dunnage bag was signed for and given to T. Yoshida on August 12, 1942, as being his property. The balance of the chattels were removed to storage on December 4, 1944, and all goods of any value were auctioned.

Note goods opened in Steveston in October, 1945, see schedule dated November 7, 1946. A number of articles were auctioned, goods of no saleable value turned over to U.N.R.R.A., good of no value discarded, and a few articles of a personal nature were placed in storage at the Buddhist Temple, Steveston, B.C., for shipment to the Japanese at his request.

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



George Peters
Office of the Custodian.

GP/ic

11/2/43

November 7, 1946.

CHATTEL SCHEDULE

Re: Yoshikazu NAKATSU

Registration No. 04748JAPANESE DECLARATIONS APRIL 10, 1942 AND DECLARATION OF NO DATE

Declared no property whatsoever on April 10, 1942.

Declared following -- no date on declaration:

Boat engine	Appraised and sold
Kitchenware	
Tables and chairs	
Tools	

GOODS REMOVED FROM 27 CHATHAM ST. TO #3 WAREHOUSE JULY 2, 1942 AND DEC. 4, 1944

14 cartons household sundries	Auctioned, & See Memo Nov. 7, 1946.
1 bdle. bedding	Missing
2 crosscut saws	Missing
1 solid brass shaft	Missing
1 primer	Missing
2 wood boxes	Auctioned
1 large dunnage bag	Handed over to owner T. YOSHIDA Aug. 17/42
2 mattresses	Abandoned
3 compasses	Missing
1 Brass Galley Stove	missing
1 suit case (tied)	See Memo Nov. 7, 1946.
1 pail hooks	Auctioned
1 tin	Auctioned
1 pkg. crockery	Auctioned
1 can dishes	Auctioned
1 large crock	Auctioned
4 small cartons clothes	See Memo November 7, 1946.
2 baskets clothes	See Memo November 7, 1946
1 wooden cupboard	Missing
8 cartons	Auctioned
2 trunks	1 Auctioned, 1 Missing
2 rolls oil cloth	Missing
4 pr. long rubber boots	Auctioned
1 iron bed, spring & mattress	Auctioned
Top parts of cook stove	Missing
2 boxes kitchen ware	Auctioned
Chairs	Missing
2 jars	Auctioned
2 bdles. bedding	Missing
2 Dunnage bags	Missing
1 Bdle Tools	Auctioned
1 Saw	Auctioned
1 Tub china	Auctioned
1 Bdle mops	Missing
1 Round table	Missing

Goods removed December 4, 1944

1 floor mat	Auctioned
2 small tables	Auctioned
1 card table	Auctioned
1 bed	Auctioned
1 single spring	Auctioned
1 round heater	Left for time being

Left as of no value

1 H.M. table
1 iron bedstead
1 wood frame spring
2 old mattresses

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



George Peters,
Office of the Custodian.

GP/1c

November 7, 1946.

Re: Yoshikazu NAKATSU
Registration No. 04748

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 a personal nature are stored ready for shipment at the request of the Japanese.

Y. NAKATSU
27 Chatham St.
Lot No. 310

Description: 2 small boxes open

Auction: Festive dolls

Description: 1 small open carton

U.N.R.R.A.: 1 man's coat
1 sweater
1 perished rubber coat
1 hat

Discarded: 1 perished rubber apron

Description: 1 small open carton

U.N.R.R.A.: 2 woman's dresses
2 prs. socks
2 man's shirts
1 kimono
1 baby's jacket

Discarded: odd socks

Description: 1 small open box

Discarded: Cigarette tin foil

Description: 1 small open box

Auctioned: 1 picture fram with glass

November 7, 1946.

Y. NAKATSU
27 Chatham St.
Lot No. 310
(Continued)

Description: 1 open carton
U.N.R.R.A.: 2 women's waists
2 women's dresses
1 pr. underwear
1 pr. man's pants
1 sock
1 man's vest

Discarded: Rags

Description: 1 open wooden box

U.N.R.R.A.: 3 men's shirts
1 kimono
1 sweater

Auctioned: 1 Japanese hot water bottle

Discarded: Odd torn socks
rags

Description: 1 small open carton

U.N.R.R.A.: 1 kimono

Discarded: Rags

Description: 1 open carton

U.N.R.R.A.: 2 sweaters
1 man's shirt
1 man's vest
2 prs. men's overalls
2 prs. men's pants

Discarded: Torn stockings
Odd torn socks

Description: 1 open carton, tied

Auction: 7 boxes of festive
dolls and toys

....3/

November 7, 1946.

Y. NAKATSU
27 Chatham St.
Lot No. 310
(Continued)

Description: 1 open large carton, tied
Auction: 18 boxes of festive dolls
and toys

Description: 1 small open carton
Discard: Japanese printed novels
Personal: 6 ledgers
2 packets of letters

Description: 1 large open carton
U.N.R.R.A.: 4 men's vests
5 men's overcoats
1 kimono
1 man's suit coat
1 sweater
4 women's dresses
1 pc. underclothing
1 child's sweater
Tie
1 pr. sox
1 pr. men's brogues

Auction: 4 boxes of festive toys
and dolls
1 handbag

Discard: 1 dirty cushion

Personal: photographs

Y. NAKATSU
27 Chatham St.

Description: 1 small open carton

U.N.R.R.A.: 2 prs. sox

Auction: 1 glass jar

Discard: Rags

Personal: 1 Shrine

Shawnee

29th July, 1948.

PERSONAL PROPERTY CLAIM

EXHIBIT No 1111-12

CLAIMANT

Yoshiyasu NAKATSU

Regn No

04748

DATE

027

FILLED BY

K. A. Christie

REFERENCES

Form "J"
Form "JP"

HISTORY

Claimant registered with the Custodian on 10th April, 1942 and at that time declared himself to be without either Real or Personal property.

Subsequent to his evacuation it transpired that he was the owner of a house on land registered in the name of Tokutaro TANAKA. Later, Tanaka relinquished all claim to the land.

An undated Form JP signed by the Claimant appears on file. No correspondence is available to supply an approximate date, but on this form Nakatsu has noted the existence of:

Boat engine,
Kitchenware,
Tables & chairs,
Tools
(all left in the house)

FP.1

An inventory (undated and presumably taken by the Custodian) appears on file, and this has been typed on the Analysis Form.

In view of the fact that this inventory does not itemize contents of the various cartons, boxes, bundles etc it has not been possible to reconcile the auction sheets with same.

As the Claim itself generalizes, it did not seem worthwhile itemizing auction sheets on the Analysis. Auction sheets have been marked to note the group they appear to fall into in comparison with the general terms used by the Claimant.

IT MIGHT BE NOTED HERE THAT THE CLAIMANT WAS SUPPLIED WITH THE ORIGINAL COPIES OF AUCTION SHEETS ON 10 FEB 48.

FP.2

Auction sheets herewith.

FP.3

John GOULD's appraisal of the gas engine evidently found at Nakatsu's house notes his valuation to be \$500.

Len Nelson (per Johnston Fishing & Packing Co. Ltd) tendered \$450 on 22 May 43 as being 10% of purchase price.

Cstdn letter to Nelson of 8 Jun 43 CONFIRMS TELEPHONE MESSAGE of 7 Jun 43 and advises him that his offer of \$400.00 was accepted.

The file carries no information other than the three references provided. No memo of a telephone conversation is available which might note ~~that~~ why Nelson's original offer (\$450.) was dropped to \$400. --- or why any offer under the original appraised value was considered.

FISHING TOOLS

No fishing gear was declared at anytime nor does the file note that any person of the Custodian Office had inventoried any. A credit in the ledger account of the Claimant caused the writer to check the Card Record in this office and it appears that one Shrimp Troll was found in 'Takahashi Net House', sold and credited to Claimant. From the pencilled notes on the Record Card it would appear that the Custodian's Steveston representative was not definitely sure that this net belonged to Claimant.

The Record Card and the receipt duplicate noting payment of \$5.00 ~~xxx~~ constitute some information on file.

JC/..

File No. 3827

November 7, 1946.

PERSONAL PROPERTY SUMMARY

Re: Yoshikazu NAKATSU
Registration No. 04748

CHATELS:

See Chattel Summary.

SPECIFIED
ARTICLES:

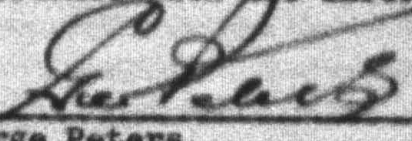
There are no cameras, radios, fire arms or motor
vehicles revealed in the registration or the file.

VESSELS:

The file reveals the vessel "June N" was sold
direct by NAKATSU to Cassiar Packing Co. Ltd.,
and funds paid to him, director, on April 1,
1942 (See Vessel Summary dated December 30, 1943)

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

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



George Peters,
Office of the Custodian.

GP/ic

File No. 3827

November 7, 1946.

LIABILITY SUMMARY

Re: Yoshihara NAKATSU
Registration No. 04748

In his declaration NAKATSU stated he still owed
\$200.00 on the land. This is dealt with in the Real Property Summary.

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



George Peters,
Office of the Custodian.

GP/10

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Dec. 30, 1943.

Name: Yoshikazu NAKATSU

Reg. No. #4748 File: 3827

Boat File No.: JFVDC 269

Name of Vessel: "June N" 28' x 7' x 3'6", Vivian 7 HP

Lic. or Reg. No.: Prince Rupert 261

Naval No.: PR.075-C

Owner's Valuation: \$800.00

JFVDC Valuation: Not valued

Custodian Valuation: " "

Date of Sale: March 30, 1942

Purchaser: Cassiar Packing Co.Ltd.

Signature on Sales Papers: Y. Nakatsu

Selling Price: \$800.00

Paid to JFVDC ~~XXXXXXXXXX~~: \$549.75 (See below)

Supervision Costs: \$10.50

Balance due Owner: \$539.25

Paid to: Y. Nakatsu on April 1, 1942.

Location of Boat at Sale: Cassiar Cannery Dock

Claims Against Canadian Govt.: None

Additional Information: From the money received from the sale of this boat, Cassiar Packing Co. was paid \$250.25 to settle a balance owing to that company.

Y. Nakatsu
Nov. 7/46

FM

3027

March 10, 1948.

Mr. Yoshikazu NAKATSU,
Reg. No. 04748,
419 Dundas Street West,
Toronto, Ontario.

Dear Sir:

It would appear that we have accounted for
all the property of every kind left by you in the Protected
Area which vested in the Custodian, except for the following:

6 ledgers
2 packets letters
1 shrine
photographs

Yours truly,

W. G. Nutter,
Office of the Custodian.

WGN/fm

3827

February 26th, 1946.

Mr. Yoshikazu HAKATSU,
Registration No. 04748,
Greenwood, B.C.

Dear Sir:

Re: Catalogue No. 762, 27 Clitham St.,
Steveston, B.C.
Lots 5 & 6, Block 17 of Section 3,
Block 3 North, Range 7 West, Map 249.

Please be informed that the above property has been sold
as of October 23rd, 1944, for the sum of \$950.00.

An independent appraisal of this property has been obtained
and the sale approved by the advisory committee. Rents, less
expenses, up to the above-mentioned date have been credited to your
account and adjustments of unearned taxes and any insurance premiums
have also been credited to you. The net results of this sale appears
on the attached statement and the proceeds credited to your account.

We are also enclosing a general statement of your account up
to date which includes the net figure to which reference has already
been made.

Yours truly,

George Peters
Administration Department

GP/10

Encl. - Statement re Sale of Property
General Statement of Account

c.c. Department of Labour
Japanese Division.

8548 & 3827

REGISTERED

March 29, 1945

Mr. Tokutaro TANAKA,
Reg. No. 00709,
Minto City, B. C.

Dear Sir:

We beg to advise that the sale of Lots 5 and 6, Block 17, Section 3, Blk. 3 North, Rm. 7 West, Map 249, known as 27 Chatham Street has been completed for the sum of \$950.00 and the proceeds have been credited to the account of Yoshikazu NAKATSU and at his request we are today forwarding him a cheque for \$300.00 from the proceeds of this sale.

We note in looking over this file that on May 22, 1943 you wrote us as follows:-

"I have received your letter of May 13. In reply to your letter about Yoshikazu Nakatsu, I have sold the lot. But he has not paid the full amount. He has a balance of \$250.00. If he pays the full amount, I will give him the land title. The land title is now at Lawrence & Shaw, 789 W. Pender St., I have no such paper as agreement for sale."

Also on November 4, 1944 you wrote the following:-

"Thank you kindly for your letter of October 30th with regard to the sale of property of Yoshikazu Nakatsu.

"Although I remember that some transaction had been made between Sankichi Tanaka, my deceased father, and Mr. Nakatsu a good many years ago when I was very young, my father has died some years ago and I am not able to tell you if the transfer of title has been made. Of course I do not know the whereabouts of the title in question.

"I declare herewith that I have no claim whatever

(Over)

File No. 3827

MEMORANDUM

ENEMY SECTION	
Rec'd	MAR 22 1945
File No.	
Ans'd	
Refer'd	
March 22, 1945	

To: Mr. K. W. Wright

From: Mr. G. D. Wilson

Re: 27 Chatham Street
526/17/3/B3H/R7W.

I am not quite satisfied with the disposition of the proceeds of the sale of this property. It was registered in the name of Tokutaro TANAKA but ownership was claimed by Yoshikazu NAKATSU.

TANAKA in his letter of May 22, 1943 states that he sold the property verbally to NAKATSU but there was still \$250.00 owing. NAKATSU stated that he had no records but that the sum was less than \$250.00.

T. TANAKA in a letter of November 4, 1944 declared that he has no claim whatsoever against the property and the Custodian is free to take any action.

On November 10th, 1944 the Custodian advised TANAKA that we were crediting the entire proceeds to NAKATSU.

On February 16, 1945 we advised TANAKA again that in order to avoid any misunderstanding that we note that he has no claim on the property and that is entirely owned by Y. NAKATSU.

NAKATSU under date of March 13, 1945 says that he has no records and leaves it to the Custodian to deal with it in the right way. In view of the above, do you think we are perfectly safe in giving NAKATSU the entire proceeds of the sale.

GDM/GH

*Pls send \$300 to Nakatsu
& fwd letter to Tanaka
as per ear conversation
K. W. W.
28/3/45*

*See January 14 Dec 8/42
" Jan 8/43
" May 22/43 - Nov 4/44
" Nov 4/44
" Nov 4/44*

Greenwood, B.C.,
March 13, 1945.

Mr. G. D. Milson,
Administration Dep't.,
Office of the Custodian
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 14 1945
File No.	3827
Referred	Milson

Yoshikazu Nakatsu

Dear Sir:

File #3827

In answer to your letter of February 16th,
I wish to state that all the statements with regard
to my indebtedness to Tokutaro TANAKA cannot be
found and I, therefore, leave it up to you to deal
it in the right way.

Please advise me for what amount the house
was sold.

Kindly remit me the sum of \$300.00 from my
account as I need this money in preparation for my
marriage.

Thanking you, I remain,

Yours truly,

Yoshikazu Nakatsu

Yoshikazu NAKATSU
#04748

3827 & 8548

October 11, 1944.

P. Erickson, Esq.,
R. R. No. 1,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 762
27 Chatham Street
5-6/17/3/B3N/KTW/249

Your letter of September 26th, enclosing cheque for \$95.00 and offer to purchase the above property for the sum of \$950.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$855.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject.

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

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]
G.F.

Dept. of the Secretary of Office
of the Custodian
Vancouver, B.C.

Spruceville B.C.
Oct 8, 1943

EVACUATION SECTION	
Recd:	OCT 12 1943
File No.	
And	
Referred	Peters

Dear Sir

I have received your letter of Sept 21 enquiring about the land, when purchasing the land known as Lot 5 & 6, Block 97 Sec. 10 Block 3 North Range 7 West Map 249, from Mr Tokutaro Tanaka. We had no such paper as agreement paper. The land owner is still Mr. T. Tanaka and the house which is built on the above land is owned by Mr. Yoshikazu Nakatsu and the land title is stored at Lawrence & Shaw, 789 Pender St, Vancouver, B.C.

Yours very truly
Yoshikazu Nakatsu
Reg. # 04748
File No. 3817

3627

September 21, 1943.

Mr. Yoshikazu NAKATSU,
Registration No. 04748,
c/o Glacier Lumber Co.,
Spruceville, B. C.

Dear Sir:

It is our understanding that you are purchasing land known as Lots 5 & 6, Block 17, Section 10, Block 3 North, Range 7 West, Map 249, from Tokutaro Tanaka, on which land you have built a house. Balance owing, according to Tanaka, is \$250.00.

If this is correct would you kindly confirm and let us have a copy of your agreement with Tanaka? This is very important, so all revenues from this property will be credited to you and not Tanaka.

Yours truly,

George Peters,
Administration Department.

GP:EB

File No. 3827

September 13, 1943.

MEMORANDUM.

To: Mr. Peters.

From: A. G. McArthur.

Re: Yoshikazu NAKATSU.

Please note letter of D. A. Cramer dated May 13th and reply of Tokutaro Tanaka dated May 22nd relative to Lots 5 & 6, Blk. 17, Sec. 3, in Stevenson. It would appear that the file of Yoshikazu Nakatsu, #3827 and Tokutaro Tanaka, #3342 should be revised in accordance with this information.

You will note further that according to Mr. Cramer's memorandum dated June 1st that Lawrence & Shaw, Barristers, handed over Certificate of Title to the above property to E. Tanaka on April 30th, 1942. If Yoshikazu Nakatsu is actually purchasing the land he should be asked to declare his interest and admit the balance due as stated, in order that in the event of this property being sold proper adjustments may be made.

If Nakatsu has purchased the land on which his house is built
Further, the property should be recorded in the Accounting Department under the name of Nakatsu instead of Tanaka with the unpaid balance of \$250.00 appearing in both files as a claim.

A. M.

AGW:AS

MEMORANDUM

May 8, 1943.

Files Nos. 8548,
3827 & 3884.

To: Accounting Department

From: P. H. Russell

These files have been confused, both between themselves and No. 3880, Toshieki TANAKA.

Actually, the situation is that Lots 5 & 6, Blk. 17, Sec. 10, Blk. 3 N., Range 7 W., Map 249, are owned by Tokutaro TANAKA, File No. 8548. The dwelling on this land is owned by Yoshikazu NAKATSU, File No. 3827. Funds have been collected from the renting of this dwelling and credited to Takeo TANAKA on file No. 3884. This man has no assets of any kind and all funds should be transferred to the account of Yoshikazu NAKATSU, File No. 3827 - his house being the source of revenue.

A real property account, but not (in respect of this property) a ledger account, should be set up for Tokutaro TANAKA and this account should be endorsed to the effect that all charges for taxes, water rates, etc. should be debited against Nakatsu. There should be an endorsement showing that Nakatsu is a message tenant and at the head of the account opened for File No. 3827 that it is message tenure.

PHR:NDK

April 24, 1943.

MEMORANDUM - MR. RUSSELL

Attached are all three files. Search has shown that Lots 5 and 6 belong to Tokutaro TANAKA, File No. 3545. It has been vested in the Custodian. The house on the land belongs to Yoshikazu NAKATSU, File No. 3827, and Tokutaro TANAKA requests that net rentals be forwarded by this office to Yoshikazu NAKATSU.

Rents to date have been credited to the account of Takao TANAKA, File No. 3864.

Would you please

(1) instruct the Accounting Department to transfer balance in account No. 3864 to account No. 3545 in the name of Tokutaro TANAKA,

(2) instruct Mr. C. C. Robinson that subsequent rental statements on the property are to be reported in the name of Tokutaro TANAKA, Reg. No. 00709, File No. 3545, instead of as at present,

(3) arrange with the accounting department, after making necessary calculations regarding insurance, taxes and repairs, to forward net balance to Yoshikazu NAKATSU,

(4) set up the land in the name of Tokutaro TANAKA, *and dealing as a tenant in common*

(5) advise Miss Agnes Spratt of your action so that her real estate card records are complete,

(6) forward file No. 3545 then to Mrs. McArthur so that she may note action taken

(7) it might be well also to have transferred from file No. 3864 to file No. 3545 rental statements, etc., referring to the property of Tokutaro TANAKA in Steveston, B. C.

RPA:MA

*Good copy made
re: 15. 1/2/43
1/2/43
1/2/43*

Catalogue No. 762
File No. 3827
27 Chatham Street
Richmond/5-6/17/3/B3N/W7N/249

Receipt of Certificate of Title No. 181017-E is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of Michigan Fire & Marine Insurance policy No. 6018731 which has been assigned to us.

Dated at Vancouver, B. C., this 19th day of February 1945.

F. Erickson

Catalogue No. 762
File No. 3827
27 Chatham Street
Richmond

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

Dear Sirs:-

Re: _____

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

F. Erickson.....Signed

February 28th, 1946.

Mr. Yoshikami HAKAHU,
Registration No. 06748,
Greenwood, B.C.

Dear Sir:

Re: Catalogue No. 762, 27 Clifton St.,
Steveston, B.C.
Lots 5 & 6, Block 17 of Section 3,
Block 3 North, Range 7 West, Map 249.

Please be informed that the above property has been sold
as of October 23rd, 1944, for the sum of \$950.00.

An independent appraisal of this property has been obtained
and the sale approved by the advisory committee. Rents, less
expenses, up to the above-mentioned date have been credited to your
account and adjustments of unearned taxes and any insurance premiums
have also been credited to you. The net results of this sale appears
on the attached statement and the proceeds credited to your account.

We are also enclosing a general statement of your account up
to date which includes the net figure to which reference has already
been made.

Yours truly,

George Peters
Administration Department

GP/1c

Encl. - Statement re Sale of Property
General Statement of Account

c.c. Department of Labour
Japanese Division.

November 4th, 1944.

MEMORANDUM

TO: MR. K. W. WRIGHT

FROM: MR. IAN MACPHERSON

RE: Lots 5 & 6, Blk. 17 of Sec. 3,
B3W, R7W, Map 249, Richmond.

Registered Owner of the above described parcel of land is Tokutaro TANAKA whose interest has been vested. We also vested, unnecessarily, the interest of Takao TANAKA. Title is clear. On file there is a letter from Tokutaro TANAKA dated January 8th, 1943, stating that he is the owner of the land and that Yoshikazu NAKATSU is the owner of the house on this land. We have also a letter from Tokutaro TANAKA informing us that he sold the land to Yoshikazu NAKATSU, and that there is a balance owing of \$250.00 on the purchase price.

The Vesting we have filed covers the interest of the Vendor in the land, represented by the unpaid balance of \$250.00. The Agreement of Sale of the land was a verbal one.

The interest of the purchaser, Yoshikazu NAKATSU, has not been vested and I shall be pleased if you will instruct me if this interest should be vested, taking into consideration that there is no registered interest of the purchaser and the Registrar may possibly refuse to register the Vesting.

IM:AM

4-11-44

*Wright instructs to transmit
Tanaka interest & survey,
leaving Nakatsu interest
as being vested under
Sec 22. Jm*

File Nos. 8548, 3827
and 3884.
Catalogue No. 762.

January 23rd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tokutaro TANAKA
Mun. of Richmond
Lots 5 & 6, Blk. 17 of Sec.
3, Blk. 3 N., Range 7 W.,
Map 249. D. N. W.

With reference to the above property which was recorded in
the New Westminster Land Registry Office dated December 5th, 1944,
we attach herewith the following documents in connection therewith.

1. Copy of application number 181016-E, dated December 4th,
1944, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 181017-E, dated December 4th,
1944, registering the property in the names of Fred Erickson
and Lena Erickson - Joint Tenants (Deed).
3. Duplicate of Transmission dated November 13th, 1944.
4. Duplicate of Deed dated November 13th, 1944 - Secretary of
State to Fred Erickson and Lena Erickson - Joint Tenants.
5. Certificate of Indefeasible Title number 181017-E, dated
January 12th, 1945, covering the above property in the
names of Fred Erickson and Lena Erickson - Joint Tenants.

D. A. Cramer

DAC:JS
Atch.

MESSAGE TENURE. — 710

Date... Oct. 6th, 1944...

REAL PROPERTY MEMORANDUM

File No. 8548 & 3827

Name... TANAKA, Tokutaro; NAKATSU, Yoshikazu. Registration No. 00709
04748

Re: Catalogue No. 762

Address: 27 Chatham Street, Steveston, B.C. (Dwelling)

Legal Description: Lots 5, 6, Blk. 17, Sec. 3,
B 3 N, R 7 W, Map 249.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 110005 E. Whereabouts: Lawrence & Shaw as at
May 11/42. (See below 2)

✓ Registered owner: Tokutaro TANAKA Reg. No. 00709

✓ Property: Lots 5 and 6, Block 17, of Section 3
Block 3 North, Range 7 West, Map 249,
Municipality of Richmond in the District
of New Westminster.

B. Charges.
Registered: None

Vesting: 25109 Dec. 10/42.

Unregistered: ~~NAKATSU~~ TANAKA in his letter of May 22/43
states that he sold the lots verbally to Yoshi-
kazu NAKATSU but there was a balance of \$250.00
owing.

Taxes: \$29.02 net (1944 Paid)

Water: \$12.00 net (Jul. 1-Dec. 31/44 - Paid)

Insurance:

✓ Assessed Value: Land: \$275.00 Improvements: \$1330.00

✓ Valuation by Appraiser: \$876.00

✓ Amount of Bid: \$950.00

Approved by Advisory Committee: October 4th, 1944.

✓ Paid as shown in attached letter: \$950.00 paid in full.

Name of transferee as attached letter: FRED ERICKSON, and LENA ERICKSON,
249 Lucas Road, R.R. 1, Steveston.

ADMINISTRATION.

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

Rented to Mrs. L. C. Connors at \$10.00 per mo.
plus \$2.00 water. No Lease.

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

- - -

Chattels: Particulars of those stored on the premises.

See memo of July 15/43 on File #3827.

Named Agent: - - - -

Lawrence & Shaw letter May 5/43
State C/T handed to TANAKA on
April 30/42.

Compiled by.....
G. D. Milsom

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

3827

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

- (1) NAME NAKATSU YOSHIMAZU (RCMP) Reg. No. 04748
(Print) Surname Given Name
- (2) Pre-Evacuation Address STEVENSTON B.S.
- (3) Present Address 419 DUNDAS ST. W. TORONTO ONT
- (4) REAL ESTATE
(a) Street Address (if any) 27 CHATHAM ST. STEVENSTON B.S.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
LOTS 5 & 6 BLOCK 17 OF SECTION 3
BLOCK 3 NORTH, RANGE 7 WEST MAP 249
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business _____
(iii) ~~Business~~
(iv) Any other type of property (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 300.00
(ii) Buildings - - - - - \$ 1000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 950.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 350.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ _____
- (5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
27 CHATHAM ST. STEVENSTON
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE
(c) How stored or packed at time of evacuation Some are packed in the box as
put in the room all the other stuff are ordinarily place.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Mrs. M.C. Kungu, Vancouver, B.C.

(e) Itemized description of personal property which is the subject of the claim:

1.	<i>Furniture</i>	Estimated Value \$	<i>38.50</i>
2.	<i>Truck and car</i>	Estimated Value \$	<i>250.00</i>
3.	<i>Household goods</i>	Estimated Value \$	<i>300.00</i>
4.	<i>Bedding</i>	Estimated Value \$	<i>150.00</i>
5.	<i>Traveling tools</i>	Estimated Value \$	<i>141.00</i>
6.	<i>Engine (complete) (600 cc - 400 cc)</i>	Estimated Value \$	<i>200.00</i>
7.	<i>Fish and</i>	Estimated Value \$	<i>18.00</i>
8.	<i>Household goods</i>	Estimated Value \$	<i>20.00</i>
9.	<i>Tools</i>	Estimated Value \$	<i>150.00</i>
10.	<i>Household goods</i>	Estimated Value \$	<i>100.00</i>
TOTAL CLAIM FOR PROPERTY LOSS			<i>1394.84</i>

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ *1674.84*

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

(b) Do you require the services of an interpreter at the hearing? Yes or no *no*

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA
of
TO WIT:

I, *Y. Nakata*
of *1 month*
DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the *city*
of *1 month*
in the *County of Yukon*
this *2* day of *November*
A.D. 1947.

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947, IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Name of Claimant **HARATOU, Kouikawa**Case **1111**Custodian File **3087**

<u>REAL PROPERTY</u>										Total	
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices		
						% of Total	Amount		% of Total		Amount
		950.00	95.00	12.50							107.50
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price		
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
198.00	69.30	20.79	55%	640.50	824.17			100.00	844.36		
TOTAL RECOMMENDATION										452.45	

November 28th, 1950.

Mr. Yoshikazu NAKATSU,
419 Dundas Street W.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1111

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$452.46.

Cheque in your favour is enclosed for \$442.29
and we have paid the Co-Operative Committee .. \$ 10.17
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

Defence Brief
Yoshikazu NAKATSU

TORONTO
8 Oct. 48

File No. 3827

Case No. 1111

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

Lots 5 & 6 Block 17, Sect. 3, Map 249, Steveston.

Claim

\$1300.

Appraised at

\$876.00

Sale Price

\$950.00

Witness: Appraisers, Coulthard Sutherland.

This property was registered in the name of T. TANAKA who on 29/3/1945 surrendered all rights to the property in favour of claimant. Two offers were received for this property, one for \$600. and the other for \$950., the latter being accepted.

Appraisers (Coulthard Sutherland) report - This 7 roomed bungalow is of cheap frame construction on a poor foundation, the roof is in good condition. The interior is poorly laid out, the floors are uneven due to the condition of the foundations. The house is fronting on an open ditch into which sewerage is discharging. The boardwalks are broken and the property is not fenced.

It is submitted that the real estate was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Household, Farm & Fishing Equipment

Claim

\$1767.50

Sold for

\$474.30

Claimant stated that he left his goods in his house in care of a neighbour, a Mrs. F. McKenzie and he gave his brother instructions to hand over the key of the house to her.

Claimant stated that many goods now claimed for were not declared by him on his J.P. Form as some belonged to his mother but stated that she is not making a separate claim for them. He also stated that none of the goods now being claimed for belonged to Mr. T. TANAKA.

(a)	Goods value	\$758.50	Sold by auction for \$69.30
(b)	"	168.00	No record at any time. (Dolls & Wood)
(c)	"	100.00	Abandoned (Beds)
(d)	"	741.00	Sold by tender for \$405. (Engine etc.)
		<u>\$1767.50</u>	

The Festival Dolls were stored in boxes and they may have been inside the 2 boxes of festival goods which were sold by auction for \$6.75. The clothing, other than the saleable items which realized \$7., was given to UNRRA. These Dolls were not declared by claimant.

In a memo from Mr. G. M. Harris dated 4/12/44 he stated that certain articles, which included beds and bedding, had been examined by him and he considered them to be of no value and they were abandoned. Claimant agreed that the iron bedstead might be classified as somewhat old.

The Vivian Gasoline Engine was reported by John Gould to be apparently complete with the exception of the Timer. He appraised the engine at \$500. and an offer of \$100

The Vivian Gasoline Engine was reported by John Gould to be apparently complete with the exception of the Timer. He appraised the engine at \$500. and an offer of \$400.

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE J.A. MCLEOD, SUB-COMMISSIONER.

Toronto, Ontario,

October 8, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIO KAKIYAMA

PROCEEDINGS AT HEARING.

APPEARANCES:

H.A. CHRISTIE, ESQ., K.C., appearing for the Canadian Government.

H.A. BENT, ESQ., appearing for the Claimant.

A. SMITH, ESQ., Secretary.

C.M.B. UPTON, ESQ., Official Interpreter.

A.D. VINTON, ESQ., Official Reporter.

Y. Nakano,
MR. EX.

EXHIBIT E-1 The claimant herein, being
first duly sworn, testified
through the interpreter as
follows:

EXHIBIT E-1 EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. And was that form prepared upon your insura-
tion? A. Yes.

MR. BEST: I am submitting the Real Estate
Other than Farm, claim.

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

Q. I understand that prior to evacuation you
lived in Stevenson, B.C.? Is that correct?

A. Yes, sir.

Q. And you owned a house in Stevenson?

A. Yes.

Q. And it is for that house that you are making
a claim? A. Yes.

Q. Your claim form reveals that you built the
house in 1937?

A. Yes.

Q. When did you buy the land on which the
house was built? A. The same house - no, 1934.

Q. In 1934? A. Yes.

Q. Do you remember how much you paid for the
vacant land? A. \$200.

Q. \$200? A. Yes.

Q. And you estimate that the cost of the house,
and labour and material in 1937 was \$1300?

A. Yes.

T. H. Heston,
Div. 2.

1 Q. So that, allowing something for depreciation
2 between the years 1937 and 1942, you would estimate
3 the house and land to be worth \$1300.?

4 A. Yes.

5 MR. HEST: Perhaps my friend could put in
6 the appraisal.

7 MR. CHRISTIE: I am tendering as Exhibit 2
8 the appraisal in the amount of \$1300, and it is made
9 by Donaldson, Sutherland & Co., Limited, dated
10 April 23, 1944.

11 (APPRAISAL, APRIL 23, 1944, MARKED
12 EXHIBIT NO. 2)

13 MR. HEST: Q. Mr. Heston, was your property
14 right within the town limits of Stevenson?

15 A. Yes.

16 Q. So that you paid taxes to the town?

17 A. Yes.

18 MR. CHRISTIE: I would tender as Exhibit 3 the
19 Tax Notice for the year 1944, and it shows the
20 taxable value as \$1301.

21 (TAX NOTICE, 1944, MARKED EXHIBIT NO. 3)

22 MR. HEST: Q. The appraiser makes this
23 remark about your house: "The interior is poorly
24 laid out and is finished with 'V' joints, which has
25 been varnished, making a very dark interior."

26 There are seven rooms in this house?

27 A. Seven rooms and the bathroom at the back.

28 Q. How many rooms are on the ground floor?

29 A. Five.

30 Q. And just two on the upper floor? A. Yes.

1 Q. Was the interior varnished? Is that
2 correct? Were the walls varnished?

3 A. Yes.

4 Q. There is a further remark: "There are
5 six floors uneven due to the condition of the
6 foundation." What do you say about that?

7 A. There was no sinking at the time of ev-
8 cuation in the floor.

9 Q. Did you plant these eight fruit trees on
10 the property?

11 A. My father did.

12 Q. Pardon? A. Either my mother or my
13 father planted them.

14 Q. Were they bearing any fruit at the time
15 you left?

16 A. There was one, at the time of evacuation,
17 of the plum trees bearing.

18 Q. I understand there is a wooden walk from
19 the street up to the veranda of your house. Is
20 that correct?

21 A. Yes. It was around the house.

22 Q. I see. What was the condition of that
23 walk when you left the premises? A. It was in
24 good condition.

25 Q. I see. What type of foundation did this
26 house have?

27 A. Cedar posts, about two feet high.

28 Q. I take it that at the time you left the
29 original posts which were put in in 1927 were all
30 there? A. Yes.

T. Higgins,
Plf., et al.

Q. What was their condition?

A. Good condition.

MR. BENT: I wonder if I might have the assessment notice, Exhibit 3,

As my friend read out, the taxable value of your land is shown as \$1200, the value of the land as \$600, and the value of the improvements at \$600. I take it that in the town of Stevenson they just do not add those two together for the total taxation purposes. Do you remember anything about the assessment of your property? A. I do not know any more than I paid \$25. taxes in 1941.

Q. Is that your signature?

A. Yes.

Q. And, was that form prepared upon your instructions? A. Yes.

MR. BENT: I am submitting as Exhibit 4 a Personal Chattels Claim form.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 4)

MR. CHRISTIE: I am submitting as Exhibit 5, Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 5)

MR. BENT: Q. You apparently left your household goods and furniture behind when you were evicted? A. Yes.

Q. And, some of those goods were sold and you are making a claim on those which were not sold for an additional amount? A. Yes.

13
T. E. Egan,
MR. E.

1 Q. Now, unfortunately your claim seems to
2 have been lumped together in several large categories.

3 First of all, you claim \$25.00 for furniture
4 which was apparently sold by the Custodian for
5 what \$12.50. Tell us just what was included in that furniture?

6 A. Chairs and tables; 20 chairs and 7 tables.
7 That is all in that \$25.00.

8 MR. EWE: Have you that in duplicate, your
9 demand? If so I might follow one of the copies.

10 Thank you.

11 Q. Now, this kitchen-ware which you valued
12 at \$250. and which was sold for \$25.00.--?

13 A. Yes.

14 Q. --- I notice there are several items of
15 kitchen-ware in column No. 3. I take it they would
16 be included in that \$250.?

17 A. Yes.

18 Q. I see. Perhaps I could point out at
19 this stage that there seems to be another arithmetical
20 error in the analysis. In Column 3 we have kitchen
21 supplies, \$500., then apparently wine \$400., and
22 that is shown as \$900., in the claim column, whereas,
23 of course, it should be \$800. That would mean that
24 the correct total of the claims valuations would be
25 \$1,757.50, rather than \$1,557.50. Tell us about
26 this Vivian Gasoline Engine, which you valued at

27 \$500. A. I bought it in 1941. I bought that
28 for the purpose of using it on my boat but I did not
29 use it at all.

30

Q. That is, on your fishing boat?

A. Yes. I looked after it and kept this engine greased.

Q. Where was it actually kept?

A. It was put at the back of the house, I think in a passageway near the bathroom.

Q. Inside your house?

A. Yes.

Q. I take it, it was a marine engine since you intended to install it in your boat?

A. Yes.

Q. I see. Can you give us any more details about these fishing tools on which you set a value of \$341?

A. Three compasses, one brass galley stove, one pail, hooks, one tin should be one tin of forks.

Q. These fishing tools would include various items in Column 3 obviously?

A. Yes. I have mentioned the three compasses, one brass galley stove, one pail of hooks and one tin of forks.

Q. And you mentioned some lines and works on Personal Chartable claim?

A. Yes.

Q. On your claim form you are claiming \$150. for dolls? A. Yes.

Q. I take it those were the usual traditional Japanese dolls? A. Yes.

Y. Mahoney,
Mr. C.

Q. Can you give us any idea how many there were?
A. About 70.

MR. BENT: I wonder if my friend could file
his auction sheet?

MR. CHRISTIE: I tender as Exhibit 4, the
auction sheet.

(AUCTION SHEET, MARKED EXHIBIT NO. 4)

MR. BENT: I would like to draw attention to
the fact that on sheet No. 1 of the Auction sheet
which my friend has just filed we have the remarks,
"3 boxes of festival goods sold for \$2.75" and
another "3 boxes of festival goods sold for \$4."

Q. Were these dolls stored in boxes?

A. Yes.

MR. BENT: If I may make a submission, I
suggest that they are probably the dolls, unless
my friend can indicate, ---

THE SUB-COMMISSIONER: I guess the auctioneer
will know better than we.

MR. CHRISTIE: I have no further information.

MR. BENT: The analysis shows no record of the
dolls. The claimant says they were put in boxes
and the auction sheet shows these two boxes of festival
goods. I think that is probably the explanation of
it. I do not think it is likely that that number
of festival dolls could have been completely lost.

MR. CHRISTIE: I tender as Exhibit 5, the
appraisal of John Gould and it is dated March 17,
1943 and the value is \$500, in connection with the
engine.

(APPRAISAL, MARCH 18, 1933, MARKED
EXHIBIT NO. 7)

Mr. BENT: Q. Can you tell us anything about
these dress goods which were valued at about \$100.7

A. These were personal wearing apparel,
clothes.

Q. To whom did they belong?

A. My brother, sister and mother.

Q. Were any of your own clothes there?

A. Yes; my own clothes, and sister's and
mother's.

Q. So that there would be the clothes of
four persons there?

A. Yes; five. Sister, one; two brothers,
making five altogether. Six; three brothers,
my mother's, myself and sister's. That is six.

Q. I see. I am reading from Exhibit 7, the
Appraisal of John Gould. It is about your engine.
Mr. Gould says this "This engine is apparently
complete with the exception of the timer. There is
a 15-gallon tank and a circulating water-pump
alongside this engine as part of its equipment."
Do you recall was the timer on the engine when you
left?

A. There was a timer, a brass shaft and a
propeller.

Q. That is all, thank you.

EXHIBITATION BY MR. CHRISTEN

Q. Mr. Nakata, I produce a J.P. Form, undated. Is that your signature (indicating)?

A. Yes.

Q. When was that made?

A. April 13, 1945, although I am not sure.

Q. I notice a great many items in your Personal Property Claim which are not in your J.P. Form.

What is your explanation of that?

A. Some of those articles belonged to my mother and I did not put them in.

Q. Has the mother made any separate claim?

A. No.

MR. CHRISTEN: I am tendering as Exhibit 9 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO. 9)

Q. I notice this Certificate of Encumbrance is in the name of Tanaka. I wonder if that is in the right file.

A. There was a mortgage on this house and it was not altered afterwards.

Q. I think Mr. Tanaka owned this at one time?

A. Yes.

Q. And your father got this from Mr. Tanaka?

A. Yes.

Q. And did you never cause the title to be changed in the Registry Office?

A. It was our intention to have it altered at the time the war started but we did not have time

1 to do so.

2 MR. CHRISTIE: Your honor I would like to
3 attach to this certificate of Emancipation, as Exhibit
4 No. 2, a letter dated March 20, 1945.

5 --- (See Exhibit No. 2)

6 It is dated, as I have stated, March 20, 1945,
7 addressed to Mr. Takemura Tanaka, and signed by
8 Mr. Wilson of the Administration Department. I think
9 in that letter, as I understand it, Mr. Tanaka
10 releases his claim. I think we had better record
11 this so as to clear up this matter of title.

12 Perhaps I can read part of this letter.

13 "We beg to advise that the sale of lots 3 and
14 4, Block 17, Section 3, Elk. 3 North, No. 1 West,
15 Map 240, known as 27 Chatham Street---

16 Is that correct?

17 MR. JUST: Yes.

18 MR. CHRISTIE: ---has been completed for
19 the sum of \$500.00 and the proceeds have been
20 credited to the account of Yoshikazu Nakatsu---

21 I am picking parts here and there.

22 This is quoting, evidently, from a letter written
23 by Tanaka to the Administration Department, in which
24 he says:

25 "Although I remember that some transaction had
26 been made between Sanichi Tanaka, my deceased
27 father, and Mr. Nakatsu a good many years ago
28 when I was very young, my father has died some
29 years ago and I am not able to tell you if the
30

18
T. H. Hester,
D.C.

1 "transfer of title has been made. Of course
2 I do not know the whereabouts of the title in
3 question."

4 And, this is the important part;

5 "I declare herewith that I have no claim
6 whatever against the property in question;
7 therefore it will be free for you to take
8 any proceeding you think suitable to close
9 up the matter."

10 It is approved and signed by "Tommye Tinsley,"
11 That is part of Exhibit 9.

12 Q. Then, with regard to your real property,
13 I understand that what you refer to as a bathroom
14 was an outside toilet. Is that correct?

15 A. No. It was not; it was attached to the
16 outside of the house and it was not an outside toilet
17 because I had another outside toilet.

18 Q. This was heated by stove?

19 A. Yes.

20 Q. And I think you told my friend that in
21 1944 the floors were in good condition?

22 A. Yes.

23 Q. Then, the valuator says "In 1944 the
24 floors were uneven". Is that because of the poor
25 lumber or what is your explanation?

26 A. It may have been that the cedar posts on
27 which the house was constructed might have sunk a
28 little.

29 Q. Then perhaps the valuator was correct
30

13
T. Haskins,
Witness.

1 When he said it had a poor foundation?

2 A. I do not think that the foundation is bad.

3 Q. Then, is it true that in front of the
4 house there was an open ditch into which sewage was
5 discharging?

6 A. Yes. That is right. There was an open
7 ditch outside the house.

8 Q. Of what kind of lumber was this house
9 constructed?

10 A. "T" joint, and ship lap and
11 shingles.

12 Q. Did you tell my friend that your estimated
13 value of the land was \$300.? Did I understand you
14 correctly?

15 A. I bought it at \$300.

16 Q. And your suggestion is that you improved
17 the land since so that you would estimate it at
18 \$300.? Is that right?

19 A. Yes.

20 Q. What kind of houses were there in the
21 neighbourhood?

22 A. Frame houses.

23 Q. Of the same type as the claimant's?

24 A. Yes.

25 Q. How many rooms was there in this house?

26 A. Seven.

27 Q. Was there a kitchen?

28 A. Yes.

29 Q. Well now, in your claim of \$250. for
30 kitchenware were all these articles in the kitchen?

A. My mother evacuated the house before I
had left and I do not know where she put the things.

Q. How old was the bedding?

A. A bed was bought in 1941, 1957 and 1958.

14
T. Hackett,
Mr. H.

1 and there were also two beds I constructed, myself.

2 Q. Perhaps, to shorten this I might ask,
3 during what period of time were all these articles
4 listed purchased by you?

5 A. During the period of 1938 to 1941.

6 Q. So, it would be fair to say that some
7 of these articles were purchased in 1938?

8 A. Yes.

9 Q. Where were these tools kept? Were they
10 kept in Mrs. Hackett's house?

11 A. My house.

12 Q. Did Mrs. Hackett have the key to your
13 place? A. Yes.

14 Q. Was that done on the instructions of the
15 coroner or did you do that of your own choice?

16 A. It was given by myself.

17 MR. CHRISTIE: I am filing at this point a
18 memorandum dated December 4, 1944, signed by C.M.
19 Harris.

20 (MEMORANDUM, DECEMBER 4, 1944, DATED
21 EXHIBIT NO. 10)

22 Mr. Harris says:

23 "I have examined the under-mentioned articles
24 and consider they have no value: 1 H.M. table;
25 1 iron bedstead; 1 wood-frame spring;
26 3 old mattresses."

27 Have you any comment in regard to that?

28 A. The iron bedstead might be classified as
29 somewhat old but the others I do not think so.

30 Q. That has been filed as Exhibit 10.

1 There is some suggestion that the articles
2 listed by you among the personal property belong to
3 T. Tanaka. Do you know anything about that?

4 A. That is not so.

5 Q. Where did Mr. Tanaka live?

6 A. Where?

7 Q. Where? A. When - how?

8 Q. Now, where did he live at the time this
9 list was made - I suppose in 1945?

10 A. (No audible answer).

11 Q. Did he live at 27 Chatham Street immediately
12 prior to the evacuation?

13 A. No.

14 Q. Now, I have a memorandum here, which I do
15 not think I will file, but I want to read this memorandum. It says:

16 "This list probably includes the goods
17 belonging to T. Tanaka who lived at 27 Chatham
18 Street and also those of Mrs. Hatsu Hahnen."

19 You are telling this commission that that is not
20 correct, that no goods belonged to Mr. Tanaka?

21 A. No.

22 Q. I do not know that there is any use of
23 cluttering up the file with it.

24 That is all, thank you.

25
26
27 RE-EXAMINATION BY MR. HEST:

28 Q. I understand you told my friend that it is
29 true there is an open ditch in front of your house;
30

Y. Baker,
D.C.

Q. I am not clear; is it true that later that night
the sewer discharged? A. Yes.

Q. Is that usual in the town of Sheverson?

A. Yes. It is a lot of river-water and one
thing and another like that. Sewage is something
different. It is not from the toilets, or anything
like that.

MR. BENT: I wanted to clear that up.

MR. CHRISTIE: That was why I asked about the
surrounding houses, whether they were in the same
predicament.

MR. BENT: Q. One further question:

My friend asked you about this key being given
to Mrs. Mackenzie. I understand that you left before
your mother? A. Yes.

Q. Then it would be your mother, I suppose,
if anyone, who gave the key to Mrs. Mackenzie?

A. No; my brother.

Q. Were you there when the key was given to
Mrs. Mackenzie?

A. I told my brother to give it to Mrs.
Mackenzie.

Q. All right; thank you.

MR. CHRISTIE: It is submitted, your honour,
that the real estate was sold at a fair market value.
It is submitted that the personal chattels were sold
at a fair market value.

I have certain further exhibits to file.

1 I am filing as Exhibit 11, the Real Property
2 Summary.

3 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 11)

4 I file as Exhibit 12, the Personal Property
5 Summary.

6 (PERSONAL PROPERTY SUMMARY, MARKED
7 EXHIBIT NO. 12)

8 And, as Exhibit 13, an offer to purchase, or,
9 a tender, the real estate, Mrs. Amy Commons, \$400, and
10 finally a letter by the purchaser of the real
11 property, F. Erickson, dated September 26, 1944.

12 (OFFER TO PURCHASE, \$400., MARKED
13 EXHIBIT NO. 13)

14 (LETTER, SEPTEMBER 26, 1944, MARKED
15 EXHIBIT NO. 14)

16 That concludes the defense.

17 THE SUB-COMMISSIONER: What is the contents of
18 the letter, briefly. Is it an offer?

19 MR. CHRISTIE: It reads:

20 "Please find cheque for \$95, which is 10 per-
21 cent. of my bid of \$950. for property."

22 And the Real Property Summary indicates that Erickson
23 was the purchaser.

24 That concludes the defense, your honor.

25 THE SUB-COMMISSIONER: Very well.

26 (PROCEEDINGS ADJOURNED THIS DAY)

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

30 *A. J. Veitch*
"A. J. VEITCH"
Official Reporter.



I, John A. McElhannon, Deputy Commissioner,
appointed to hear a Commission to Investigate
Claims of Japanese Canadians for Property
Loss, do certify the foregoing is a true copy
of the evidence heard on the within claim.

John A. McElhannon
Deputy Commissioner

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