

9011

REAL ESTATE

OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO. 9011

EXHIBIT NO. 1128-F

DATE OCT 1 1944

FILLED BY K. P. K. K.

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: Ryotaro Nakamura

HOME ADDRESS: 1618-W-3rd AVE VANCOUVER B.C.

REGISTRATION NUMBER 01784 SEX: MALE AGE: 41

OCCUPATION: Gardener.

(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:

MARRIED? yes

NAME OF WIFE OR HUSBAND: Mrs. Sumi Nakamura

ADDRESS OF WIFE OR HUSBAND: 1618-W-3rd AVE VANCOUVER B.C.

NAMES OF ANY LIVING CHILDREN: Ichizo, Hideko, Satsuko.

ADDRESS OF CHILDREN: 1618-W-3rd AVE VANCOUVER B.C.

AGE OF CHILDREN: 17, 15, 11. year old.

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

1. LOCATION AND DESCRIPTION: Lot 17. Block 239.

D. L. 526. (1618-W-3rd ave Vancouver)

2. BUILDINGS AND OTHER IMPROVEMENTS:

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

HOUSE HOLD FIRE INSURANCE, AUTOMOBILE FIRE & THEFT INSURANCE
IN ROYAL BANK OF CANADA (7th AVE & Granville St Branch)

4. TAXES (Amount and where payable) ABOUT \$40 Payable at Vancouver B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by my family

at present

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *Royal Oak 7 1/2 x 1/2 x 1/2 x 1/2*
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:
9. IF FARM LAND STATE CROPS SOWN

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:

Set of cloth-fold suite, dining room set, 2 sofa, dining set, all the kitchen utensils, 3 bed complete, 2 trunk, complete bedding for 4 persons, gardening machinery (4 lawn mower, 10 shovels, 3 saw bar, 3 motor, 4 picks, 4 auto top for my truck, 3 ladder, carpenter tools, carpenter's tools, etc.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: yes.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____

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

~~To Mrs J. M. Withers 3989 S.W. Marine Vancouver about~~
~~\$320 on property~~ scratched R. Nakamura
M. Wakasaka of Churchill St

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

8. BANK ACCOUNTS: yes. from Royal Bank.

9. LIFE INSURANCE: no

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 12 day of June 1942.

(Signature) R. Togo Nakamura

x R. Kobayashi
 Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE July 12/43.

Our File No. 9011

Full Name NAKAMURA, Ryotaro Togo
(Surname in Block Letters)

Registration No. 01784 Male - Female
(Check) Age April 18, 1901

Former Address 1618 W. 3rd Ave., Vancouver, B. C.

Date Evacuated 11/3/42. Naturalized - Canadian-Born - National
(Check)

Present Address New Denver, B. C. *Do letter to F L Webb, RR no 1 Seelys Bay, Ontario.*

Married - Single *Dec. 2/47.* (Check) Name of Wife (KAWASE) Sumi #01724

Name of Husband _____

Name of Mother (KITAMURA) Masa Japan Name of Father Dec'd.

Names of Children under 16 Dick Ichizo #15080 28/10/25

Hideko 12/3/27 Setsuko 12/2/32

Requested by V. D. Registered with Custodian Yes
(Yes or No)

Additional Information Gardener

REAL PROPERTY SUMMARY

JAPANESE NAME: Ryotaro Togo NAKAMURA Reg. No. 01784 File No. 9011.

CATALOGUE NO: 320.

PROPERTY ADDRESS: 1618 West 3rd Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 17, Block 239, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the name of Ryotaro Togo NAKAMURA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34515, dated July 25th, 1942.

ASSESSED VALUES: Land - \$500.00
Improvements - \$750.00 - \$1250.00. Taxes - \$45.57.

CLASSIFICATION: This is a 7 room (bathroom and toilet separate) house built on a 25' x 120' Lot.
The valuator reports as follows: "This is a very old 2 storey house consisting of 3 rooms down and 3 rooms and bath up. On cement foundation Is in a rundown condition" Value \$900.00.

HISTORY OF ADMINISTRATION: This property was leased by Sumi NAKAMURA, File 10710 (wife of Ryotaro Togo NAKAMURA) to George Robertson as from October 1st, 1942, on a monthly basis. Consideration \$12.00 per month, payable in advance. October 1942, rent paid to Sumi NAKAMURA. The collection of rentals was placed in the hands of Messrs. Ker & Ker Ltd., Agents for Ryotaro Togo NAKAMURA.

Rents collected - \$192.00 against which were the following charges:-
Water Rates \$14.75
Fire Insurance Premium 7.50
Commission 16.00 - \$38.25.

Taxes - 1942 - \$46.32
" - 1943 - 43.75 - \$90.07.

These were paid through the General Account.

SOLD: To Sophia Rosen for \$1050.00 as at November 20th, 1943.
Approval of Advisory Committee - November 17th, 1943.

Funds released to the credit of Ryotaro Togo NAKAMURA as at February 26th, 1944, against which were charges for Real Estate Commission - \$52.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.85, leaving a net credit of \$984.65 from said transaction.

Adjustments as at November 20th, 1943, to the amount of \$2.71 -
Purchaser's share of unexpired Fire Insurance Premiums, \$4.91 -
Purchaser's share of 1943 Taxes, and \$1.55 - Purchaser's share of
Water Rates = \$9.17, were placed to the credit of Ryotaro Togo NAKAMURA
account.

The following Fire Insurance Policy:-

North West Fire Insurance Co., No. 205832 - \$1000.00, covering the
dwelling, was transferred to Sophia Rosen as at January 18th, 1944.

OLD CERTIFICATE OF TITLE

No. 78238-L

Ryotaro Togo NAKAMURA declared on his JP Form, signed 12th June, 1942,
that the Title Documents were in the Royal Bank of Canada, 7th Avenue
and Granville St. There is nothing on file to show that the Certificate
of Title had been asked for by this office or that it had been delivered
to the Land Registry Office, Vancouver, B. C.

asked for by Mr. Rosen Dec 7/43. No reply from Japanese.

Certificate of Title No. 97021-L in the name of Sophia Rosen was
receipted for on 29th February, 1944, by J. Rosen, Sophia Rosen's
husband. Receipt on file.

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

July 29th, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 9011

November 18, 1946

Re: Ryotaro NAKAMURA (Mr.)
Reg. No. 01784

Chattels:

A number of chattels were declared by Ryotaro NAKAMURA in his JP form dated June 12, 1942. Chattels were also declared by Sumi NAKAMURA (his wife) on her file No. 10710, but all chattels have been dealt with on the husband's file, No. 9011. (See supplementary summary and schedule attached).

Specified
Articles:

CAR: Our records show that a 1939 Chevrolet Truck was sold to Empire Sheet Metal on August 27, 1942, for \$373.02 net, which car previously belonged to Ryotaro NAKAMURA. (See Supplementary Summary attached).

RADIO: On March 9, 1942 Ryotaro NAKAMURA handed a Philco Radio over to the R. C. M. P. This Radio was sold at Vancouver Radio Auction 1 on December 20, 1943 for the net amount of \$12.18, which funds were credited to Nakamura's account with this office. To date the Radio Receipt has not been received from the above Japanese. (See Supplementary Summary attached).

Bank Account:

This Japanese declared the following in his JP form: "Yes - \$200.00 Royal Bank". No action regarding this account has been taken by the Custodian.

Accounts

Receivable:

In July 1945 an amount of \$2.00 was credited to Nakamura's account with the Custodian, which amount represented refund of security deposit for Light from the B. C. Electric Railway Company.

In his JP form under "Moneys owing to you" Nakamura declared the following: "Mr. Walmsley of Churchill St.". There is nothing on file to indicate that efforts were made to ascertain the full name and address of Mr. Walmsley or the amount of money owing, and no reference regarding this person or money owing has been made by NAKAMURA.

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

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

E. Robertson
E. Robertson.

CHATELS SUMMARY

File No. 9011
File No. 10710

Ryotaro NAKAMURA (Mr.)
Sumi NAKAMURA (Mrs. Ryotaro)

Reg. No. 01784
Reg. No. 01724

On June 12, 1942 Ryotaro NAKAMURA declared a list of chattels in his JP registration form and on June 15, 1942 Sumi NAKAMURA declared chattels in her JP form as being left at 1618 W. 3rd Avenue, Vancouver, B. C., the premises formerly owned by the above Japanese persons. Many of the articles declared by Sumi duplicated those declared by her husband, Ryotaro, and chattels have been dealt with on the husband's file, proceeds from their sale at auction being credited to his account with the Custodian.

On July 7, 1942 the agent, Ker & Ker Limited, reported there was a great deal more furniture than that listed on the JP forms and stated that the Nakamuras had apparently accepted some furniture from Japanese friends and were storing it in their house for the time being. They stated they had advised Mrs. Nakamura they wished a complete list of the furniture she intended to leave in the dwelling for the use of the incoming tenant and a list of the articles she intended to store in one room. Our records do not indicate that Mrs. Nakamura left any such list but on November 18, 1942 the agent sent to this office a list of the effects being used by the tenant, which list was signed by George Robertson, tenant, under date of November 4, 1942.

On November 24, 1942 Mr. Green wrote to the Nakamuras enclosing a copy of the list of goods being used by the tenant and at that time asked them to let us know the names of Japanese friends who might have goods stored in the house at 1618 W. 3rd Avenue. Mr. Nakamura replied on January 4, 1943 stating that the goods in the above premises were their property and that no other Japanese had goods stored on the premises formerly occupied by them.

On May 11, 1944 the chattels were removed from 1618 W. 3rd Avenue to 992 Powell Street, as per Custodian Inventory on file numbered 531, and Mr. Spain's memo dated May 12, 1944.

Some chattels were abandoned as having no value (see statement May 13, 1944), and the remainder sold at Vancouver Auctions 20 and 58, held on May 19th, 1944 and December 21, 1945, respectively.

A box of tools was shipped to Nakamura at New Denver, B. C., according to the Form on file dated August 22, 1942.

A stove, bed, 4 chairs and a table lamp were not found by the Custodian, although these were signed for by the tenant after the evacuation of Mrs. Nakamura. Other "not found" items were presumably taken by Mrs. Nakamura at the time of evacuation, namely September 24, 1942, as her declaration to the Custodian was made in June 1942 and no inventory was taken at the time she evacuated.

1 Trunk and 3 Koris appear to be missing. They were listed by the Custodian as being removed from the premises but there is nothing on file to indicate how they were disposed of, unless perhaps the Koris were sold under "miscellaneous".

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

E. Robertson
November 18, 1946

REG. NO.	01784	NAME	NAKAMURA Ryotaro T.			FILE NO.	9311
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY	
			MONTH	DAY	YEAR		
North West Fire Ins. Company	<i>Transferred to Mrs. Owen Rosen. 18-1-44</i> 205832	\$1000.00	March	9th	45	1618 South side 3rd Ave., B., between Fir & Pine Sts. Vancouver, B. C.	
North West Fire Ins. Company	<i>Renewed - Policy 569803 - same terms - Dec.</i> 205836	\$1,000.00	Oct.	17	43	1618 South side 3rd Ave. W. betwn. Fir & Pine Sts. Van B.C.	
London Guarantee & Accident Co. Ltd.	<i>Cancelled - Sept 25/44</i> 569803	\$1,000.00	Oct.	17	46	1618 West 3rd Ave. Vancouver, B. C.	

Northwest Fire Insurance Co. Policy No. 205832 for \$1000.00 covering the real property at 1618 W. 3rd Avenue, Vancouver, was transferred to the new owner of the above property, Sophia Rosen, as at January 18, 1944.

London Guarantee & Accodent Co. Ltd. Policy No. 569803 for \$1000.00 covering household effects at 1618 W. 3rd Avenue, Vancouver, was cancelled as at September 25, 1944 and a return premium in the sum of \$3.75 credited to Nakamura's account on September 29, 1944.

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

E. Robertson

E. Robertson.
November 18, 1946

SUMMARY of LIABILITIES

File No. 9011

November 18, 1946

Re: Ryotaro NAKAMURA (Mr.)
Reg. No. 01784

Under date of April 28, 1942 McEllan, McFeely & Prior lodged a claim in the amount of \$21.58 against the above Japanese person. Several letters were written by this office to the above Japanese regarding this claim and finally on February 22nd, 1944, NAKAMURA replied stating he did not owe any money to the above Company. Accordingly we wrote to Mc & Mc for more information which when received by this office showed that NAKAMURA had purchased from Mc & Mc. We wrote to NAKAMURA to this effect advising that if we did not hear from him to the contrary by April 5th, 1944 we would pay the above account from funds standing to his credit with the Custodian. Accordingly we paid the above claim on May 17, 1944 and so advised NAKAMURA under date of August 5th, 1944.

No other claims against the above Japanese person are revealed on this file. Claims accordingly closed.

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

E. Robertson
E. Robertson.

CHATELS SCHEDULE

File No. 9011
File No. 10710

Ryotaro NAKAMURA (Mr.)
Sumi NAKAMURA (Mrs. Ryotaro)

Reg. No. 01784
Reg. No. 01724

June 12/42 - Chattels declared by R. Nakamura in JP form, as being left at 1618 W. 3rd Avenue:	June 15/42 - Chattels declared by Sumi NAKAMURA in JP form, as being left at 1618 W. 3rd	Chattels agd. Cust. Inv. for by tenant #531, May Left at 1618 W. 3rd for his use. moved from 1618 W. 3rd to 992 Pow- ell.	OTHER DISPOSITION
1 Chesterfield Set	Chesterfield Set & Odd Chair	1 chair	Not found
Dining Room Set	Dining Room Table	1 table	Not found
2 stove	1 kitchen stove	1 stove	Abandoned
Dining Set	1 kitchen table	1 table	Not found <i>misc.</i>
	6 chairs	6 chairs	Abandoned
All Kitchen Utensils			3-May 19/44
3 beds complete	3 dble beds with mattress	3 beds 1 mattress	May 19/44 1 May 19/44
2 trunks		2 trunks	1 Dec. 21/45
Gardening Machinery:	(About \$150.00 Garden Tools)		1 May 19/44
4 lawnmowers			2 May 19/44
10 shovels			12 May 19/44
3 crowbars			May 19/44
5 mattocks			May 19/44
4 picks			May 19/44 (3 axes, 1 sledge)
pipe			3 May 19/44 1 not found
Auto top for Truck			May 19/44 (misc.) (presumably sold with car)
3 ladders			1 May 19/44 2 not found
Carpenter tools	- shipped. See letter August 22, 1942.		
Paints and paint brushes			Not found
	1 bookcase		Not found
	2 boxes books		May 19/44 & Dec. 21/45 (misc.)
	1 side table		Not found
	1 coffee table		Not found
	2 floor lamps	1 floor lamp	
	3 carpets	1 Kitchen Lino	1 May 19/44
	1 hall bureau	1 hall stand	May 19/44
	1 hall carpet		Presumably sold with premises
		2 table lamps	Presumably sold with premises
		1 baby bed mattress	1 May 19/44 1 Not found
		10 curtains & blinds	Abandoned
			Curtains pre- sumably abandon- ed and blinds sold with real property.
Additional tools declared by R. Nakamura in let- ter of Jan. 4/43			
Clippers			May 19/44
Bar			May 19/44
Cement Maker			Not found

CHATELS SCHEDULE

<u>Declaration -</u> <u>continued</u>	<u>Cust. Inv.</u> <u>-cont'd.</u>	<u>Auctioned</u>	<u>Other</u> <u>Disposition</u>
wheelbarrows		May 19/44	
rakes		May 19/44	
cable		May 19/44 (Misc.)	
Sprayers,		May 19/44	
Etc.		May 19/44	
	5 cartons	1 May 19/44	4 abandoned
	1 box	May 19/44	
	1 suitcase	Dec. 21/45 (clothing)	
	1 case	May 19/44 (glass ornaments, etc.)	
	3 koris		Missing

NOTE: A few other articles were auctioned such as Brass Jardiniere, Smoker's Stand, Tray, Screen, picture, chicken wire, barrel and contents but no doubt these belonged to Mr. and Mrs. Nakamura as they stated in a letter dated January 4, 1942 that no other Japanese had goods stored on the premises at 1618 W. 3rd Avenue and that the goods belonged to them only.

An old ironing board, torn golf bag and rotten crab nets were abandoned May 13, 1944, also a barrel of bamboo sticks.

This Schedule reveals a number of items not found but as the declarations were made in June, 1942, and Mrs. Nakamura and family were not evacuated until September 24th, 1942, it is possible that some of the chattels were taken at that time. However, it is noted that from the list of chattels signed by the tenant, Robertson, after Mrs. Nakamura was evacuated, a stove, 4 chairs, bed, and 1 table lamp were not found on the premises by the Custodian.

Of the goods removed by the Custodian on May 11, 1944, 3 Koris and 1 trunk appear to be missing.

ER

MEMORANDUM

July 26, 1943

To: File 9011

From: Specified Articles Department

Re: NAKAMURA, Ryotaro - Reg. 01784

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
100	Philco Radio, Serial No. 323392.	\$5.00

Sold by Auction 20/12/43 Vancouver Radio 1.

Sold at Vancouver Radio Auction 1 December
20th, 1943 for gross amount of \$15.00
Less handling charges of 2.82
Net amount credited to Nakamura's account \$12.18
(January 28, 1944)

E. Robertson

E. Robertson
November 18, 1946

MEMORANDUM

To: File 9011

October 17, 1944.

From: Specified Articles Department

Re: NAKAMURA, Ryotaro - Reg. 01784

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1939 Chevrolet No. T18 License No. C-1136	\$400.00

Sold to: Empire Sheet Metal

Date: August 27, 1942.

Selling Price: \$400.00

Parker

Selling price	- \$400.00
Less Administrative Expenses	- 26.98
Balance credited to Nakamura's account - \$373.02 (December 28/42)	

E. Robertson

E. Robertson
November 18, 1946

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

PHONE PACIFIC 6181
PLEASE REFER TO
FILE NO. 9011

806 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

Registered Mail

EVACUATION SECTION	
Rec'd	MAR 2 1949
File No.	9011
Ans.	File
Replied	E. Robertson

February 16th, 1949

Mr. Ryotaro Togo NAKAMURA,
Reg. No. 01784,
R. R. 2,
Gowley, Ontario.

Please note change of address
30 DEVON RD TORONTO 13

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$12.18, representing the net proceeds credited to your account with this office from sale of your Philco Mantel Radio, Serial No. 323392. Kindly acknowledge receipt of the above-mentioned cheque by signing the enclosed copy of this letter.

Acceptance by you of this cheque does not prejudice in any way your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, Mr. Justice H. I. Bird, has made a ruling to this effect.

Yours truly,



E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$12.18.
- Copy of this letter

SIGNED:

Ryotaro Togo Nakamura
Ryotaro Togo NAKAMURA, Reg. 01784

9011

March 12, 1948.

Mr. Ryotaro NAKAMURA,
Reg. No. 01784,
R. R. #2,
Gorale, Ontario.

Dear Sir:

As requested in your letter of the 26th ultimo, we attach hereto a statement of your account with this office.

There is a small balance of \$12.18 standing to your credit, which represents the net proceeds from the sale of your radio. If you will forward to us the radio receipt given to you by the Royal Canadian Mounted Police at the time of evacuation, we will forward to you our cheque for this amount.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fa
enc. (1)

File No. 9011
Reg. No. 01784

Notary Togo NAKAMURA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 9	Land Registry Office - Certificate of Encumbrance	\$ 2.00	\$	
December 12	Water rates	7.75		
	Rents collected		12.00	
	Agent's commission	1.00		
December 28	Proceeds Car Sale		373.02	
1943 February 12	Water rates	7.00		
April 8	Taxes 1942	46.32		
	Cheque to you	75.00		
July 3	Taxes 1943	43.75		
September 23	Water rates	7.00		
November 1	Fire insurance premium	7.50		
	Rents collected		132.00	
	Agent's commission	11.00		
November 20	Balance rents to date, nett		7.34	
	Credit re Sale of Property		993.82	
November 25	Cheques to you - July, Sept., Nov. 3 @ \$50.00	150.00		
1944 January 28	Proceeds Auction Sale		12.18	
March 13	Cheques to you \$50.00 & \$75.00	125.00		
May 19	McLennan, McFeely & Prior Ltd. - account paid	21.58		
June 12	Proceeds Auction Sale		85.74	
September 29	Refund insurance premium		3.75	
November 17	Cheque to you	35.00		
December 1	" "	50.00		
1945 March 3	Cheques to you - Jan & Mar - 2 @ \$75.00	150.00		
August 6	B. C. Electric Railway - security deposit refunded		2.00	
1946 March 27	Proceeds Auction Sale		3.15	
November 19	Cheque to you	872.92		
November 20	Cheque returned and recredited to account		872.92	
December 16	Cheque to you	872.92		
		<hr/>	<hr/>	
		\$2,485.74	\$2,497.92	

Accounting Department
March 10th, 1948

CR \$ 12.18

9011

REGISTERED MAIL

December 12th, 1947

Mr. Tetsuro Togo NAKAMURA,
Reg. No. 01784,
R. R. No. 2,
Gornaly, Ontario.

Dear Sir:

We have for acknowledgement your letter of December 3rd and enclose herewith Custodian cheque in the sum of \$872.92, leaving a balance of \$12.18 in your account with this office. This balance represents the net proceeds derived from sale of your radio at auction and before these funds can be released to you it is necessary that we have on file in this office the R.C.M.P. receipt given to you at the time you handed your radio over to them, namely March 9, 1942. In the event that the above receipt has been destroyed or lost we are enclosing a Declaration Form which we would ask you to sign before a Notary Public or Commissioner for taking Affidavits and return one copy to this office, at which time the funds from sale of your radio will be forwarded to you.

You have already been supplied with a statement covering the sale of the real property at 1618 W. 3rd Avenue, Vancouver, together with a statement of your account up to August 6, 1945, showing a credit balance at that time of \$881.95. Since that date an amount of \$3.15 has been credited to your account from sale of a few chattels at auction on December 21, 1945.

Our file indicates that we wrote to you on December 7, 1943 requesting you to send the Certificate of Title No. 78238-L relating to the property situate at 1618 West 3rd Avenue, Vancouver, to this office. Since we do not appear to have received this Title and since the ownership of this document is in the Custodian, we now ask you to send it to this office without further delay.

Kindly acknowledge receipt of the enclosed cheque in the stamped and addressed envelope enclosed for your convenience.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. Custodian cheque \$872.92
Return envelope
Declaration Form in duplicate.

EVACUATION SECTION	
Date	DEC 9 1947
File No.	9011
Ans.	
Referred	Chamberlain

Dec 3rd 1947

R.R. No 2

Gormly Ont

Dept of The Secretary of State
Office of The Custodian
506 Royal Bank Bldg
Vancouver B.C.

Dear Sir

Re: Ryotaro Nakamura
Reg. no. 01784

FILE NO 9011

Please send all my balance
of money with your office (\$879.95)
To address below.

Ryotaro Nakamura
3rd Concession & Green Lane
R.R. 2 GORMLY ONT

need money urgently.

Yours Sincerely

R. Nakamura

R. Togo Nakamura

885.10
12.18
872.92

(9011)

% Bradken Farm
Collins Bay Ont

Dept of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

EVACUATION SECTION	
NOV 20 1946	
Rec'd	9011
File No.	
Ans.	File
Referred	Koluntan

Dear Sir:-

I wrote a letter regarding ^{our to you} money held in my name at your office to send it to me., on Nov 13th 1946

Please disregard that letter of request until further request as we have to move from present address in day or so and intend to go Toronto city or vicinity to stay at one of our friend house temporary. In another ward please cancell my previous request. Thank you.

yours Sincerely
R.T. Nakamura

Recredited to ap R

FILE NO 9011

Nov 11th 1946

c/o KEN CARSON FARM
COLLINS BAY
ONTARIO

Dept of the Secretary of State
Office of Custodian
Royal Bank Building
Vancouver B.C.

EVACUATION	
Rec'd NOV 18 1946	ION
File No. 9011	
Ans. Nov 19/46	
Referred	Resolution

Dear Sir:—

Please send all my account
with your Dept to me as we need
money now.

Forward ^{the} money to credit to my acct
at The Bank of Toronto Kingston Ont
Saving account No = 1808 =
R. Nakamura.

or Direct to me R. N. Nakamura
c/o KEN CARSON FARM.
COLLINS BAY ONT

Yours Sincerely R. N. Nakamura
Reg No 01784

9011

January 15, 1946.

Mr. Ryotaro Togo NAKAMURA,
Registration No. 01784,
C/o F. L. Webb,
R. R. No. 1,
Sealey's Bay, Ontario.

Dear Sir:

Re: Catalogue No. 320
1618 W. 3rd Ave., Vancouver, B.C.
Lot 17, Blk. 232, D.L. 526.

You have already been advised of the sale of the above property for \$1050.00 based on an independent valuation and approved by the Advisory Committee. We have not, however, forwarded you our revised statement showing the net proceeds derived from the sale and this statement is now attached for your records, and from which you will see the net credit is \$993.82.

We are also enclosing a statement of your account which shows a credit balance of \$881.95 at the date indicated, and this figure you will observe includes the amount shown in the net proceeds statement.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 2,
cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: **SAKAMURA, Ryotaro Togo**Catalogue No: **320**File No: **9011**Street Address: **1618 W. 3rd Avenue,
Vancouver, B. C.**Reg. No: **01784**Legal Description: **17/239/526**Date of Sale and Adjustments **November 20th, 1943**

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1050.00
Real Estate Agents Commission	\$ 52.50	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.85	
Encumbrances:		
Mortgage		
Mortgage		
Insurance of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		2.71
Taxes		4.91
Water		1.55
	<u>65.35</u>	<u>1059.17</u>
		993.82

Net Proceeds credited to your account

Date:..... **January 12, 1946**Compiled by: **George Peters**

c/o F.L. WEBB
R.R. No 1 Sealeys Bay
Ontario

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

Jan 5 / 46

EVACUATION SECTION	
Rec'd	JAN 11 1946
File	7011
Ans.	
Referred	Quint

Dear Sir:-

Re: R. NAKAMURA # 01784
& his family.
FILE NO 9011.

Our family has been Relocated
to above address from New Denver
Dec 23rd 1945. We wish all
our correspondance to above address

Thank - you.

Yours sincerely

R. Nakamura

9011

March 1st, 1945.

Mr. Ryotaro Togo NAKAMURA,
Reg. No. 01784,
New Denver, B. C.

Dear Sir:

With reference to your recent request through
the B. C. Security Commission for the sum of \$75.00 for
payment of dental work for your children and medical ex-
penses for your wife, we enclose our cheque for the above
amount which leaves you with a credit balance of \$877.95.

Yours truly,

P. Donst,
Administration Department

PD/12
Enc.

NAME KAZAMURA, Ryotaro

REGISTRATION NO. 01284

FILE NO. 9031

The following chattels were sold by public

auction at Vancouver, B. C. on December 21st, 1945.

Assorted box miscellaneous	\$.35 m
Clothing	.25 "
Clothing	1.25 "
Trunk	2.25

Total

\$ 4.10

Less Expenses: (Auctioneer's Fee \$.41
(Advertising .24
(Moving .30

\$.95

Net Proceeds Credited:

\$ 3.15

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

EVACUATION SECTION

Rec'd SEP 28 1944

Ans. *Long*

Referred

THE CASUALTY COMPANY
OF CANADA

September 27, 1944

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

Dear Sirs:

RE: L.C. & A. POLICY #569803 - FILE 9011
R.T. NAKAMURA *Reg. # 01784*

Reyotaro
Replying to your letter of the 25th instant
returning the above policy for cancellation, we now enclose
herewith our cheque for \$3.75 being amount of return premium
due you.

Yours very truly,

KER & KER LIMITED,

Alan N. Ker
Insurance Department.

F
ENC - cheque

9011

August 5th, 1944.

Mr. Ryotaro HAKAMURA,
Reg. No. 01784,
New Denver, B. C.

Dear Sir:

Your file has come up for review and we find at present you have a credit balance of \$1115.20, the additional sum from our previous advice being due to the sale of chattels at auction.

In the absence of hearing from you in connection with our letter of March 22nd, we paid McLennan McFeely and Prior Limited bill of \$21.68 for galvanized pipes and fittings supplied to you some time back.

The above funds are available to you in the usual manner, subject to agreement by the B. C. Security Commission.

Yours truly,

P. Douet,
Administration Department

PD/ER
Cc to B. C. Security Commission.

NAME NAKAMURA, Ryotaro

REGISTRATION NO. 01784

FILE NO. 9011

The following chattels were sold by public
 auction at 992 Powell Street, Vancouver on May 19th, 1944.

Pail & contents	\$.75 M
Box miscellaneous	.75 M
Tub & miscellaneous	1.25 M
Brass Jardinere	1.00 M
Lacquer box etc.	1.25 M
Carton dishes & etc.	.80 K
Electric iron	.75 K
Smokers stand & Japanese	1.50 M
Lamp & glass ornaments	.85
Tray, screen & picture	.50 M
Shears	1.00 T
Shears	.80 T
Shears	1.00 T
Shears	1.00 T
Shears	.55 T
Shears	.85 T
Shears & sprinkler	1.00 T
Standard lamp	2.50
Bed & spring	9.50
Lawn mower	13.00
Lawn mower	18.00
Boller & contents	2.75 M
Sprinkler	1.50 T
Axe, pavis & etc.	1.75 T
Shovel & etc.	1.50 T
Pick, axe, shovel	1.50 T
Shears	2.00 T

Total

Carried forward

\$ 69.60

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~
 Less Expenses:

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~
 Net Proceeds Credited:

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~
 Members or Custodian Staff Present.

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~
 Excluded from Auctioneering list No.

~~xxxxxxxx~~
 Remarks:

NAME NAKAMURA, Ryotaro

REGISTRATION NO. 02784

FILE NO. 9011

The following chattels were sold by public
auction at 992 Powell Street, Vancouver on May 19th, 1944.

Brought forward	69.60
Box miscellaneous	2.40 M
Miscellaneous	1.00 T
Rake, hoe, shovel	1.10 T
Rake, hoe & etc.	2.50 T
Shovel, pick	2.00 T
Sledge & crow bar	1.25 T
Shovel, fork & etc.	1.25 T
2 Crow bars	1.00 T
Hall rack	3.00
Shovel & etc.	.50 T
Pruner	1.75 T
2 shovels & fork	.50 T
2 Shovels & etc.	.50 T
Fork, hoe & etc.	1.35 T
Step ladder	.50
Chicken wire	.75 A
Barrel & contents	1.00 M
Wheelbarrow	5.50
Wheelbarrow & etc.	4.00
3 chairs	.50
Axe & etc.	5.50 T
Broom, shovel & etc.	.55 T
Polisher	.85 M
Pick, shovel & etc.	2.90 T
Square Axe	1.40 T

Total	
Less Expenses:	(Auctioneer's Fee \$ 11.32
	(Advertising 1.94
	(Moving 14.35

\$	113.15
\$	27.41
\$	85.74

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 20.

Remarks.

Warehouse...992 Powell St.

Date May 13. /44.

FILE NO. 9011

NAME YAKAMURA R.

ADDRESS 1618 W. 3rd Ave.

I have examined the undermentioned articles and consider that they have no value.

⑩ 1 old Mattress ⑩ 1 Broken Crib

④ 1 Dining Table Top (no legs) 1 " Bassinet

4 Carbons of Junk (N.V.) Crab Nets (Rotten)

1 Ironing Board (N.V.) 1 Torn Golf Bag

May 18. ④ 1 H.M. Table

1 Barrel Bamboo Slates

Auctioneer

W. G. Thompson

The above mentioned articles have been abandoned

W. Wills

9011

May 17th, 1944.

McLennan, McFeely & Prior Limited,
99 East Cordova Street,
Vancouver, B. C.

Dear Sirs:

Re: Ryotaro Togo Nakamura, formerly of
1618 West 3rd Ave., Vancouver, B. C.

With reference to the correspondence we
have had with you in connection with the above claim
of \$21.58, we now enclose cheque in full settlement
of this debt and shall be glad to receive your receipt
in due course.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

13045

April 26, 1944.

Mrs. George Robertson,
1618 West 3rd Avenue,
Vancouver, B. C.

Dear Madam:

The writer has called at your address on several occasions with the purpose of discussing matters relating to the Japanese chattels left in the house.

You are invariably absent and on duty elsewhere.

Would you kindly telephone the writer and appoint a convenient time to call on you.

Yours truly,

Geo. B. Spain
Protection Department.

GBS/pls

MEMORANDUM

March 30th, 1944

To: Mr. Green
From: Mr. Gibson

File No. 9011

Re: Ryotaro NAKAMURA

Will you please advise if there are any chattels belonging to the above Japanese in the dwelling at 1618 West 3rd Avenue.

There is \$1,000.00 insurance coverage on household effects at this address and if these goods have been moved the insurance can be cancelled.

Jml

SMG:KT

March 31, 1944.

The tenant is invariably absent and removal of chattels has been impossible to date. Further efforts will be made, and as soon as removal has been completed, we will advise the insurance department.

Geo. B. Spain
Geo. B. Spain

9011

March 22nd, 1944.

Mr. Ryotaro NAKAMURA,
Registration No. 01784,
New Denver, B. C.

Dear Sir:

Your letter of February 22nd regarding the claim by McLennan McFeely & Prior Limited against you did not help us at all, and we had to communicate with the above firm again. They have now sent us a detailed invoice covering the various items of $\frac{3}{4}$ " and $\frac{1}{2}$ " galvanized Pipes, Tees, Elbs, Couplings, Bushings, etcetra, amounting to \$21.28, in addition to which there is 30% interest, making a total of \$21.58. These goods, we are advised by McLennan, McFeely & Prior Ltd., were picked up at their store on September 12th, 1941 and signed for by Togo Nakamura.

With this evidence before us we shall have no alternative but to pay this account, and unless we hear from you to the contrary by April 5th, 1944 we shall pay this account from funds standing to your credit.

Yours truly,

P. Douet,
Administration Department.

PD/ER

NEW HOLLISTON, PRESIDENT
EDON FARRELL, VICE PRESIDENT

ESTABLISHED 1859

C.F.W. SCHWENGER, MAN. DIRECTOR
J.H. McLENNAN, SECY. TREASURER

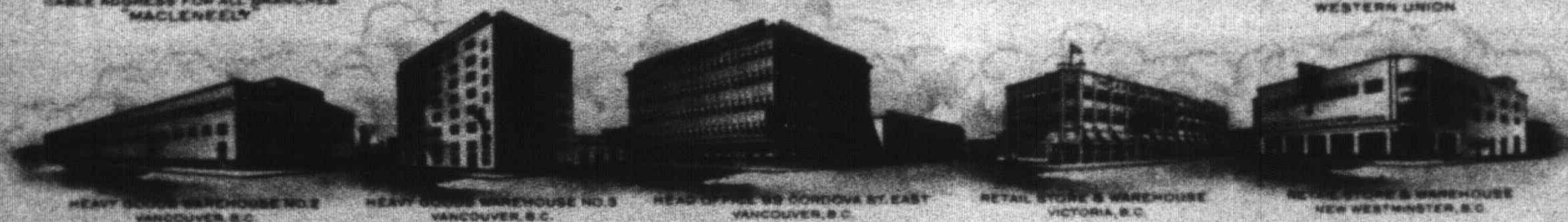
McLENNAN McFEELY & PRIOR LIMITED

WHOLESALE AND RETAIL HARDWARE MERCHANTS ETC.

TELEPHONE
MARINE 311
CABLE ADDRESS FOR ALL BRANCHES
"McLENNAN"

TOTAL WAREHOUSE CAPACITY 438,000 SQUARE FEET FLOOR SPACE

CODES
A.B.C. 5th AND 6th EDITION
BENTLEY'S AND
WESTERN UNION



IN REPLY REFER TO

VANCOUVER, B.C.
March 15, 1944

EVACUATION SECTION

Rec'd MAR 17 1944

File No. 9011

Ans.

Referred *Grant*

The Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

RE: Ryotaro Togo Nakamura, formerly of
1618 West 3rd. Avenue, Vancouver B.C.

Thank you for yours of 6th March.

We have pleasure in enclosing herewith a copy of
our Invoice #81356 of 12th September 1941 at \$21.28.

The difference between the above amount and the
amount of the claim, \$21.58, is 30¢ interest.

The Invoice in question, as you will note, was
made out to T. Nakamura of 1618 West 3rd. Avenue, Vancouver
B. C. . The goods were picked up at our store and were signed
for by "Togo Nakamura".

It appears possible that Mr. Nakamura has over-
looked the above transaction.

Apparently the money is owing by the above man,
and we shall appreciate a cheque in due course.

Our file is open to inspection at any time.

Yours truly,

McLENNAN, McFEELY & PRIOR LIMITED

J.H. McLeNNan
Credit Department

KHB/RT

ENCLOSURE



EVACUATION SECTION	
Rec'd	MAR 8 1944
File No.	9011
Referred	<i>Donet</i>

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B C.

7th March, 1944.

your file 9011

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

Attention Mr. Geo. Peters

Re: NAKAMURA, Ryotaro #01784.

On the 3rd instant we sent you an order for \$125. from the above man on funds belonging to him in your keeping. We advised at the time that, as this man earns a fair amount each month and as you had already sent him various sums, we felt that \$50. would be enough. We now understand that this man wishes to take his wife to Lethbridge for radium treatments and, as he has \$578. over the exemption figure, must do so at his own expense. It will therefore be in order to send the \$125. asked for and we would request this be done at your earliest convenience. If by any chance the cheque for \$50. goes through before you receive this please send on a further sum of \$75.

M. L. Brown

M. L. Brown,
Office Manager.

9011

March 6th, 1944.

McLennan, McFeely & Prior Ltd.,
99 East Cordova Street,
Vancouver, B. C.

Dear Sirs:

Re: Ryotaro Togo NAKAMURA,
Formerly of 1618 W. 3rd Ave.

We have a claim on file dated April 28th, 1942 relating to the above Japanese, the amount owing to you being \$21.58, as stated.

The above Japanese advises us that he has never had any business dealings with your firm and therefore refuses to pay the claim in question. In the circumstances we shall be glad to know if you can give us any further particulars as to how your claim is made up, the date when the goods or services were supplied, etcetra, that we may, if necessary, take the matter up further with this Japanese.

We would ask you also to kindly check the name and address in view of the strong denial by Nakamura of any knowledge of owing you the above amount.

Yours truly,

P. Douet,
Administration Department

PD/ER

MEMORANDUM

File No.: 9011
10710

March 3rd, 1944

To: Mr. Spain
From: Mr. Green

Re: 1618 W. 3rd Avenue

With reference to yours of January 11th, Mr. Peters advises that Mrs. Rosen wants the contents of this house removed since the rent is only \$12.00 and she hopes to arrange for an increase when more space is available. Here again, please contact Mrs. Rosen but do not permit yourself to be jockeyed into moving anything that would embarrass you.

HFG:IF

Catalogue No. 320
File No. 9011
1618 West 3rd Avenue
17/239/526

Receipt of Certificate of Title No. 97021-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled. Receipt is also acknowledged of North West Fire Insurance Company policy No. 205832 together with assignment thereof in quadruplicate. Also receipt of cheque for \$21.49 representing the closing of adjustments on sale to me of 1618 West 3rd Avenue.

Dated at Vancouver, B. C., this 29 day of February 1944.

J. Rosen

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

Dear Sirs:-

Re: 1618 West 3rd Avenue

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.

J. R. Allen

Yours faithfully,

.....Signed

9011

February 23, 1944.

Mr. Ryotaro HAKAMURA,
Registration No. 01784,
New Denver, B. C.

Dear Sir:

Re: Catalogue No. 320
1618 West 3rd Avenue
17/239/526

Please be informed that 1618 West 3rd Avenue has been sold as of November 20, 1943 for the sum of \$1,050.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the 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 result of the sale is as follows:

Sale price	\$ 1,050.00
Less Real Estate Agent's Commission @ 5%	<u>52.50</u>
Net credit to your account	<u>\$ 997.50</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to B. C. Security Commission.

9011

February 23, 1944.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 320
1618 West 3rd Avenue
17/239/526

Sale of property catalogued as number 320 has been completed by delivery of title to the purchaser, Mrs. Sophia Rosen, 1543 West 3rd Avenue, Vancouver. We enclose commission cheque for \$52.50 representing 5% of the sale price payable to your order.

This sale was brought about through the agency of R. Evans, Esq., 2115 Granville Street, with whom please make any commission adjustments which may be indicated. A courteous copy of this letter is sent to the agent last named.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to R. Evans, Esq.

9011

February 23, 1944.

Mrs. Sophia Rosen,
1543 West 3rd Avenue,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 320
1618 West 3rd Avenue
17/239/526

Title to 1618 West 3rd Avenue has now been received in your name and is ready for delivery to you. Assignment of the relevant insurance policy is also ready for delivery and you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of date as shown by the enclosed sheet have been calculated and a balance of \$21.49 has been brought down in your favour.

Will you telephone this office for an appointment at your early convenience to conclude this matter after which title will be delivered.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 2

cc to Ker & Ker Ltd.
R. Evans, Esq.

Catalogue No. 320

File No. 9011

1618 West 3rd Avenue

17/239/526

ADJUSTMENTS

As of November 20, 1943.
41 days to go.

Debit purchaser

41/365 x \$ 43.75

41/184 x \$ 7.00

30/72 x \$ 6.50

taxes for 1943

water July to Dec.

insurance premium

(ex. 9/3/45)

\$ 4.91

1.55

2.71

Registration fees on Deed. \$1,050.00

6.00

Total debits

\$ 15.17

Credit purchaser

Proportion rents for month of November - 10/30 x \$11.00

Rents collected for months of December, January & February

\$ 3.66

33.00

Total credits

Less total debits

\$ 36.66

15.17

Net credit due to purchaser

\$ 21.49

cc to Ker & Ker Ltd.
R. Evans, Esq.

Feb 22nd - 1944
New Westminster B.C.

EVACUATION SECTION
FEB 28 1944
9011
Referred to Court. [unclear]

M^r P. Douet.
administration dept

RE: Claim against me by M^r & M^{rs} Ltd

I received your letter of Feb 18th
dated Vancouver, of course I received
your letter regarding this claim
previously but I just did not take it
seriously, because I never had a
business dealing with M^r & M^{rs} Ltd
& I do not remember anything such a
claim should come against me.
So I simply laughed it off.

Yours sincerely
R. Nakamura

9011

February 18th, 1944.

Mr. Ryotaro NAKAMURA,
Registration No. 01784,
New Denver, B. C.

Dear Sir:

With reference to our letter of November 22nd, we regret that you have not taken the trouble to reply to that portion of our letter which dealt with the claim against you by Messrs. McLennan, McFeely & Prior Limited in the amount of \$21.58.

You have been written about this claim on more than one occasion by our Claims Department and we do not understand why you have not replied to any of our letters. As this claim was formally lodged against you by the above Company on April 28th, 1942, will you please note that unless we hear from you to the contrary by March 1st, 1944, we shall pay this claim from funds standing to your credit.

In order to facilitate any reply you may send, a stamped addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

File No. 9011
Catalogue No. 320

February 17th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Ryotaro Togo NAKAMURA
Lot 17, Blk. 239,
D.L. 526, Gp. 1,
N.W.D., Plan 590.

With reference to the above property which was recorded in the Vancouver Land Registry Office, February 7th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 97020-L dated January 24th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 97021-L dated January 24th, 1944, registering the property in the name of Sophia Rosen (Deed).
3. Duplicate of Transmission dated December 15th, 1943.
4. Duplicate of Deed dated December 15th, 1943 - Secretary of State to Sophia Rosen.
5. Certificate of Indefeasible Title number 97021-L dated February 12th, 1944, covering the above property in the name of Sophia Rosen.

D. A. Cramer

DAC:JS
Encls.

Russell

9011
Evacuee Section

509-10 Royal Bank Bldg.,
Vancouver, B. C.
January 24th, 1944.

G. G. Beckett, Esq.,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. Beckett:

Re: Ryotaro Togo NAKAMURA
City of Vancouver, Lot 17,
Blk. 239, D.L. 526, Group 1,
N.F.D., Plan 590.

We are enclosing herewith Deed in duplicate in
favor of Sophia Rosen, which has been duly executed by the
Deputy Custodian. It will be noted, however, that Notarial
Seal has not been attached, and we would be obliged if you would
kindly have this done and return the documents to us.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

File No. 9011
Catalogue No. 320.

January 24th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Gruner

Notaro Togo NAKAMURA
City of Vancouver
Lot 17, Blk. 239, D.L.
326, Sp. 1, S.W.D.,
Plan 580.

We are returning herewith a Deed in duplicate covering the above described property given by the Honourable the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Suspecting Trading with the Enemy (1943) to Sophia Rosen. You will see that the Notary Public has neglected to attach his seal to these documents. Will you please forward them to Ottawa at your earliest convenience.

D. Gruner

DAG:JS
Atch.

File No. 9011
10710

January 11th, 1944.

MEMORANDUM

TO: Mr. Green

FROM: Mr. Spain

Re: 1618 West 3rd Avenue

The tenant, Mrs. Robertson, made the following statement:-

Chattels in use
Chattels in Locked room
Chattels in Locked shed.

She has the key to the shed but thinks possibly Ker & Ker have the key to the locked room.

She has not received any notice to vacate the premises, transfer of title apparently has not yet been effected and until she receives notice from the new owner, will be unable to decide what to do regarding chattels.

I shall B.F. this file to myself for review two weeks hence.

CBS/HMS

Noted

[Signature]

MEMORANDUM

File Nos.: 9011
10710

January 6th, 1944

To: Mr. Spain

From: Mr. Green

Re: 1618 W. Third Avenue
Tenant: Mr. Robertson
Purchaser: Mrs. Rosen
Mr. & Mrs. Ryotaro NAKAMURA

This property has been sold and there are some chattels to be taken care of. Some are in use by the tenant as per enclosure to letter 24/11/42. Some are stored in one room upstairs and in part of the shed at the rear.

If the present tenant is to continue in occupancy we may have to calculate what he should pay us for use of the effects as opposed to the use of the premises which he would have to pay to the new owner. When you visit these premises, would you bear this matter in mind and mention it in your report? The Wartime Prices and Trade Board calculate the rent of the furniture at approximately \$5.00 per month per \$1000.00 value.

RFG:IF

NAME Ryota Togo NAKAMURA

REGISTRATION NO. 01784

FILE NO. 9011

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 20, 1943;

Philco Mantel

\$15.00

Total:		<u>\$ 15.00</u>
Less Expenses:	Auctioneer's Fee \$ 1.50	
	Advertising .20	\$ 2.62
	Moving .12	
	Storage <u>1.00</u>	
Net Proceeds Credited:		<u>\$ 12.18</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 1.

Remarks.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

No. 600

HEADQUARTERS File No.

SUB-DIV'N. & File No. Vancouver.

DIVISION & File No. J.R. 01784

DETACHMENT & File No. C.I.B.

DATE Dec. 13th, 1943.

Re: Ryutaro NAKAMURA - 1618 W. 3rd Ave., Vancouver, B.C.
(Name of File)On March 2th, 1942. 1 P.R. Jefferson, C.I.B.
(Date) (Member's Name)

Came into possession of the following described goods by

Handed over by owner.

(State Authority from whom seized and place of seizure)

No. of Exhib.	No. of Packages	Cop. or Size	DESCRIPTION OF EXHIBITS
	1.		Philco Radio Ser. # 323302.

Results exhibit

FILE 9011

REMARKS: Handed over to the Custodian of Alien Enemy property.

(State Identity disposition)

DATE DEC 17 1943

[Signature]
(Signature of Resident or Witness)

Gus todian

CERTIFIED CORRECT

[Signature]
(Signature of Member)

(P.R. Jefferson) #10550.

9011

December 7, 1943.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 320,
1618 W. 3rd Avenue.

This property, the rents for which you are collecting, is the subject of an expected sale through Mr. R. Evans, Notary Public, the effective date of which should be November 20th, 1943.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS
cc R. Evans, Esq.

2
9011

December 7, 1943.

Mr. Ryotaro Togo HAKAMURA,
Registration No. 01784,
New Denver, B. C.

Dear Sir:

Please be informed that your property consisting of 1618 W. 3rd Avenue, being Lot 17, Blk. 239, D.L. 526, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of the sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registrar, Vancouver, the title covering this land, Number 78238 L.

Yours truly,

F. H. Russell,
Administration Department.

PHR:AS

Catalogue No. 320

File No. 9011

1618 West 3rd Avenue

17/239/526

ADJUSTMENTS

As of November 20, 1943.

41 days to go.

Debit purchaser

41/365 x \$ 43.75	taxes for 1943	\$ 4.91
41/184 x \$ 7.00	water July to Dec.	1.55
30/72 x \$ 6.50	insurance premium (ex. 9/3/45)	2.71
Registration fees on Deed. \$1,050.00		6.00

Total debits

\$ 15.17

Credit purchaser

Proportion rents for month of November - 10/30 x \$11.00
Rents collected for months of December, January & February

\$ 3.66
33.00

Total credits

\$ 36.66

Less total debits

15.17

Net credit due to purchaser

\$ 21.49

cc to Ker & Ker Ltd.
R. Evans. Rec.

9011

November 30th, 1943.

Mr. R. Evans,
Notary Public,
2115 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 320
1618 West 3rd Ave.
R. T. Nakamura

With reference to your letter of the 26th instant regarding the above property, we are not aware that there is a Lease in existence in connection with the present tenants. According to our records this property was rented to Mr. George Robertson in September 1942 at a rental of \$12.00 per month, and in the absence of any Lease our understanding has been that this is a straight month-to-month tenancy.

Yours truly,

P. Douet,
Administration Department.

PD/ER

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd.	NOV 29 1943
File No.	9011
Referred	<i>[Signature]</i>

Nov. 25/43

Donek

The Custodian
506-Royal Bank Bldg
Hastings & Granville sts.
Vancouver B.C.

Re; Catalogue No. 320
1618-W-3rd.ave.

Dear Sirs:-

We are advised by Messers Ker & Ker Ltd. Agents for the above house that there is in existence a Lease of the premises to the present tenants. The Purchaser requests me to first find out the particulars of this Lease before proceeding with the completion of purchase. Will you kindly advise the date of expiry of the Lease, or better still send me a copy of the Document.

Thanking you, I remain,

Yours truly,

[Signature: R. Evans]

9011

November 22, 1943.

Mr. Ryotaro Togo Nakamura,
Japanese Registration No. 01784,
Box Denver, D. C.

Dear Sir:

Enclosed please find cheque for \$90.00 from funds standing to your credit--this now leaves you with a credit balance of \$151.20.

We would again remind you that we are awaiting a reply to our Claims Department's letters of the 27th of September and the 26th of October regarding a claim of \$21.58 lodged against you by Messrs. Solomon, McFeely and Prior Ltd. Before sending you any more funds we must ask you to let us know if this claim is correct and if so, to give us authority to pay same.

Yours truly,

P. Doust,
Administration Department.

PD:BS
encls.

9011

November 20th, 1943

R. Evans, Esq.,
2115 Granville Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 320,
1618 West 3rd Avenue

This will acknowledge receipt of your letter of the 19th instant in which you enclose your certified cheque for \$945.00. We have now received \$1050.00, the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Sophia Rosen (wife of Joseph Rosen), 1543 West 3rd Avenue, Vancouver, B.C. and that she is a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.G. Shears,
Director.

FGE/AT

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET
VANCOUVER, B.C.

NOV 20 1943

Rec'd

File No.

Ans.

Referred

9011

HARRO

HARRO

Nov. 19, 1943.

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

Dear Sir:

Re: file No. 9011: Catalogue 320:
1618 - 3rd. Ave. W.

Your letter to hand advising that you
intend to recommend Mrs. Sophia Rosen's offer for
the purchase of 1618 - 3rd. Ave. W.

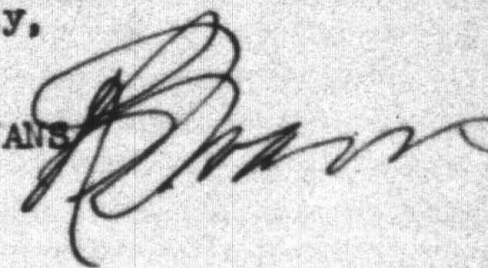
As instructed by you we herewith enclose
"Certified" cheque for \$945.00 being the balance of
the purchase price.

The name of our client is Sophia Rosen,
wife of Joseph Rosen, of 1543 - 3rd. Ave. W. She
is a British Subject.

Yours truly,

R. EVANS

Per.



LE
Encl.

911

November 18th, 1943

R. Evans, Esq.,
2115 Granville Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 220,
1618 West 3rd Avenue

Your letter of the 9th instant written on behalf of Mrs. Sophia Posen enclosing cheque for \$105.00 and offer to purchase 1618 West 3rd Avenue for the sum of \$1050.00 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 \$945.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee 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.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F.O. Shears,
Director.

FOS/AN

Ker & Ker Ltd., named,

Date.....

REAL PROPERTY MEMORANDUM.

LM
File No. 9011

Name. Ryotaro Togo NAKAMURA.

Catalogue No. 320.

Re: 1618 W. 3rd Avenue, Vancouver.
Dwelling.
17/239/526.

TITLES AND ENCUMBRANCES.

A. Title No. 78238 L N.B. particulars based on Search made 29/11/43.
up to date C.E. not on file. 7/12/43
✓ Property. Lot 17, Blk. 239, D.L. 526, G. 1, D.N.W. Plan 590.

01794
✓ Name. Ryotaro Togo Nakamura

Whereabouts. Not indicated. Letter written to Nakamura.

B. Charges.

Registered. None.

✓ Vested: 34515

Unregistered.

Taxes. \$43.75, 1943. paid receipt on file. no arrears or consolidated.
Water paid. \$7.00 to Dec. 1943. $\frac{1}{2}$ year.

Insurance. Two policies \$1000 each. Exp. 9/3/45 and 17/10/46.
(? part contents.)

Assessed Value: Land. \$500.00

Improvements. \$750.00

Valuation by Appraiser. \$900.00 agent values at \$1100.00 gross.

✓ Amount of Bid. \$1050.00

Approved by Advisory Committee. 17/11/43.

Paid as shown in attached letter. 20/11/43 through R. Evans.

Name of transferee as attached letter. ✓

ADMINISTRATION.

Tenancy. \$12.00 month through named agent.

Chattels.

Stored in room and also in a section of the garage. See
Nakamura letter of 4/1/43. Agent's report states much more
found than listed. Also storage in shed at rear. Inventory
on file of goods used by tenant.

MW
7/12

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
November 15, 1943.

EXHIBIT No. 11 of 2 - 2
DATE OCT 1 9 1948
FILLED BY K A Christie

Catalogue #320.

1618 West 3rd Ave., 17/239/526.

Lot 25x120

This is a very old 2-storey house consisting of 3 rooms down and 3 rooms and bath up. On cement foundation. Is in a run down condition.

Value \$900

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

TATE

APPRAISALS

PROPERTY MANAGEMENT

MORTGAGES

FARM LANDS

9011

October 26th, 1943.

Mr. Ryotaro HAKAMURA,
Registration No. 01784,
Nakusp, B.C.

Dear Sir:

re: \$21.58 - McLennan, McFeely and Prior Ltd.

We wrote to you on the 27th September last advising you of the above claim lodged against you with the Custodian, but have received no reply. We shall, therefore, ask you to give the matter of an answer to our letter your immediate attention.

If the claim is correct you may authorize us to pay same and charge to your account on our books. Your present credit balance is \$206.20. If the claim is not correct please advise.

Yours truly,

BRD:DE

A. McAlister,
Claims Department.

VALUATING AND APPRAISING

TELEPHONE BAYVIEW 0498

EXHIBIT No. 1133-12

DATE OCT 18 1943

RENTALS

FILLED BY

R. EVANS

Notary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET

VANCOUVER, B.C.

Book	
File No.	<u>9011</u>
Page	<u>1</u>
Received	

Sept. 9/43

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

Dear Sirs:-

On behalf of my client Mrs. Sophia Rosen
wife of Joseph Rosen, c/o R. Evans, I hereby submit
a tender for cash for Lot 17. Blk. 239 D.L. 526 Cata-
logue No. 320 together with my cheque for \$105.00
being 10% of the tendered prices of \$1050.00.

Yours truly,

R. Evans

sent

9011

July 5, 1943.

Mr. Ryotaro Togo Nakamura,
Japanese Registration No. 01784,
New Denver, B. C.

Dear Sir:

We received your undated letter on
the 2nd instant, and as requested, enclose cheque
for \$50.00 from funds standing to your credit.

We have just paid 1943 taxes amounting
to \$43.75 on your property at 1618 West 3rd Avenue,
and the amount now standing to your credit after the
above deductions is \$219.20.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encl. 1

above 31275
less 2375
4269.20

R. Togo Nakamura
Reg # 01784
File No 9011 NEW DENVER
B.C.

Mr J. Douet
Administration Dept.
506 - Royal Bank Bldg

EVACUATION SECTION	
Rec'd	JUL 18 1943
File No.	617
Ans.	
Referred	Douet

Dear Sir:-

Please send me fifty dollars
from my account at ^{the} Custodian.
Since my wages of around \$65.00 per month
is unbudgetable. (Could not keep my family)
every month. We need about \$25.00 more than
I can earn. I know you will understand
this matter. your prompt action will be
appreciated

Yours sincerely

R Togo Nakamura

9011

April 30, 1943.

Mr. R. Evans,
2115 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: NAKAMURA, Ryotaro Togo

We thank you for your letter of the 28th instant regarding the property of the above at 1618 West 3rd Avenue, for which a client of yours has offered \$1,000.00 cash.

Confirming our telephone conversation with Mr. Evans this morning, we would advise that the method of disposing of Japanese property has not been definitely determined, but before the property is disposed of, public notice will be given, at which time you will be able to renew your offer on behalf of your client if purchase is still intended. In the meantime, this offer has been carefully noted and placed on our file.

Yours truly,

F. Douet.
Administration Department.

PD/cfp

C
O
P
Y

R. EVANS
Notary Public.

2115 Granville St.,
Vancouver, B. C.
April 28, 1943.

Office of the Custodian,
Administration Dept.,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Ryotaro Togo Nakamura
Your file 9011

A client of ours has made a definite
offer of \$1,000.00 cash for the above mentioned
property located at 1618 - 3rd. Ave. West.

Please advise us at your earliest con-
venience if this has been accepted.

Yours truly,

R. EVANS

Per. L.E.

LE

9011

April 3, 1943.

Mr. Ryotaro Togo Nakamura,
Japanese Registration No. 01784,
New Denver, B. C.

Dear Sir:

In reply to your letter of the 3rd
of March, enclosed please find cheque for \$75.00
as requested. For your information, this leaves
you with an amount of \$326.27 standing to your
credit in our books.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encl.

MARCH 3rd 1943
NEW DENVER B.C.

File No 9011

Custodian of Japanese Property

CUSTODIAN SECTION	
MAR 6 1943	
File No	9011
Ans.	
Referral	Sullivan

Dear Sir

I understand by your last letter that you sold my car (Chevy pick up) 1939 Model.

at Price of \$1400⁰⁰ after deducted expense 375⁰⁰ or so left. I don't remember exact amount.

I like to have ~~that~~ \$75⁰⁰ of that amount. From my acct.

I have grown children of age 12. 16. 17. & having hard time to keep up with present income. Need it very badly. I hope you will understand my situation, send \$75⁰⁰ to me

Yours Sincerely

Ryotaro Nakamura

Reg # 01784

address to

Ryotaro. NAKAMURA
NEW DENVER, B.C.

EXHIBIT No. 1123-14

CANADA

DATE OCT 13 1943

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN K A Blum

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 9011

808 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 13, 1943.

14
Appraisal truck
Mr. Ryotaro NAKAMURA,
Reg. No. 01784,
House No. 152,
New Denver, B. C.

Dear Sir:

Our No. T18

Re: Motor Vehicles

Your Chevrolet Pickup truck

which was surrendered to the Authorities, has been
sold for \$ 400.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 26.98

The Balance thereafter remaining of \$ 373.02

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA

JH

Truck

MEMORANDUM

File Nos.: 9011)
10710)

January 12th, 1943

To: FILES

From: Mr. Green

Re: NAKAMURA, Ryotaro Togo
PERSONAL PROPERTY

In answer to our letters of November 24th and December 16th, Mr. Ryotaro Nakamura answers on file 9011 as follows:

"All furniture and effects in the house at 1618 West 3rd Avenue belongs to himself and his wife and not to Japanese friends as suggested in Messrs. Ker and Ker's report of July 7th. These goods, with the exception of those in use by the tenant, are stored in one room upstairs and in one section of the garage."

Mr. Ryotaro Nakamura does not comment on the list of furniture in use by the tenant sent to him with ours of November 24th and may, therefore, be assumed to be satisfied with it.

Insurance exists on both house and furniture.

It appears that nothing further need be done so far as chattels are concerned at least for the time being.

HFG:IV

JAN 4th 1943.

HOUSE No 152

NEW DENVER B.C.

Mr H. P. Green. 9011-10710
Protection Dept. PERS

EVACUATION SECTION	
JAN 8 1943	
File No.	9011-10710
Ans.	MA
Referred	Green

Dear Mr Green :-

Re :- File No 9011-10710

① No other Japanese than we have stored any article.

② House & FURNITURE is separately INSURED
AGAINST FIRE.

IN one Room upstairs of the house Various good STORED
IN one section of our Storage shovels
Picks, Lawn-mowers, Clippers, Bar, Cement-Markers,
Wheel-Barrows, Rakes, Cable, matoaks, sprayers
etc are stored.

Yours truly
Ryotaro Nakamura

P.S. Thank's for information.

Sorry delaying your letters. I've been very
very busy as a Head of HOUSEING Committee
through evacuation

9011 & 10710

December 16, 1942.

Mr. and Mrs. Ryotaro NAKAMURA,
Registration Nos. 01784 and 01724,
New Denver, D. C.

Dear Sir and Madam:

We should be much obliged if you would answer our letter of November 24th and advise us whether or not the inventory signed by Mr. Robertson is in order.

We also wish to have the names of your Japanese friends who have stored their furniture in your house. Our object is purely to enable us to identify and protect Japanese property, and it will naturally be of assistance to us to know to whom the various articles belong.

Yours truly,

H. F. Green,
Protection Department.

HFG:MA

9011.

December 14, 1942.

Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.


Dear Sir:

Re: Ryotaro Togo NAKAMURA

With reference to the matter of the Certificate of Title discussed in your letter of the 8th instant, we beg to advise you that this matter will be attended to by this office.

Thanking you for your co-operation in this matter, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

REAL ESTATE • RENTALS



Milsom
Carroll
LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Dec. 3th 1942.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. G.D.Milsom

Dear Sir:-

Re: Your File #9011 - NAKAMURA, Ryotaro
1618 West 3rd Avenue, Vancouver, B.C.

Referring to our Report on the above property,
under date of July 7th 1942, we note from the J.P. Form that the
Evacuee states that the title documents were in the Royal Bank of
Canada, 7th and Granville St. Branch.

On September 21st 1942 the Evacuee informed our
Mr. J.M. Anderson that he had purchased the house from Mr. J.E. Withers
a Salesman for Turner Meekin & Company and that he had paid them
\$11.45 for registering the Deed and up to that date had not received
the Deed or the Certificate of Title.

Do you wish us to ascertain from Turner Meekin &
Company the standing of this Certificate of Title and obtain same on
behalf of the Evacuee, or will your Department attend to this matter.

Yours very truly,

KER & KER LTD.

Per. *Alan N. Ker*

ANK.DR
We will attend

9011.

December 7, 1942.

Mr. Ryotaro Togo NAKAMURA,
Registration No. 01784,
New Denver, B. C.

Dear Sir:

We beg to advise you that we are in receipt of a letter from R. Evans, Real Estate Agent, dated December 3rd requesting us to ask you at what price you will sell your house at 1618 West 3rd Avenue, Vancouver, B.C.

If you are interested in selling this property, kindly advise us of the price you are willing to accept. It is to be clearly understood that you are to follow your own wishes in this matter and that the Custodian is in no way bringing pressure on you to sell if you do not wish to do so.

If you have no intention of selling this property at the present, kindly reply so that we may advise Mr. Evans.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

VALUATING AND APPRAISING

TELEPHONE BAYVIEW 0498

Bus
RENTALS

OFFICE OF THE CUSTODIAN
JAPANESE
RECEIVED

DEC 4 1942

R. EVANS

Notary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET

VANCOUVER, B. C.

Dec. 3/42

Dep't. of Sec. of State
Office of the Custodian
506-Royal Bank Bldg.
Vancouver B.C.

Re; File # 9011
K.T. Nakamura

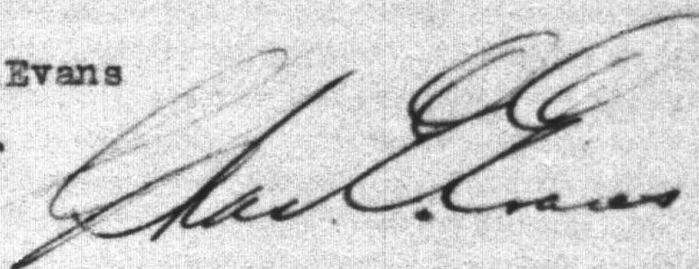
Dear Sirs:-

Would you please request from the
above Japanese, what his best price is for his
house at No. 1618-3rd. avenue West, and oblige

Yours truly,

R. Evans

per



10710)
9011)

November 24th, 1942

Mr. & Mrs. Ryotaro NAKAMURA,
Registration Nos. 0178A, 0172A,
New Denver, B. C.

Dear Sir & Madam:-

Both Mr. and Mrs. Nakamura declared a number of things left at 1618 West 3rd Avenue. We have on file an inventory signed by Mr. George Robertson of articles to be used by him. We enclose a copy of this.

Additionally, our agents report as follows:

"We found a great deal more furniture in the dwelling than is shown on the list. They apparently accepted some furniture from Japanese friends and are keeping it in the house for them. In addition to the furniture in the house, there is a large quantity of articles stored in one section of the shed at the rear."

Will you kindly advise us as follows:

(1) What are the names of your Japanese friends who have stored things in your house.

(2) Should insurance be written on your furniture or is this covered by the insurance on the house. From your declaration we rather think that your furniture is insured against fire.

When we hear further from you we will consider taking an inventory of everything left behind but must first know the names of the owners. If you yourselves have any list of your effects, this will help us to distinguish them from those belonging to others.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

NAKAMURA, Ryotaro - 1618 West 3rd Avenue.

INVENTORY OF ARTICLES TO BE USED
BY THE TENANT - Mr. Geo. Robertson

~~61~~ ~~Floor lamp~~
~~82~~ ~~Table lamps~~
2 Tables
~~S 34~~ ~~Chairs~~
1 Stove
~~S 1~~ ~~Hall Stand~~
1 Kitchen linoleum
~~S 17~~ ~~Bed~~
1 Mattress
1 Baby bed mattress
1 Chair
10 Curtains with blinds

S sold by auction 11/5/44 Vancouver 20.

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

November 18, 1942.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 19 1942

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

Dear Sirs: Re: File No. 9011 - NAKAMURA, Ryotaro
1618 West 3rd Avenue

Re the above prop rty, Mrs. Nakamura and family
left for New Denver, B.C., on September 24th last.

The new tenant, Mr. Geo. Robertson, moved into
the house the end of September and paid the rent of \$12.00
direct to Mrs. Nakamura.

We have now collected the November rent from
Mr. Robertson, and enclose herewith list covering the
articles left in the house for the use of the tenant.

The writer visited the house today and the tenant
stated that the garden tools which were stored in the garage
evidently belonging to more than one Japanese have been removed.
The present tenant, who formerly lived next door, stated
Mrs. Nakamura said the Government had taken them away from the
garage.

Yours very truly,

KER & KER LTD.

J. M. C. C. C.
Rental Manager

JMA:HD
Encl.

OFFICE OF THE COMMISSIONER
RECEIVED

November 4, 1943.

NAKANISHI, RYUICHI - 1418 West 3rd Avenue

INVENTORY OF ARTICLES TO BE USED

BY THE TENANT - Mr. Geo. Robertson.

1 Floor lamp
2 table lamps
2 Tables
4 Chairs
1 Stove
1 Hall Stand
1 Kitchen Linoleum
3 Beds
1 Mattress
1 Baby bed mattress
1 Chair
10 Curtains with blinds

APPROVED & ACCEPTED

George Robertson

9011.

October 23, 1942.

Mr. R. Evans,
2115 Granville St.,
Vancouver, B. C.

Dear Sir:

Re: Ryotaro Togo NAKAMURA

With regard to your letter of the 17th instant in which you submitted an offer of \$800.00 cash for the property of the above located at 1618 West 3rd Avenue, Vancouver, B. C., we beg to advise you that we have written Mr. Nakamura and he has replied stating that he considers your offer too low and so he does not wish to sell at the present time.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

R. Nakamura
New Denver B.C.
Rus

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 22 1942

Mr G. H. PEERS.

(File No 9011)

In reply to your letter on Oct 9 1942

REGARDING my property AT 1618-W-3rd VANCOUVER B.C.

I UNDERSTAND you ^{HAD} OFFER TO PURCHASE ABOVE PROPERTY

BUT I'm OF OPINION THAT THIS PRICE OF \$800⁰⁰ IS TOO LOW SO I WILL NOT SELL IT AT PRESENT

THANKS FOR YOUR ADVICE ABOUT my PROPERTY.

Yours Sincerely
R. Nakamura

Write Evans

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

EXHIBIT No. 1124-11
DATE OCT 13 1942
FILED BY K. A. Blomfield

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9011

805 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

October 9, 1942.

Mr. Ryotaro Togo NAKAMURA,
Registration #01724,
New Denver, B. C.

Dear Sir:

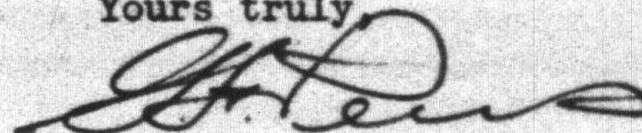
We are today in receipt of an offer
to purchase your property at 1618 - 3rd Avenue West,
Vancouver, B. C. for the sum of \$800.00 cash.

Please advise us whether you wish to
take advantage of this offer or not.

** /* We are of the opinion that this price
is too low for the property.

Kindly reply to this letter even if
you are not interested in this offer.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

Claimant's reply -
have no intention
of selling house.

9011.

October 9, 1942.

Mr. R. Evans,
2115 Granville St.,
Vancouver, B. C.

Dear Sir:

Re: Ryotaro Togo NAKAMURA

We beg to acknowledge receipt of your letter of the 7th instant stating that you have an offer of \$300.00 cash for the property of the above located at 1618 West 3rd Avenue and we have today written Mr. Nakamura asking him whether or not he wishes to accept this offer.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

VALUATING AND APPRAISING
OFFICE OF THE CUSTODIAN

TELEPHONE BAYVIEW 0488

Peers.
RENTALS

R. EVANS

Notary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET

VANCOUVER, B. C.

Oct. 7, 1942.

Dept. of Sec. of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: File No. 9011

As per our conversation of Oct. 8th, I
beg to submit an offer of \$800.00 cash for the pro-
perty located at 1618 - 3rd. Ave. W., Vancouver,
B. C. registered in the name of Hyotero Togo Naka-
mura.

Trusting to hear from you in regard to
this matter, I remain.

Yours very truly,

R. EVANS

Per. *[Signature]*

EMPIRE SHEET METAL WORKS LTD.

HALE BROS.

REPAIRS
VENTILATING
CORNICE
SKYLIGHTS
RESTAURANT
DAIRY AND
BAKERY SUPPLIES

SHEET METAL WORKERS AND ROOFERS
FELT & GRAVEL ROOFS SPECIALISTS
CONDITIONED AIR HEATING

SHEET
COPPER
TIN AND
IRON WORK
WARM AIR
HEATING
SMOKE STACKS

NOT RESPONSIBLE FOR DELAYS
BEYOND OUR CONTROL.

PRICES SUBJECT TO INCREASE IN
SALES TAX.

1806 WEST FIRST AVENUE
VANCOUVER, B. C.

July 26, 1942

Office of the Custodian,
Royal Bank Bldg.,
City.

Gentlemen: Attention Mr. MacPherson

Please find enclosed our cheque in the amount
of \$100.00 (One Hundred Dollars) as deposit, covering
10% of our tenders on one only truck and one only car.

We submit a price of \$500.00 (Five Hundred
Dollars) for the Dodge coupe, stored at Location A,
Model D - 20, year 1941, Style Coupe - Custodian #84. *Agreed*

Regarding our tenders on the trucks, we here-
with submit the following prices:

Tender #1:

G.M.C. at location A, Model 93-14, year
1940 pickup. Custodian #T104. ~~\$550.00~~ *Agreed*

Tender #2:

Chevrolet pickup at location A, Model
13-14, year 1939, Custodian #T18. \$450.00 *Agreed*

Tender #3:

Ford light delivery, Model 81T, year
1940, Custodian #9. \$475.00 *Agreed*

We want it clearly understood that we only
require one truck, our choice being in the above order.

Yours very truly,

EMPIRE SHEET METAL WORKS, LTD.

per A. H. Hale

Enccl.

T18
\$400

checked
by
Hale

✓ 430

9011

July 13th, 1942.

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Ryotaro Togo NAKAMURA

We beg to acknowledge, with thanks, your report on the above dated the 7th instant.

As recommended in your report we are placing this property with you to act as real estate agent on behalf of the Custodian. Please endeavour to find a tenant upon the departure of this man's family.

We will be glad to have your further report on the personal property when Mrs. Nakamura vacates.

Yours truly,

R. P. Alexander
Manager

GHP:ND
Encl.

904

May 27, 1942

Mr. Ryotaro Nakamura,
Registration No. 01724,
Black Spur Mile 99-2,
Blue River, B. C.

Dear Sir:

A letter we received from Mrs. J. E. Withers indicates that you purchased the house at 1618 West 3rd Avenue, Vancouver, from Mrs. Withers in the November of last year.

We do not have on file any declaration of the assets and liabilities of your property and we are therefore enclosing three copies of the "JP" form which we would appreciate your completing in as great detail as possible.

We would appreciate your returning to us two copies completed, signed and witnessed in order that we may have a complete picture of your position.

Mrs. Ryotaro Nakamura has sent us information to the effect that the legal description of the premises is Lot 17, Block 239, D.L. 526, which information she feared was not in your possession.

Yours truly,

R. P. Alexander,
Assistant Manager.

Encl.

RPA/PMH

*P. Alexander
June 20/42*

May 12th, 1942.

Mrs. Ryotaro Nakamura,
1618 West 3rd Avenue,
Vancouver, B.C.

Dear Mrs. Nakamura:

A letter we have received from Mrs. J.E. Withers indicates that your husband purchased the house you are in from Mrs. Withers in November of last year. We do not have on file any declaration of the assets and liabilities of your husband's property and we are, therefore, enclosing three copies of the JP Form which you may desire to complete in as great detail as possible.

We would appreciate your returning to us two copies completed, signed and witnessed in order that we may have a complete picture of your position.

Yours truly,

RPA:EB.
Encl:

R.P. Alexander
Assistant Manager

May 12th, 1942.

Mrs. J. E. Withers,
3987 South West Marine Drive,
Vancouver, B.C.

Dear Madam:

Thank you very much for informing us
of the full name of the Mr. Nakamura mentioned in
your letter of April 23rd.

When Mrs. Nakamura and the children
vacate their house at No.1618 West 3rd Avenue, we
would very much appreciate your bringing this mat-
ter to our attention.

Yours truly,

RPA:EB.

R.P.Alexander
Assistant Manager

July 7th 1942.

File Number 9011

Registration Number 01784

NAKAMURA, Ryotaro.

1618 West 3rd Avenue, Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 8 1942

LOCATION AND NATURE OF PROPERTY:

1618 West 3rd Avenue, Vancouver, B. C.
Lot 17, Block 239, D.L. 526, Group 1,
New Westminster District.

OWNERSHIP:

NAKAMURA, Ryotaro T.

BUILDING:

This is an old frame type of house situated on the South side of Third Avenue between Fir and Pine Streets. It is set in the centre of the Lot. There is a small verandah across the front. The front door opens into a hallway. Downstairs there is a living-room, dining-room with fireplace, kitchen and pantry. Open stairway to four bedrooms, bathroom and separate toilet. On the rear of the property there is a very large shed half of which is used for wood and the other section for a garage. In the front of the shed towards the house there is a hollow tile building which contains laundry tubs, Japanese bath with fire box, etc.

LAND:

The size of the Lot is 25 x 120.

TAXES:

No arrears.

1942 Taxes, gross \$45.57, rebate \$1.82, nett \$43.75.

ASSESSMENT:

Assessment of Land	\$ 500.00
Assessment of Building	\$ 750.00
Total Assessed Value	<u>\$1250.00</u>

INSURANCE:

Regarding Insurance, the owner has been evacuated. His wife was out on two different calls to the property, but we note from the J.P. Form that the dwelling and automobile insurance policies are deposited in the Royal Bank of Canada at the corner of 7th Avenue and Granville Street, with about \$40.00 owing on same. We will endeavor to get further particulars of this insurance, or the policies, and when we procure same will advise your Department.

FINANCIAL POSITION:

We were unable to check the financial position of the property with the owner as he had already been evacuated from the City but we note from the J.P. Form that the Title documents are in the Royal Bank of Canada 7th Avenue and Granville St. and that there are no charges against same other than the 1942 taxes which are still outstanding.

The personal financial position of the family as shown on the J.P. Form has been confirmed by the family.

FURNITURE:

There is a considerable list of furniture on the J.P. Form which we endeavored to check, but we found a great deal more furniture in the dwelling than shown on the list. They have apparently accepted some furniture from Japanese friends and are keeping it in the house for them for the time being. It is the owner's intention to store a large percentage of their own furniture in one room of dwelling upstairs, leaving the balance of

the furniture in the house so that same may be rented partially furnished. We advised Mrs. Nakamura that we wished a complete list of the furniture which it is her intention to leave in the dwelling for the in-coming tenant and a list of the articles it is her intention to store in one room. We will procure these lists from her and check same against the articles and at the same time have her sign as to its correctness.

In addition to the furniture in the house there is a large quantity of articles stored in one section of the shed at the rear. We do not know whether they all belong to the owner or whether they are the property of other individuals as well. In any event we will endeavor to obtain a list from Mrs. Nakamura covering these articles as well as the articles in the dwelling. (our charges in connection with this Report will also cover the above inventory work.)

REMARKS:

It is the intention of the owner to endeavour to rent the premises partially furnished, which we are in agreement with, as it would be inadvisable to have a house in this particular section unoccupied.

RECOMMENDATIONS:

We recommend that the above dwelling be rented immediately upon the evacuation of the balance of the Nakamura family. We will therefore accept a deposit for the rental of the above premises based upon occupancy as at date of evacuation. We will instruct the tenant to pay the rent into this office, which we trust will meet with your approval.

THE RENTAL VALUE:

In our opinion the rental value of these premises with the amount of furniture which we understand it is their intention to leave, would be \$15.00 per month.

THE SALE VALUE:

The sale value of the property on today's market would be approximately \$1100 gross.

This property was inspected on July 6th 1942 by the writer and on July 7th 1942 by Mr. J.M. Anderson, Rental Manager.

KER & KER LTD.

Per. 

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 24 1942

1340

3987. S. W. Marine Drive
Vancouver B.C.

April 23rd 42

To The

Office of the Custodian - The File Please

Last November Mr Nakamura bought the house 1618 West 3rd Ave from me on an agreement of sale, the purchase price was \$1100. He paid \$700 cash the remaining \$400 to be paid monthly at \$12 per month, interest 5% to be paid every 6 months, Mr Nakamura was sent away some weeks ago

but Mrs Nakamura and the children are still living at the house, the legal description of the property is Lot 17 Blk 239 S L 526

Yours Truly

Mr. J. E. Withers

MEMORANDUM.

NAKAMURA Ryotaro.

01724
Reg. No. Unknown.

New Denver, B.C.

Former address: 1618 W. 3rd. Ave., Vancouver, B.C.

Submitted by:

NAKAMURA Sumi, (Mrs. Ryotaro)

Reg. No. 01724.

1618 W. 3rd. Ave., Vancouver.

The declarant states that when her husband registered his property on June 15th. 1942, he stated that his agent (Ker & Ker Ltd., 475, Howe St., Vancouver) would rent the house to Mr. Robertson for \$10 a month. The agent and family have decided to rent the house at the above address for \$12 a month to Mr. Robertson.

Date:

August 24th. 1942.

M. Wraight

Signature:

Sumi Nakamura

McDermott Motors

U. S. 100-200-1-24

USED CAR APPRAISAL RECORD

NAME

ADDRESS

Paint

Tires

Body & Fenders

Glass

Top

Nickelling

Radiator

Running Boards

Mats & Kick Pads

Upholstery

Hardware

Motor Expense

Transmission

Rear Axle

Universal Joints

Clutch

Steering

Brakes

Tighten Up

Muffler

Sundries

Wash & Clean Motor

Clean Interior

Oil & Grease, Change

Oil & Check Over

Total

Mod. interested in

Salesman

Selling price

Date

Appraised By

For immediate acceptance only.

Less Repairs

Allowance

Make

Body Style

Year

License

Serial

Mileage

Remarks

T-18 (possibly crashed)
Wash in oil
Black.

blue

Pickup

39

61136

91314

80150

33370

\$400.00

\$23.50

\$2.50

\$2.00

\$8.00

\$5.00

\$75.00

\$1.00

\$1.00

\$1.00

\$1.00

\$1.00

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

7 18

Seizure No.

FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE: **NAKANURA, Ryotaro, 1618 W. 3rd. Ave. Vancouver, B.C.**

NAME OF FILE

On **March 9th**19 **42** I**H. F. Price****RCMP**
MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO.	(41) 61136	TIRE NUMBERS
MAKE & MODEL	Chev. 39, light delivery truck	
SERIAL NO.	22 9151480150	
ENGINE NO.	61502780	
SPEEDOMETER READING	33369	
CONDITION	appears good condition.	
EXTRA EQUIPMENT	none	
DESCRIPTION & CONDITION VERIFIED		22 #01784
<p>Signature of Owner Japanese Registration No.</p> <p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><i>H. F. Price</i></p>		<p><i>Insurance Panaka Co.</i></p>
DATE:	March 9/42	
		<p><i>Price</i></p> <p>SIGNATURE OF MEMBER SUBMITTING REPORT</p>

Catalogue 320 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.

9011

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

- (1) NAME NAKAMURA RYOTARU (RCMP) Reg. No. 01784
(Print) Surname Given Name
- (2) Pre-Evacuation Address 1618 - W - 3rd AVE VANCOUVER B.C.
- (3) Present Address R. R. 2 GORMLY ONT
- (4) REAL ESTATE
- (a) Street Address (if any) 1618 - W - 3rd ave VANCOUVER B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
LOT 17 BLOCK 239 D.L. 526
COUNTY OF NEW WESTMINSTER B.C.
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business LANDSCAPE GARDENER
(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 - - - - - \$ 900.00
(ii) Buildings - - - - - \$ 1100.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 300.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2300.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 997.50 (1050 given)
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1303.50
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
1618 - W - 3rd ave VANCOUVER B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
The House, some Locked in one Room.
- (c) How stored or packed at time of evacuation
Some Packed in Garage.

(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")

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

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ 448.50

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

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

(g) (a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? ~~Yes~~ 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

TO WIT:

R. Nakamura

of the

in the

County of Yukon

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

of

in the

this 21st day of

A.D. 1947.

A Commissioner etc.

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.

(5)-(e) PERSONAL PROPERTY.

1	Chew Truck (1939) (Sold by Custodian 4000)	
1	Floor lamp	600 00
2	Table lamps	15 00
2	Tables (1 - Kitchen 1 - Dining)	10 00
6	Chairs	20 00
1	Kitchen Range (McLary 6 holes)	6 00
1	Doll stand (Solid oak with mirror)	25 00
1	Kitchen lavatorium	20 00
3	Double beds	5 00
1	" mattress	30 00
1	baby bed	5 00
1	Easy chair	10 00
10	Blind + 10 Curtains	5 00
4	Lawn mowers	20 00
10	Grass catchers	40 00
1	Truck body Top	7 00
7	R.P. Shovels	25 00
3	Garden spades	7 00
4	manure forks	3 00
3	claws	4 00
3	Digging forks	3 00
7	metal rakes	3 00
5	Picks	7 00
12	Garden shears	5 00
4	Garden pruners	12 00
1	Tank sprayers	4 00
1	Brass sprayers	7 00
1	Planers	4 00
3	Chisels	1 50
1	Sledge hammer	1 00
3	Roofing ladders	1 00
1	Cement rollers	6 00
6	Paint Brushes	20 00
2	Steel wheelbarrows	6 00
1	Cross cut Saw	15 00
3	Cement troughs	3 00
1	Radio (philco mantle at R.C.M.P.)	6 00
3	step ladders	25 00
		4 50

Custodian sold price of above items
is about 550.00 (correct figure not available)

PERSONAL CLAIM =

998 00 (991 00)

550 00

448 00

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927 CHAPTER 29

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE H. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 13, 1948.

IN THE MATTER OF THE CLAIM OF

RYOTARO WAKAMURAPROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
----------------------------	---

F. A. NEWIN, ESQ.	appearing for the Claimant.
-------------------	--------------------------------

A. SMITH, ESQ.	Secretary.
----------------	------------

G.H.R. UPTON, ESQ.	Official Interpreter.
--------------------	-----------------------

J. B. HARRISON, ESQ.	Official Reporter.
----------------------	--------------------

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

H. Nakamura,
In shf.

RYOTARO NAKAMURA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWSTER:

Q. Your claim is in part in respect to 1515 West Third Avenue, in Vancouver? A. Yes.

Q. You were the owner of that property?

A. Yes.

Q. Is this your signature? A. Yes.

Q. On a document under the heading, (Real Estate Other Than Farm)? A. Yes.

Q. Are the facts stated in the document correct? A. Yes.

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

Q. Now I note that you had been a tenant of this property before you bought it? A. Yes, sir.

Q. For some years? A. 7 years.

Q. And you paid \$1200. for it?

A. Yes sir.

Q. Was there anything special about the amount that you paid that you want to call to the attention of the Commissioner? A. Yes, sir, when I rented the house I had an arrangement with the owner I was going to buy the house and she said whatever I spent on the house she would deduct it from the cost of the house when I purchased it.

Q. Was that amount ever fixed at all, was the amount you were allowed fixed at any special figure? A. Well for seven years we spent lots of money, about \$500.

R. Nakamura,
In chf.

Q. When you first said that you would buy the house, what price did the owner want?

A. \$1600. she wanted, that was the price set in Vancouver. That was its assessed value.

Q. That was the price she wanted at first?

A. Yes.

Q. And you actually paid \$1200? A. She said she would wait for me and whatever I spent during the time she deducted from the whole amount.

Q. So you deducted \$400? A. Yes.

Q. From \$1600? A. No, from \$1600.

Q. You actually paid \$1200. and your work?

A. Yes.

Q. Perhaps my friend will file the report made by the appraiser, which was the Pemberton Realty Corporation.

MR. CHRISTIE: I file the appraisal report of the Pemberton Realty Corporation as Exhibit B.

(APPRAISAL REPORT OF PEMBERTON REALTY CORPORATION MARKED EXHIBIT NO. B)

MR. BREWER:

Q. This appraisal has been discussed with you; you have seen the appraisal made by the Pemberton Realty Corporation? A. Yes.

Q. Now I notice it says the lot is 33 x 120 feet, have you any comment to make on that?

A. Well the lot is 33 x 120 feet, but I didn't measure it at all.

Q. It is your impression the real dimensions of the lot were 33 x 120 feet, but you are not sure of that? A. I was told that, but I haven't measured

B. Nakamura,
In shf.

1
2 it. It doesn't make any difference to me.

3 Q. It might make some difference in the value,
4 of course. Then I see that the appraiser said this
5 was a very old 5 storey house consisting of three
6 rooms downstairs and 3 rooms upstairs; what do you
7 say about that? A. Three rooms downstairs and four
8 rooms upstairs, and a bathroom.

9 Q. You say he missed one room apparently?

10 A. Yes, I don't see how he could miss it.
11 There were four doors right there.

12 Q. Then he says it was in a run down condition?
13 What was the condition when you left?

14 A. Oh it was all good in repairs.

15 Q. I notice the original claim claimed a
16 value of \$2500, and we have reduced that to \$2000.
17 The original claim included an item of stock-in-trade,
18 fixtures and good will, so the claim is reduced by
19 \$500. Now, you refer in your report to a picture
20 taken on April 29, 1943. I presume that is the picture
21 which the Government has on its file. Have you got a
22 picture of this property?

23 MR. CHRISTIE: I will go through my file.

24 I tender as Exhibit 3 a photograph of 1616
25 W. 8th Avenue, Vancouver?

26 (PHOTOGRAPH OF HOUSE OF CLAIMANT, MARKED
27 EXHIBIT NO. 3)

28 MR. BRENN: Is that a picture of your house?

29 A. Yes.

30 Q. Is it a good picture? A. No, I wouldn't
say it was a good picture. It doesn't show it very

1 H. Nakamura,
2 in chf.

3 clearly. The best part of the house was round the
4 bay window and it doesn't show.

5 Q. I think I will file this other picture.
6 Who was that taken by? A. I took it myself.

7 Q. Is that a picture of the house for which you
8 are claiming? A. Yes, the front steps of the house.

9 Q. I must say the young ladies in the front
10 make it hard to see the building.

11 A. I happen to have no picture of the whole
12 house.

13 (PHOTOGRAPH OF CLARENCE'S HOUSE, MARKED
14 EXHIBIT NO. 4)

15 Q. You had fire insurance for \$1000?

16 A. Yes.

17 Q. You don't remember the company? A. I don't
18 remember. The Custodian has the insurance policy
19 I guess.

20 Q. Now in respect to personal property. You
21 are making a claim I take it for the articles listed
22 in this form called Analysis of Personal Property, are
23 you not? A. Yes.

24 Q. I would ask my friend to file the original
25 of that.

26 (ANALYSIS OF PERSONAL PROPERTY FORM,
27 MARKED EXHIBIT NO. 5).

28 Q. And I notice that there are a number of
29 figures on the right hand side of the column. Do they
30 set out the value of the items for which you are
claiming? A. Yes, sir.

Q. I notice they total \$991. Now, where
did you leave these chattels? A. In the premises,

6.
R. Nakamura,
In chf.

1
2 and some in the garage, but it was all locked up.

3 Q. Did you leave them in anybody's care?

4 A. Well, Mr. Robertson, my neighbour next
5 door. I asked them to take over the house for the
6 duration and they abandoned their rented house and
7 moved into my house.

8 Q. Did you ask them to look after those?

9 A. Yes, we asked them to look after the house
10 while we were away.

11 Q. And did you receive a letter from them?

12 A. From Mrs. Robertson, yes.

13 Q. It is dated May 22nd, do you know what
14 year you received it. The envelope is post marked
15 May 22nd, 1944, is that it? A. Yes.

16 (LETTER TO CLAIMANT NAMED EXHIBIT 6)

17 Q. This letter says:

18 "I received your letter regarding the stuff
19 you were selling to us, your letter came two
20 days too late, the Custodians were here Wed.
21 before, they have taken everything, they left
22 us table and 4 chairs, also piano stool, and
23 I was told to have a receipt for same, floor
24 lamp and stand and table lamp also everything
25 upstairs, in small room, in garage too.
26 Truck came twice to pick stuff up, I would
27 have liked to send up myself what you needed,
28 but the Custodian has the power, they are
29 selling everything. Enclosed is money
30 order for \$ five dollars & fifty cents, \$2
for table, 50 ¢ for each chair, \$1.50 for

1
2 R. Nakamura,
In chf.

3 "plane steel, Mrs. Robertson thanks you for
4 curtain stretcher also Doll's buggy for June.
5 Hope Mrs. Nakamura will keep well.

6 Yours truly,

7 G. Robertson."

8 Q. Now, apart from that did you have any
9 explanation from Mr. and Mrs. Robertson as to what
10 happened to your property. Apart from that letter
11 did you have any explanation of what happened to the
12 things you had left with Mr. and Mrs. Robertson?

13 A. Yes.

14 Q. What other explanation did you have?

15 Q. We had two or three letters; I can't
16 remember.

17 Q. They turned it all over to the Custodian?

18 A. Yes.

19 Q. I see you have filled in a form here
20 under the heading "Personal Chattels"? A. Yes.

21 Q. Are the facts stated therein correct?

22 A. Yes.

23 (PERSONAL CHATTELS FORM MARKED EXHIBIT 7).

24 Q. I notice in respect of this you are
25 claiming for a used truck, Chevrolet, 1939, \$600.
26 You bought that in 1940, did you? A. Yes.

27 Q. Was it in good condition when you bought
28 it? A. No, two fenders were stripped off.

29 Q. And you paid \$600. for it? A. Yes.

30 Q. I notice on the form you state that the
truck was purchased in a damaged condition and repaired
subsequently? A. Yes.

R. Nakamura,
In chf.

6.

Q. Do you know how much you paid to fix it up? A. \$175.

Q. You said in the form \$100? A. I don't remember exactly, I just remember about how much.

Q. So you are claiming \$600. for it now?

A. Yes.

Q. What condition was it in when you evacuated? A. In good shape. I put it in the garage to be repaired.

Q. I notice you had your furniture insured?

A. Yes.

Q. For how much? A. \$1000.

Q. Is that the furniture that is included in the claim? A. Yes.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I produce here the J.P. Form dated 18th of June, 1942; is that your signature? A. Yes.

Q. I tender this as Exhibit 8.

(J. P. FORM MARKED EXHIBIT NO. 8).

Q. I am showing you a J.P. Form dated 18th. of June, 1942, is that your wife's signature?

A. Yes.

Q. You know her signature? A. Yes.

Q. That is her's? A. Yes.

(J.P. FORM SIGNED BY WIFE OF CLAIMANT MARKED EXHIBIT NO. 9)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 10).

Q. Do you know how old this house was when you purchased it in 1939? A. 35 years old.

R. Nakamura,
et. al.

Q. And what kind of lumber was it constructed
off? A. Siding.

Q. Do you mean drop siding? A. Yes.

Q. What was the condition of the roof?

A. The roof is just five years old.

Q. Did you put a new roof on? A. Yes, sir.

Q. Did you rent this property at any time
to anyone else? A. Yes, to Mrs. Robertson.

Q. And what was the rental? A. We didn't
ask rental exactly, but I notice she paid to the
Custodian I think \$12. She was a good friend of ours
and neighbour.

Q. But you never rented it to anyone else
apart from the time the Custodian rented it?

A. No, sir.

Q. Now I have a letter here that shows
rent of \$12. was paid by Mrs. George Robertson
directly to Mrs. Nakamura? A. Yes, she said she
got the first \$12. and she said she didn't want it,
and Mrs. Robertson insisted on paying so much. We
asked them to keep the house, and we didn't expect
rent from her, but she figured on taxes and water
and things.

Q. There was rent of \$12. paid to
Mrs. Nakamura and that was the only rent paid to you?

A. Yes.

Q. Now, in regard to the personal property;
there doesn't seem to be any record of a consent
teller; do you know anything about it?

R. Sakamura,
ex. ex.

10.

1
2 A. Yes, it was in the garage locked up and
3 the Custodian opened it up and took it. I got a
4 letter from the Custodian.

5 Q. The cement roller is not on the J.P.
6 Form that you signed or the J.P. Form signed by your
7 wife?

8 MR. BREWIN: The only comment I can make is
9 that there is reference to \$150. garden tools. I don't
10 know if one would call a roller a garden tool.

11 MR. CHRISTIE: It is not a tool.

12 MR. BREWIN: It may be.

13 THE SUB-COMMISSIONER: It is in the same class
14 as a wheel barrow. It is garden equipment anyway.

15 MR. CHRISTIE: You say it was locked up in
16 the garage? A. Yes.

17 Q. Have you any receipt from the Custodian?

18 A. No, but they sent a letter to me that they
19 had opened up the place and found a lot of tools out
20 there.

21 Q. A cement roller would hardly be found in
22 a box. Have you anything you can give us as
23 acknowledgment of the cement roller, either by letter
24 or receipt? A. No.

25 Q. What about the cross-cut saw they have no
26 record of? A. They were all in one room locked up.

27 Q. What about the sledge hammer? A. Yes,
28 they were all in there.

29 Q. Were these lawn mowers new or old when you
30 bought them? A. These were all new. Some were new

B. Nakamura,
et. al.

11.

and some were used for about a year and a half.

Q. What kind of lawn mowers?

A. Pennsylvania.

Q. The four of them? A. Yes.

Q. Was the radio new or used when you got it?

A. I think it was used a little bit.

Q. It was used? A. Yes.

Q. What about this truck; do you know the mileage when you bought it? A. I think it was about 10,000 miles.

Q. And when it was surrendered what was the mileage? A. I can't remember.

Q. Did you use it quite a bit in your business? A. Nine months, I guess.

Q. Did you use it quite a bit? A. About 15 miles a day.

Q. I think you told my friend you repaired the fenders? A. Yes, I bought the car and two fenders were scraped off and I put new fenders on it.

Q. Did you put new tires on it? A. Yes; I was offered \$40. each time from a friend for them. At that time you couldn't get tires, and I was offered \$40. each for the four tires.

Q. That is all, thank you.

RE-EXAMINATION BY MR. BRENN:

Q. I just want to ask you one question. Did you receive this letter, dated October 9th, 1942, from the Custodian's Office? A. Yes, sir.

H. Nakamura,
Re-ex.

Q. I notice it is from Mr. Peers in the
Administrative Department, and it says:

"We are today in receipt of an offer to
purchase your property at 1615 -3rd Avenue
West, Vancouver, B.C. for the sum of \$500.00
cash.

Please advise us whether you wish to take
advantage of this offer or not.

We are of the opinion that this price is too
low for the property.

Kindly reply to this letter even if you are
not interested in this offer."

(LETTER ABOVE NOTED, MARKED EXHIBIT NO. 11)

Q. Did you reply to that letter? A. Yes.

Q. What did you tell the Custodian?

A. I was not interested in selling.

Q. Apparently at that date in October, 1942,
the Custodian thought \$500. was too low? A. Yes.

Q. That is all.

MR. CHRISTIE: It is submitted, your honour,
the real property was sold at its fair market value.
It is submitted that these articles of personal
property which were sold were sold at their fair market
value. It is further submitted that any articles of
which the Custodian had no record, the Custodian assumes
no responsibility for.

I have some documents to file.

(TENDER DATED 9th. SEPTEMBER '48 FROM SOPHIA
ROSEN AND LETTER OF R. EVANS, MARKED
EXHIBIT NO. 12.

(Discussion).

(ASSESSMENT NOTICE FOR 1945, MARKED
EXHIBIT NO. 13)

(APPRAISAL RE TRUCK, MARKED EXHIBIT 14).

(PROCEEDINGS ADJOURNED SINCE DEE)

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

J. B. McGregor
J. B. McGregor,
Official Reporter.

I, H. A. Miller, Deputy Commissioner,
appointed to hear a Commission to
investigate claims of Japanese-Canadians
for property loss, do certify the fore-
going is a true copy of the evidence
heard on the within claim.

H. A. Miller
H. A. Miller,
Deputy Commissioner.

Defense Brief

Toronto, Ontario.
October 13, 1948.

Ryotaro NAKAMURA

File No. 9011

Case No. 1122

REAL PROPERTY CLAIM

(All Claims shown are Gross)

1. Amended Real

Property Claim -

Amendment: Trans. 4, Lines 15 to 19. Claim of \$300.00 for stock-in-trade, fixtures and goodwill withdrawn.

Legal Description: Lot 17, Block 239, D.L. 526, Group 1, N.W.D., Plan 590. - 1618 W. 3rd Ave., Vancouver, B.C.

\$2,000.00

Appraised
\$ 900.00

Sale Price
\$1050.00

Witness: W. G. Moore, of Pemberton Realty Corp. - appraiser.

Ref. (1) - Trans. 2, lines 18 - 30 and Trans. 3, lines 1 - 14.

The claimant states he paid \$1200.00 for the above property. According to the following documents (removed from master file to claim file) the claimant purchased this property from Jessie Emma Withers for \$1100.00:

C.of E. dated August 31, 1943

Ltr. - Mrs. Withers to Custodian, Apr. 23/42.

Search - made by I. Macpherson, July 7/42.

Document re encumbrances on property, signed by Mrs. Withers on October 30, 1942.

(2) - One tender only was received on this property, namely:

\$1050.00 - Sophia Rosen, Sept. 9, 1943.

(3) - Trans. 3, lines 21-30 and Trans. 4, lines 1-14:

(1) Claimant states the Lot is 33 x 120 instead of 25 x 120 as shown on Mr. Moore's appraisal report (Ex. 2). Claimant admits however that he did not measure the lot.

According to Sketch obtained from City Engineer attached to letter of Jan. 24/49, this lot is 25 x 120. (Letter and Sketch on claim file).

(11) Claimant states there are 3 rooms downstairs and 4 rooms and bathroom upstairs, rather than 3 rooms downstairs and 3 rooms and bathroom upstairs as reported by Mr. Moore. The appraiser would appear to be in error as the rental agent's report of July 7/42 lists 3 rooms downstairs and 4 rooms and bathroom upstairs, as stated by claimant.

(4) - Trans. 8, lines 29 & 30.

Claimant admits this house was 35 years old when he purchased it in 1939 and was constructed of drop siding. He said roof is only 5 yrs. old, which would mean that it was re-roofed in 1942. (He was evacuated in March 1942).

Ref. (4) - Trans. 5, Lines 13-17.

Claimant's counsel inquired as to name of the company that insured this house. Custodian records reveal that insurance was placed on this dwelling by Mr. Nakamaru in the sum of \$1000.00 under Northwest Fire Insurance Company Policy No. 205832 for three years, expiring March 9/45, the insurance agent being "Tanaka Insurance Agency".

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

2. Amended Personal
Property Claim

\$1021.00

- Amendment: The claim for 4 lawnmowers has been increased by \$30.00, i.e. from \$40.00 to \$70.00. (See Ex.7)

	<u>Appraised</u>	<u>Sold by Tender</u>
(a) 1939 Chevrolet Truck valued by claimant at \$600.00	\$400.00	\$400.00

Witness: H. Grone, McDermott Motors - appraiser.

Ref. (1) The appraiser's report (part of Ex.14) states that the 5 truck tires were "smooth". (See Trans. 11, lines 22-25).

(2) Claimant stated he purchased the truck in 1940 for \$600.00, in a damaged condition, and subsequently expended \$175.00 in repairs. (See Trans. 7, lines 23-30 and Trans.8, lines 1-9).

(3) Claimant states mileage was about 10,000 when he purchased the truck but that he could not remember the mileage at the time he surrendered the vehicle. He said he had used it about 9 months in his business and that it was driven about 15 miles each day. The mileage shown on the appraiser's report (see Ex.14) is 33,370, thus indicating that the mileage was a great deal more than 10,000 at the time of his purchase, or that he used it more than for 15 miles each day.

(b) Goods valued by claimant at \$189.50	<u>Sold at auction</u> \$111.85
---	------------------------------------

Witnesses: W. G. Thompson - Auctioneer
Wm. Wills, Staff - attended auctions.

(c) Goods valued by claimant at \$86.50	DECLARED, NOT FOUND.
--	----------------------

Ref. - Mr. Spain's memo of May 12/44; auction sheets;
and statement of abandoned goods dated May 13/44

(d) Goods valued by
claimant at \$32.00

NO RECORD AT ANY TIME.

Ref.: JP Declaration Forms of husband and wife; auction sheets, and statement of abandoned goods. (Note: One of the items in this column on the Analysis may have been "Declared, not found", namely, the cement roller - that is, if "Cement Marker" reported in letter of Jan. 4/43 by claimant is the same article as "Cement roller").

(e) Goods valued by
claimant at \$35.00

ABANDONED.

Witness: W. G. Thompson - Auctioneer
Wm. Wills - Staff

(f) Goods valued by
claimant at \$75.00

LOST, DESTROYED OR STOLEN.

Witness: G. B. Spain - as to type of chattels owned by this Japanese person.

Note: \$20.00 claimed for Blinds and Curtains and listed in Analysis of Personal Property under "Unaccounted for, theft, etc." - It is possible that the blinds were sold with the real property as part of the premises, and that the curtains were used and worn out by the Robertsons, tenants of the claimant, who were left to look after the house and chattels.
\$5.00 claimed for kitchen linoleum and listed as "Unaccounted for, theft, etc." in Personal Property Analysis, may possibly have been tacked or glued to the floor, in which case it would become a fixture of the property.

There is nothing on file, however, to prove the above to be so.

(g) Goods valued by
claimant at \$3.00

Sold to tenant by Claimant.

Ref.: Letter of May 22 from G. Robertson to R. Nakamura, filed as Exhibit 6. (See Trans. 6, lines 3-30 and Trans. 7, lines 1-6)

SUBMISSION: Trans. 12, lines 21-27

"It is submitted, your honour, the real property was sold at its fair market value. It is submitted that these articles of personal property which were sold were sold at their fair market value. It is further submitted that any articles of which the Custodian had no record, the Custodian assumes no responsibility for".

<u>Summary of Defense Witnesses</u>	<u>Where Required</u>	<u>Documents to be filed</u>	<u>Witness Proving Same</u>
W. G. Moore - appraiser	1		
H. Grone - appraiser	2 (a)		
W. G. Thompson - Auctioneer (Thompson also)	2 (b) (e)		
W. Wills - staff	2 (b) (e)		
G. B. Spain - staff	2 (f)		

/ER
Jan. 21/49

Name of Claimant **KAKIMURA, Ryotaro**Case **1122**Custodian File **9011**

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1050	52.50 12.50									65.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
400	100									100.00
<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			
189.50	111.85	33.55	78.875	202.50	119.20					
TOTAL RECOMMENDATION										317.75

9011

December 6, 1950.

Mr. Ryotaro NAKAMURA,
30 Devon Road,
Toronto, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. **1122**

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 ... **\$317.75**

Cheque in your favour is enclosed for **299.37**
and we have paid the Co-Operative Committee .. **18.38**
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/ON
Encl.