

10343

REAL ESTATE

MARPOLE

FILE No. 10343

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

EXHIBIT No. base 12-1

NAME: NAKAZAWA, Hidehiko

DATE 10 Dec 1947

HOME ADDRESS: 8635 Fremlin St., Vancouver, B.C.

FILED BY J. W. G. Hunter

REGISTRATION NUMBER 02213

SEX: Male

AGE: 29

OCCUPATION: Millhand

(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: B. G. Box Co. Ltd.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yoshiko ³²³¹ declares nothing

ADDRESS OF WIFE OR HUSBAND: None 8635 Fremlin St., Vancouver

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Lot 16, Subdivision "V" Blocks 7-10
Subdivision "C" District Lots 319, 324 and part 323, Group 1,
District of New Westminster, B.C. Title No. 36076 'L'

2. BUILDINGS AND OTHER IMPROVEMENTS: Eight-room dwelling,

3. INSURANCE (Give particulars; state where policies are) \$2500 on dwelling and furniture,
in the Canadian Fire Ins. Co. Policy No. 497444 in my possession

4. TAXES (Amount and where payable) \$49 for 1941, payable at Vancouver, BC

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present. Will be
leased through J. W. Fairhall, real estate, 1315 S.W. Marine Drive,
Vancouver, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

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: ---

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

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

CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

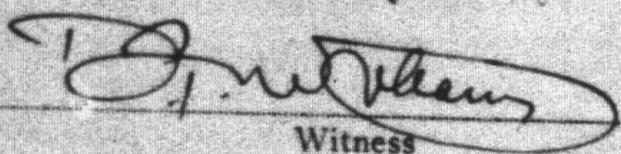
LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

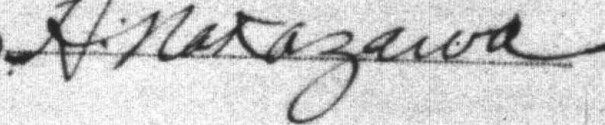
I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

Dated this 2nd day of June 1942


Witness

(Signature)



FOR DEPARTMENTAL USE

Name of Claimant

NAKARANA, Hideohiko

Case

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Custodian File

10343

REAL PROPERTY										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		
1700.00	97.50									97.50
PERSONAL PROPERTY										
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			
NETS										
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	
MISCELLANEOUS CHATTELS										
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			
95.00	25.95	7.78	27.31%					7.78		
TOTAL RECOMMENDATION										105.28

INFORMATION FROM R.C.M.P.

Date July 22, 1943

Our File No. 10343

Full Name NAKAZAWA, Hidehiko
(Surname in Block Letters)

Registration No. 00213

Male - Female
(check)

Age Mar. 2, 1913

Former Address 8635 Frealin Street, Vancouver, B. C.

Date Evacuated 13/6/42

Naturalized - Canadian-Born - National
(check)

Present Address Slocan City, B. C. (As per R.C.M.P. advice 4/1/45).

(R.C.M.P. Dec. 4/46: of Rose Graham, Slocan, B.C.)

Married - Single
(check)

Name of Wife (Nee' SHIMODA) Yoshiko #13219.

Name of Husband

Name of Mother (Nee' IWASAKI) Tone-03784 Name of Father Hidemi - #03782

Names of Children under 16

Kiyashi (M) 1/10/42

Requested by

Registered with Custodian

(Yes or No)

Additional Information

Millhand.

House and Land.

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REAL PROPERTY SUMMARY

JAPANESE NAME: Hidehiko NAKAZAWA Reg. No. 02213 File No. 10343.

CATALOGUE NO: 106

PROPERTY ADDRESS: 8635 Frenlin Street, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 16, Subdivision "V", Blocks 7 to 10, Subdivision "C", District Lots 319, 324 and part of 323, Group 1, N. W. D., Plan 1870.

TITLE: Registered in the name of Hidehiko NAKAZAWA.

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

Vesting Order filed No. 34708, dated August 22nd, 1942.

ASSESSED VALUES: Land - \$ 285.00
Improvements - \$1500.00 - \$1785.00 Taxes - \$53.90.

CLASSIFICATION: This is a 1½ storey house, 7 rooms and bathroom, 26' 6" x 36' built on a 50' Lot. Basement has concrete floor with laundry tubs (no furnace).
Valuator reports: "very light construction and no plaster, exterior needs paint, floors worn, attic trim not varnished."
"We are of the opinion that the market value of this property is not more than \$1700.00" Sgd. Johnson, Reeve & Watson "per D.W.Reeve".

**HISTORY OF
ADMINISTRATION:**

This property was leased by Hidehiko NAKAZAWA, through the Real Estate office of J.W. Fairhall, to Mrs. W. Clugston as from May 6th, 1942, on a monthly rental basis of \$25.00 per month, payable in advance. It was agreed to put in a new hot water tank costing \$49.50, payment to come out of the rentals. *(See ltr. June 16/42 & July 2/42)*

Rents collected and paid into this office - \$400.00, against which were the following charges:

Hot Water Tank	\$49.50
Repairing Toilet	3.40
Water Rates	23.50
Commission	20.00 - \$96.40

SOLD:

To Wong Wong and Doris Wong (Joint Tenants) for \$1700.00 as at August 18th, 1943.

Approval of Advisory Committee - August 12th, 1943.

Funds released to the credit of Hidehiko NAKAZAWA as at October 19th, 1943, against which were the following charges: Real Estate Commission - \$85.00, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50 - \$97.50, leaving a net credit of \$1602.50 from said transaction.

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Adjustments as at August 18th, 1942, to the amount of \$6.11 being Purchaser's share of unexpired Fire Insurance Premiums and \$19.14 being Purchaser's share of Taxes, also \$5.54 being Purchaser's share of Water Rates = \$30.79, were placed to the credit of Hidehiko NAKAZAWA'S account.

The following Fire Insurance Policy:-

Canadian Fire Insurance Co., Policy No. 497444 - \$2,000.00, covering the dwelling, was transferred to Wong Wong and Doris Wong, 4th November 1944.

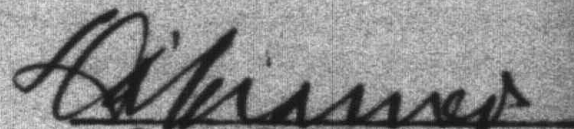
OLD CERTIFICATE OF TITLE

No. 36076-L: Hidehiko NAKAZAWA declared on his JP Form, signed the 2nd June, 1942, that the Title Documents were in his possession. Mr. P.H. Russell wrote to him on August 23/43, asking him to send in the Certificate of Title to this office. So far, there has been no reply to this letter.

Certificate of Title No. 91601-L in the names of Wong Wong and Doris Wong was handed to them 4th November, 1943. A signed receipt acknowledging same is on file.

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

September 4th, 1946.


D. A. CRAMER.

DAC:JS

Taken from
File 10343

16

NAKAZAWA, Hidehiko
8635 Fremlin St., Vancouver, B.C.
Evac. File 10343



Picture Taken May 3, 1943

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PERSONAL PROPERTY SUMMARY

File No. 10343

December 6th, 1946

Re: Hidehiko NAKAZAWA (Mr.)
Reg. No. 02213

Chattels: This Japanese person declared that he had no chattels in the protected area of British Columbia but a number of items were found on the premises and sold at auction. (See chattels summary attached).

Specified

Articles: No Specified Articles are revealed on this file.

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.

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CHATELS SUMMARY

File No. 10343

December 6, 1946

Re: Hidehiko NAKAZAWA - #02213

In his JP form dated June 2, 1942, this Japanese person declared "None" in the space provided for the declaration of personal property such as household furniture and effects. However, in a letter dated June 16, 1942, Mr. Fairhall, Agent, stated he checked with the tenant who advised there was a large gas and coal range, a kitchen table and chairs and some boxes of Japanese personal effects in the house, but stated it was likely that Nakazawa had disposed of the balance of his furniture before he left the house as his insurance covered household effects to the extent of \$500.00.

Under date of November 26, 1943, Mr. Green advised Mr. Spain to check on the chattels at 8635 Fremlin Street, since the real property had been sold and under date of December 7, 1943 there appears on file Custodian Inventory No. 470 showing the removal of 1 CARTON from the above address to 992 Powell Street.

On the same date, namely December 7th, 1943, goods were sold at Vancouver auction 7 in the name of Hidehiko NAKAZAWA, namely:

Tools	Saucers & Jap Bowl
6 cups & saucers & plate	5 chairs
Dishes	Gas Stove
Tray, glassware & dishes	Heater

and the following were condemned as unsalable by the auctioneer and were given to the Red Cross (memo on file December 11, 1943):

1 old home made bench	1 old wire bed spring
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Although chattels were not declared by this Japanese person, and none were declared by his wife, father or mother, it is assumed that these odd chattels belonged to Hidehiko NAKAZAWA as his fire insurance policy indicates that he had chattels on the premises and there is nothing on file indicating that any other person had chattels stored on his premises. Net proceeds from the sale of chattels at auction were \$20.74.

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

*Dec. 16/46 - J. Nakazawa
State all chattels left
at 8635 Fremlin belonged
to him*

E. Robertson
E. Robertson.

SUMMARY OF LIABILITIES

File No. 10343

December 6th, 1946

Re: Hidehiko NAKAZAWA,
Reg. No. 02213

This file reveals no claims against the above Japanese
person.

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

E. Robertson
E. Robertson.

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

June 10, 1942.

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

Dear Sirs: Re Your File No. 10343. 8635 Fremlin Street,
owner, Hidehiko Nakazawa, Reg. No. 02213.

We have your letter of the 6th. instant re the
above property, and are enclosing herewith cheque for \$22.50
to cover the first month's rent collected, as per statement.

This is a month-to-month tenancy at \$25.00 per mo.
Tenant is to be allowed for papering living room, if they want
it done. Rents are to be paid to this office and, until we re-
ceived your letter, we were to pay the taxes and water rates
and await Nakazawa's instructions as to the disposal of the
balance of the rents.

We are enclosing tax notice and small bill for ele-
ctric light which Mr. Nakazawa asked us to pay out of his rent.
There will also be a small bill for telephone which we were also
to pay for him.

Am also enclosing fire insurance policy No. 497444
in the Canadian Fire Insurance Co. covering this house for
\$2,000 and the furniture for \$500. I do not know if this furn-
iture has been stored about the premises or not. It was rented
unfurnished, except for one heating stove. This policy was left
with us for safekeeping and so that we would see to it being
renewed when it expired.

The hot water tank in this house is leaking so badly
that it cannot be used. We have had a plumber examine it and he
reports that it cannot be repaired, which necessitates buying and
installing a new tank. This we were preparing to do, but on re-
ceipt of your letter we stopped and will leave it to your discre-
tion. The tenant, meanwhile, is without hot water and badly incon-
venienced in that way. It would be appreciated if something could
be done about this immediately.

Yours faithfully,

Encls.

J. W. FAIRHALL

10349

June 15th, 1942.

J. W. Fairhall, Esq.,
1318 Southwest Marine Drive,
City.

Dear Sir:-

re NAKAZAWA, Hidehiko

We are in receipt of your letter of the 10th instant in connection with the above and thank you for the cheque for \$22.50 enclosed, together with statement covering same.

We are also in receipt of the tax notice and the bill for electric light. We presume that in future the electric light bill and telephone bill will be paid for by the tenant.

This letter will also acknowledge receipt of fire insurance policy No. 497444 in the Canadian Fire Insurance Co. We note your remarks in connection with the furniture and we would be obliged if you will make inquiries as to whether any furniture has been stored in this house, or not. If there is no furniture in the house there is not much point in the policy covering \$500.00 at that particular location.

We note your remarks in connection with the hot water tank. We think you should secure an estimate for the cost of a new tank and installation, and submit it to this office. While we have no available funds we would likely agree to this repair being made if arrangements were made with the tenant to take care of same and make deductions out of future rentals. Kindly advise us in full regarding this particular matter.

Yours truly,

FGS:EB.

Manager
Administration Department

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

June 16, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 17 1942

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

Dear Sirs: Your file No. 10343. H. Nakazawa.

We have your letter of the 15th. instant re the property of the above. Please find enclosed a telephone bill which we mentioned in our letter of the 10th. instant. We had arranged with Mr. Nakazawa to pay this for him out of his rents. In future, of course, the light and telephone bills are the sole affair of the tenant.

We have checked with the tenant re the furniture. They say there is only a large gas and coal range, a kitchen table and chairs and some boxes of the Japanese's personal effects in the house. This would not total \$500, the value of fire insurance on the furniture, by any means. Most likely Nakazawa has disposed of the balance of his furniture before he left the house.

Enclosed please find estimate of \$49.50 for installing a hot water tank in this house. This is for a very superior type of tank that is guaranteed for 20 years. It is impossible to buy the more common and much cheaper galvanized tank at the present time, I think we can arrange with the tenant to pay the bill, if he is allowed two months rent, or at least the \$49.50.

Yours faithfully,

J. W. FAIRHALL

per *[Signature]*

Encls.

10343

July 3rd, 1942.

J. W. Fairhall, Esq.,
1318 Southwest Marine Drive,
Vancouver, B.C.

Dear Sir:-

re NAKAZAWA, Hidehiko

We are in receipt of yours of the 16th ultimo.

We have now paid the two following accounts:
B.C. Telephone Company \$1.43, and B.C. Electric Railway
Co. Ltd. - light bill - 32¢.

If you can arrange for the tenant to take care
of the payment for the installation of the water tank
which you advise is necessary, by a deduction from the
next two months' rent, we agree that this matter should
be attended to.

We note that the estimate from the Eburne Sheet
Metal & Plumbing Works for this job is \$49.50, and if
you recommend that this is a fair price we suggest that
this work be carried out on the basis mentioned above. }

Yours truly,

FGS:EB.

F. G. Shears
Assistant Manager

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 10343

Dear Sir:

Catalogue No. 106
Lot 16 Sub "V" of Lots 7 to 10 Block "C"
D. L. 319,324 and part 323
8035 Fremlin Street

We have inspected this property and beg to report as follows:-

Location Slow development neighbourhood in the Marpole district, 6 miles from business centre.
Land. 50 ft. lot with concrete walks in front and wood walks at back - good garden - fenced.
Building 1½ storey frame house 26'6" x 36' with 1 storey 8' x 14' concrete foundation. Shingled walls and roof. 1st floor 4 rooms, nook and bathroom. 2nd floor, 3 rooms and wash room. Basement, concrete floor, laundry tubs (no furnace) Very light construction and no plaster.
Condition Exterior needs paint. Floors worn. Attic trim, not varnished.
Rent \$25.
City
Assessment \$1,785 (Land \$285 Building \$1,500)
Taxes \$51.75
Appraisal We are of the opinion that the market value of this property is not more than \$1,700.00.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D. W. Reeve*

10343

July 26, 1943.

Mr. Hideohiko Nakazawa,
Japanese Registration No. 02213,
San Antonio, B. C.

Dear Sir:

With reference to your letter of the 14th of July, enclosed please find statement of your account relating to 8635 Franklin Street, and from the credit balance of \$131.16 we enclose cheque for \$100.00 on account.

You will observe that the taxes are paid to date, and if you wish us to send you an amount from the rentals each month or say every two or three months, will you please advise us.

You will recall that your property is rented at \$25.00 per month, less 5% commission, the net rental being \$23.75 per month. It will be necessary for us to retain about \$10.00 per month to take care of taxes, water, insurance, repairs, etc.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encls. 2

10343

July 30th, 1943

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

Dear Sirs:

Re: Catalogue No. 106.

Your letter of the 9th instant written on behalf of Mr. and Mrs. Wong enclosing cheque for \$150.00 and offer to purchase 8635 Franklin Street for the sum of \$1,500.00 has been received and considered.

We are not able to accept this tender and are returning Mrs. Wong's cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1,700.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director.

FOS/GH

Enc.

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.

Aug. 3rd 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

BRITISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

EVACUATION SECTION

Rec'd AUG 4 1943

File No.

Ans.

Referred

Shears

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

Attention Mr. F.G. Shears,
Director

Dear Sir:-

Re: Catalogue #106 - File #10343

In reply to your letter to us of July 30th 1943
in connection with the above property, wherein you advised that Mr.
and Mrs. Wong's offer of \$1500 had been received and considered and
rejected.

We acknowledge herewith receipt of the Certified
Cheque in the amount of \$150.00 which was forwarded with this offer.

We immediately contacted Mr. and Mrs. Wong and advised
them as to the contents of your letter, drawing to their attention that
the Custodian would not be interested in any sum less than \$1700, and
also pointing out that if they wished to submit another offer, subject to
prior sale, etc. that your Department would be pleased to consider same.

We therefore now in reply to your letter submit here-
with a firm offer on behalf of Mr. and Mrs. Wong of \$1700 cash for the
property. It is understood that this offer is also subject to existing
tenancies. It is also understood that the date of adjustments covering
taxes, water, insurance, etc. will be as at the date of sale or any due
date of rent in the immediate future.

We are not enclosing a deposit on behalf of Mr. and
Mrs. Wong but still hold in our office the Certified Cheque for \$150.00
made payable to The Custodian which we will be pleased to turn over to
you in support of this further offer.

We trust that as Mr. and Mrs. Wong have now come up to the
figure which your Department is prepared to recommend that Ottawa accept,
that the sale will be confirmed to us in the immediate future.

Yours very truly,

KER & KER LTD.

Per.

Alan M. Ker

ANK. DR

10343

August 5th, 1943

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

Dear Sirs:

Re: Catalogue No. 106.

We are in receipt of your letter of the 3rd instant in which you submit a revised offer for the purchase of 8635 Franklin Street on behalf of Mr. and Mrs. Wong for the sum of \$1,700.00.

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 total amount of the purchase price, namely, \$1,700.00.

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

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. *and transaction complete*

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

Yours truly,

F. G. Shears
Director

FGS/GH

REAL ESTATE · RENTALS



LOANS · EVACUATION · 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.

Aug. 12th 1943.

Rec'd AUG 17 1943
File No. 10343
AGENTS
LONDON GUARANTEE &
ACCIDENT CO. LTD.
Referred 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. F.G. Shears

Dear Sirs:-

Re: Catalogue #106 - File #10343

In reply to your letter to us of August 5th in connection with the above property, 8635 Fremlin Street, we enclose herewith two certified cheques totalling \$1700 which is the amount you requested that we forward to you.

Will you kindly advise us when the necessary documents have been prepared.

The full names and address of the purchasers are Wong Wong, Slaughterer Pacific Meat Company, and Doris Wong, his wife, both of 8675 Logan Street, Vancouver, B.C. We would ask that the Deed be prepared in the above names as Joint Tenants and not as Tenants in Common.

Regarding the Statement of Adjustments, etc. our Mr. D.D. Davis, Accountant, will contact you in this connection.

Immediately the sale is finally confirmed we will arrange with your Department for giving the present tenant the usual Notice required under the Wartime Prices & Trade Board.

The Purchasers are Chinese, Wong Wong was born in China ✓ and Doris Wong was born in Victoria, B.C. and is therefore a British Subject, her husband did not take out Citizenship papers and is therefore still Chinese.

Yours very truly,

KER & KER LTD.

Per.

Alan M. Ker

ANK.DR
Encl. *August 14*

10943

18th August, 1943.

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

Dear Sirs:

Re: Catalogue No. 106.
8635 Franklin Street.

This will acknowledge receipt of your letter of the 12th instant in which you enclosed Doris Wong's certified cheque for \$150.00 and Wong Wong's certified cheque for \$1,550.00 making \$1,700.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Wong Wong, Slaughterer, Pacific Meat Company, and Doris Wong, his wife, both of 8675 Logan Street, Vancouver, B.C. as joint tenants, and that Wong Wong is Chinese but his wife 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.

FOS/PMH

27

MEMORANDUM.

To: Mr. Donet

From: A. G. McArthur.

Re: 8635 Franklin St. Vancouver
15 1/7-10/C 3193241/323 Swelling

Acceptance of a bid of ⁰⁰1700 on the above property
is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and
Deed from the Secretary of State to the purchaser are to be prepared
by the Titles Department.

Will you please examine the file carefully, assuring yourself
that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing -
 - (1) Name of owner and legal description clearly
identified with that of the Japanese evacuee
and his property.
 - (2) Filing of vesting order.
 - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown
on the title together with certified statements of the
position of each.
- C. Statements of all other charges such as taxes, water
rates, dyking or other charges including unregistered
charges such as option agreements, hypothecations, or other
interests.

A memorandum outlining the above is to be prepared and
submitted to Mr. Macpherson who will prepare the transmission and
conveyance. Would you please prepare such memorandum as soon as possible
attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all
details of rental arrangements should be on file, with copies of leases
and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between
vendor and purchaser.
2. Special arrangements relative to rent for chattels as
apart from buildings may be made, if this is not already
the case, or
3. Chattels may be moved or otherwise disposed of either
before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see
that each file covering property to be transferred by the Secretary of
State contains all the information above referred to and that the member
of the department dealing with each property should be in a position to
consult with and agree with the Real Estate agent in each case as to the
adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement
of adjustments as at a given date which will be submitted to the
Administration Department for approval and appropriate action.

Aug 19/43

AGM

Note Insurance on
property selling
for cash 1700.
Photograph suggests a bit
overvalued for insurance.

REAL PROPERTY MEMORANDUM.

File No. 10343

Name. Hidehiko NAKAZAWA

Catalogue No. 106

Re: 8635 Fremlin St., Vancouver, B. C.

Dwelling

TITLES AND ENCUMBRANCES.

A. Title No. 36076-L

Property. Lot 16, Subdivision "v", ^{Sticks} Sections 7 to 10,
Subdivision "C", D.L. 319, 324 and part of 323,
Group 1, New Westminster District, Plan 1870

Name. Hidehiko NAKAZAWA

Whereabouts: Declarant states, in his possession. (J. P. Form)

(Written for)

B. Charges.

Registered: None

Vested: 34708

Unregistered: No evidence of any.

Taxes: \$51.74 net, 1943 paid. No arrears ~~of~~ consolidated.

Insurance. Canadian Fire Ins. Co. #49, 144, \$2000.00 Exp. 20/4/45 Prem \$11.00
Contents \$ 500.00 " " " " \$ 3.25

Assessed Value; Land \$285.00

Improvements. \$1500.00

Valuation by Appraiser: \$1700.00

Amount of Bid: \$1700.00

Approved by Advisory Committee. August 12th, 1943.

Paid as shown in attached letter. \$1700

Name of transferee as attached letter. *Wong Wong, Slaughter, 8675 Logan St.*
Vaughan and Doris Wong, his wife, as joint tenants

ADMINISTRATION:

Tenancy: \$25.00 monthly.

Chattels. Declarant states none. (J. P. Form)

Wong

File No. 10343.

10343
B.C.
Sanborn Aug. 28th/43.

The Office of the Custodian
Japanese Evacuation Sec.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	SEP 2 1943
File No.	10343
Ans.	
Referred	W. J. Peterson

Dear Sir:

I received your letter mentioning about my title few days ago. If you want my title for filing you can go to the Registrar of Land Titles Office and check it up. I'm sure they got it registered at their office.

You do not have any good reason for wanting my title.

Please send me my rent money to the above address as soon as possible. ~~to the~~

Yours truly
Adekiko Nakazawa
Reg. No. 02213.



LAND REGISTRY OFFICE
VANCOUVER, B.C.

September 9th 1943.

10349

EVACUATION SECTION	
Rec'd	SEP 11 1943
File No.	10343
Ans.	
Referred	W. C. Brown

~~1943~~

Custodian's Office,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

I am in receipt of your letter of the
8th instant re certificate of Title No. 36076 'L'.

This Certificate was mailed to William
Henry Moore, 5727 Granville Street, on the 9th day of February
1939.

Yours truly,

W. C. BROWN
REGISTRAR

per *W. C. Brown*

/HM

10343
Hidehiko Nakazawa

V.O. 34708.

coming from Mr Moore

10343
W. H. Moore & Co., Limited

REAL ESTATE. INSURANCE AND FINANCIAL BROKERS

Vancouver, B.C.

September 23rd, 1943;

Custodian of Enemy Property,
675 West Hastings Street,
City.

Dear Sir:-

Re Hidehiko Nakazawa

When the Title to the property owned by the
above party, who resided on Premlin Street, was received
by us, it was in turn given to Mr Nakazawa Sr. who
lived with his son.

Trusting this is the information you require.

We remain,

Yours very truly,

W. H. MOORE & CO. LTD;

W. H. Moore

*Hidehiko Nakazawa - father -
file 10324*

10343

October 27, 1943.

Mr. J. W. Fairhall,
1318 Southwest Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 106
8635 Fremlin Street

We confirm the writer's telephone conversation with you of this afternoon. Through some error in the Land Registry Office, the title to 8635 Fremlin Street was sent to the purchasers direct instead of to this office. These purchasers' address is given to us as 675 Logan Street. It would be appreciated if you would call on the Wongs and obtain their joint receipt for the title, at the same time handing them the enclosed adjustment sheet amended to take care of the rents paid to this office to November 6th. We also enclose a cheque payable to the Wongs for \$23.58 being the net credit to them on these adjustments.

Further enclosed is insurance policy No. 497444 in the Canadian Fire Insurance Company together with assignment as to building only. That part of the policy relating to contents is being cancelled.

Upon hearing from you with the enclosed receipt returned, a commission cheque can issue to close this sale.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc.

ADJUSTMENTS - File No. 103/3

As of August 18, 1943.
135 days to go.

Debit purchaser.

135/365 x \$51.74 taxes for 1943	\$19.14
135/184 x \$ 7.55 water July to December	5.54
40/72 x \$11.00 insurance premium (Ex. 20/4/45)	6.11
Registration fees on deed - \$1,700.00	<u>7.65</u>

Total debits \$38.44

Credit purchaser. (Rental date is 6th of month)

Proportion rents for month of Aug/Sept. 19/31 x \$23.75 net	\$14.52
Rents collected for month of September/October	23.75
" " " " " October/November	<u>23.75</u>

Total credits	\$62.02
Less Total debits	<u>38.44</u>

NET CREDIT TO PURCHASER

\$23.58

File No. 10343
Catalogue No. 106

October 28th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Grauer

Hidehiko NAKAZAWA
Lot 16 Subd. "V" Blk. 7 to 10,
Subd. "C" D.L.'s. 319, 324 and
part of 323, Gp. 1, N.W.D.,
Plan 1870.

With reference to the above property which was recorded in the Vancouver Land Registry Office, October 23rd, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91600-L dated September 29th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91601-L dated September 29th, 1943, registering the property in the names of Wong Wong and Doris Wong - Joint Tenants (Deed).
3. Duplicate of Transmission dated September 10th, 1943.
4. Duplicate of Deed dated September 10th, 1943 - Secretary of State to Wong Wong and Doris Wong - Joint Tenants.
5. Post card acknowledgment dated October 23rd, 1943, from the Vancouver Land Registry Office No. 91601-L. Certificate of Title was sent in mistake to owners - Wong Wong and Doris Wong - Joint Tenants.

D. A. Grauer

DAC:JS
Encls.

Catalogue No. 106
File No. 10343

WMS
RECEIVED

WMS

WMS

1. Receipt of Certificate of Title No. 91601"L" is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of the property covered by the said certificate have been settled.
2. Receipt is acknowledged of Canadian Fire Insurance Company policy No. 497444 with assignment thereof in quadruplicate.
3. Receipt is acknowledged of cheque for \$23.58 representing closing adjustment on sale of 8635 Fremlin Street.

Dated at Vancouver, B. C., this 4 day of November, 1943.

L. Wong

x *Horis Wong*

ADJUSTMENTS - File No. 10343

As of August 18, 1943.
135 days to go.

Debit purchaser.

135/365 x \$51.74 taxes for 1943	\$19.14
135/184 x \$ 7.55 water July to December	5.54
40/72 x \$11.00 insurance premium (Ex. 20/4/45/	6.11
Registration fees on deed - \$1,7000.00	7.65

Total debits

\$38.44

Credit purchaser. (Rental date is 6th of month)

Proportion rents for month of Aug/Sept. 19/31 x \$23.75 net	\$14.52
Rents collected for month of September/October	23.75
" " " " " October/November	23.75

Total credits

Less Total debits

62.02

38.44

NET CREDIT TO PURCHASER

\$23.58

X *Wong Wong*

X. Elvis Wong

3
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 6th, 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

EVACUATION SECTION

Rec'd NOV 8 1943

File No. 10343

Ans.

Referred

Your File 10343

Russell

Dear Sirs:

Attention: Mr. F. G. Shears, Director
Re: Catalogue # 106, 8635 Fremlin St.

In reply to your letter to us of October 30th, 1943, in connection with the sale of the property; we have had our clients, Mr. and Mrs. Wong sign your receipt acknowledging the three items set forth thereon, namely, Certificate of Title; Fire Insurance Policy, and the Custodian's cheque in the amount of \$23.58. We enclose herewith, this receipt.

We also have had Mr. and Mrs. Wong approve Statement of Adjustments in connection with the transaction, and enclose it herewith.

We will forward the letter addressed to Mr. Fairhall direct to him, and as we have been appointed agents for this property by Mr. and Mrs. Wong, we will advise him to this effect. At the same time, of course, we will advise the tenant.

We note from your letter to Mr. Fairhall, that the commission cheque will be issued to him upon receipt by your Department of the enclosed receipt, signed by the Wongs.

This therefore, will close the transaction as far as your Department is concerned.

Yours truly,

KER & KER LIMITED

ANK:EC
Encls.

Per *Alan N. Ker*

NAME NAKAZAWA, Hidehiko

REGISTRATION NO. 02213

FILE NO. 10343

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 7, 1943.

* Tools	\$ 2.75
6 Cups & Saucers & Plate	4.75
Dishes	.60
Tray, glassware & dishes	1.60
Saucers & Jap bowl	.75
5 Chairs	1.00
* Gas stove	15.00
Heater	.50

Total:

\$26.95 ✓

Less Expenses: (Auctioneer's Fee: \$2.70
(Advertising: .81
(Moving: 2.70

\$ 6.21

Net Proceeds Credited:

\$20.74 ✓

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 7.

Remarks. No inventory made.

File No. 10343

December 11, 1943.

MEMORANDUM

To: The File

From: Mr. G. B. Spain

Re: 8635 Fremlin Drive

The following articles were condemned by the
auctioneer as unsaleable:-

1 old homemade bench

1 old wire bed spring

These articles have been given to the Red Cross.

W. G. Spain
Wm. Wiles

GBS/ms

Revised

10343

April 11th, 1944.

Mr. Hidehiko NAKAZAWA,
Registration No. 02213,
Bundon, B. C.

Dear Sir:

On the 10th November we advised you that your property at 8635 Franklin Street had been sold, and this is to inform you that the total amount standing to your credit in our books as a result of the above sale and of chattels, etcetra, is \$1719.62, and these funds are available to you in the usual way, subject to agreement by the B. C. Security Commission.

Yours truly,

P. Doust,
Administration Department.

PD/ER

Cc to B. C. Security Commission.

File No. 10363
Reg. No. 00213

HIDEHIKO NAKAZAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 15	J. W. Fairhall - rent 8635 Franklin St. Commission	\$ 2.50	\$ 25.00	
July 3	Ck # 64 - City of Vancouver - taxes Ck # 69 - B. C. Telephone Ck # 70 - B. C. Electric	22.00 + 1.45 + .32		
October 8	W. Clugston - rent due July 6 - Oct 5 Commission - J. W. Fairhall Bourne Sheet Metal - Hot water tank	3.75 49.50	75.00	
November 9	Mrs. Clugston - rent Oct. 6 Commission	1.25	25.00	
November 25	Ck 968 - Certificate of Encumbrance - Vancouver	1.00		
December 12	Rents collected Commission	2.50	50.00	
December 18	Ck 1226 - City of Vancouver - Balance of taxes 1942 - Lot 16, Sub "D", Blk 7-10, Sub "C", Lots 319 - 324 & part of 323	30.98		
1943 February 3	Rents collected Commission - J. W. Fairhall	1.25	25.00	
March 3	Rents collected Commission Sundry per rental statement	1.25 15.95	25.00	
April 3	Rents collected Commission	1.25	25.00	
May 5	Rents collected Commission	1.25	25.00	
June 3	Rents collected Commission Repairs & Maintenance	1.25 3.40	25.00	

- 2 -

File 10343

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 3	Ok 3998 - City of Vancouver - 1943 taxes	\$ 51.74		
July 12	Rents collected		25.00	
	Commission	1.25		

CR \$ 131.26

File No. 10343
Reg. No. 02213

SHIMIZU HAKAZAMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 3	B. C. Telephone Co. - account paid	1.45		
	B. C. Electric Railway Co - account paid	.32		
October 8	Hot water tank	49.50		
November 25	Land Registry Office - Certificate of Insurance	1.00		
December 18	Taxes 1942	52.98		
	Rents collected	10.00		
	Agent's commission		175.00	
1943 March 3	Renter rates	15.95		
June 3	Repairs	3.40		
July 3	Taxes 1943	51.74		
July 27	Cheque to you			
	Renter rates	100.00		
	Rents collected	7.55		
	Agent's commission	8.75		
August 16	Balance rents to date, net		9.23	
	Credit re Sale of Property		1,633.29	
December 30	Proceeds Auction Sale		20.74	
		<u>\$ 302.64</u>	<u>\$2,013.26</u>	

CR \$ 1,710.62

(The latter \$2,746 in balance of funds received & returned)

STATEMENT RE SALE OF:

Name: **NAKAZAWA, Hidehiko**Catalogue No: **106**File No: **10343**Street Address: **8635 Franklin St.
Vancouver, B.C.**Reg. No. **02213**Legal Description: **16/V/7 to 10/G/319, 324, pt. 323/1/1870.**Date of Sale and Adjustments **August 18, 1943**

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1700.00
Real Estate Agents Commission	\$ 85.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		6.11
Taxes		19.14
Water		5.54
	<u>97.50</u>	<u>\$ 1730.79</u>
Net Proceeds credited to your account		1633.29

Date: **February 21, 1946**Compiled by: ... **George Peters**

10343

February 27th, 1946

Mr. Hidehiko NAKAZAWA,
Reg. No. 02213,
Sicamous, B. C.

Dear Sir:

Re: Catalogue No. 106,
8635 Franklin St., Vancouver, B.C.
16/V/7 to 10/C/319.324.ct.323/1/1870.

Respecting the previous correspondence we have had with you regarding the sale of the above real property, about which you have been fully advised, we enclose for your records a revised statement showing the net proceeds from this sale, namely \$1633.29.

We also enclose a statement of your account which includes the above figure and shows that your credit balance is \$1710.62, which is the figure mentioned in our letter to you of January 3, 1945.

Yours truly,

P. Douet,
Administration Department

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

10343

REGISTERED MAIL

December 7th, 1946

Mr. Hidehiko NAKAZAWA,
Reg. No. 02213,
c/o Ross Graham,
Sicamous, B. C.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$1689.88 representing funds standing to the credit of your account in this office from the sale of real property and leaving a balance of \$20.74 in your account.

You have already been supplied with a statement covering the sale of Lot 16, known as 8635 Preslin Street, Vancouver, together with a statement of your account up to December 30th, 1943, showing a credit balance at that time of \$1710.62. This represents the amount of the cheque enclosed less the sum of \$20.74 derived from sale of chattels. Although you declared to the Custodian that you owned no chattels in the protected area, we were advised by your agent that a few chattels were left on the premises formerly occupied by you. These goods, upon the sale of the building, were sold at auction and the proceeds credited to your account. In order that the proceeds may be credited to the correct person, please advise by return what goods you left at the above address, if any, or if goods were left at the above address by some other member of your family, or friends.

On looking through your file we find we wrote to you on August 23, 1943 requesting you to send to us the Certificate of Title No. 36076-L relating to the above property. You advised that the Title was at the Land Registry Office but they informed us that it was mailed to William H. Moore of 5727 Granville Street on February 9, 1939. On contacting Mr. Moore he advised the Title had been received by their Company but that they had given it to your father, who lived with you. 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 obtain the Title from your father and send it to this office without further delay.

With the exception of funds derived from sale of chattels, it would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc.-Custodian cheque \$1689.88
-Return envelope

Sicamous B.C.
Dec. 18th 1946

Office of the Custodian
506 Royal Bank Building
Hastings and Granville
Vancouver B.C.

Dear Sir;

I am returning you the cheque
because I am not satisfied with the
price you sold my house.

Anyway I have no intention
of selling the house at all, and
everything that was left behind by me
in the house belongs to nobody.
The all belong to me.

Yours truly
Fifekito Netazawa
Reg. # 02213.

10343

November 24th, 1948.

Mr. Hidehiko NAKAZAWA,
Reg. No. 02213,
Magna Bay, B. C.

Dear Sir:

We are presently making final distribution of all funds in this office which were derived from the sale of real and personal properties and we are, accordingly, enclosing herewith Custodian cheque in your favour for the sum of \$1710.62.

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.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$1710.62.

File No. 10243

Vancouver B.C.
Dec. 6th 1948

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

EVACUATION SECTION	
Rec'd	DEC 8 1948
File No.	
Ans.	
Returned	

Dear Sirs

I am returning the Custodian ^{Case 12} cheque which you sent to me because I do not agree with the price which the Custodian sold my property for. I didn't wanted to sell my property in the first place. When Custodian took over my property they told me they ~~take~~ look after ~~my~~ it. Yes they did it in a fine way. They turned around and sold it without me knowing it until way after my property was sold so I'm not quite ready to receive the cheque yet.

Yours truly
H. Nakagawa

Hidehiko Nakagawa
Reg # 02215

FILE NO. 10343

Magna Bay B.C.
March 21st 1949

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

EVACUATION SECTION	
REC'D	MAR 23 1949
FILE NO.	10343
ASS.	May 23/49
RECEIVED	Robertson

Dear Sir

I am ready to accept the
Custodian cheque which is in my
favour for the sum of \$1710.62 so
please send it to me as soon
as possible.

Yours truly
H. Nakazawa

HIDEHIKO NAKAZAWA
REG. NO. 02213
MAGNA BAY B.C.

FILE NO. 10343.

P.S. By ~~accepting~~ claiming this cheque I will not
lose the right to claim for loss sustained in
the sale of my property. If so please advise
me

Thank You.

10343

REGISTERED MAIL

March 23rd, 1949.

Mr. Hidehiko NAKAZAWA,
Reg. No. 02213,
Magna Bay, B. C.

Dear Sir:

We have for acknowledgement your letter of March 21st and enclose herewith Custodian cheque in the sum of \$1710.62, representing your total credit with this office.

As you were advised in our letter of November 24, 1948, 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 Mr. Justice Bird, the Commissioner, has made a ruling to this effect.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$1710.62.

Kamloops, B.C.
10 Dec. 47

BRIEF

Notes in Defence

Hidehiko NAKAZAWA

File No. 10343

Case No. 12 ✓

Claims:

1. Land and Buildings
2. Chattels.

Claim 1:

		Sold for	Claim
Land and Bldgs.	2975.00	1700.00	1275.00

Trans pgs 12 to 14 Condition of property. Pge 16 Plumbing.

Johnson Reave Watson
appr. ✓

Claim 2:

		Sold for	Claim
Chattels	200.00		
	95.00	Auction 25.95	27%
No chattels declared	105.00	No record 105.00	69.05

Trans. pgs 8 & 9. No Chattels declared. Commissioner: "Cannot consider the claim, except, for such chattels as the Custodian acknowledges having received".

No submission.

Thompson B Aval.
Wills att auction, a

NOV 21 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.

Jul 10 343

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

(1) NAME NAKAZAWA HIDEHIKO (RCMP) Reg. No. 02213
(Print) Surname Given Name

(2) Pre-Evacuation Address 8635 FREMLIN ST VANCOUVER BC

(3) Present Address MAGNA BAY BC

(4) REAL ESTATE

(a) Street Address (if any) 8635 FREMLIN ST. VANCOUVER B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) LOT 16 SUB-
DIVISION "V" BLOCKS 7 TO 10 SUBDIVISION "C"
DISTRICT LOTS 319, 324 AND PARTS 323 GROUP
1 NEW WESTMINSTER DISTRICT PLAN 1870

(c) Type of Real Property (cross out words which do not apply):

- (i) ~~Residence~~
(ii) ~~Business~~ Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$
(ii) Buildings - - - - - \$
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$

(v) Amount at which Custodian sold property and credited your account - - - - - \$

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$

2975.00
1633.29
1341.71

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

8635 FREMLIN ST. VANCOUVER BC
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

IN BASEMENT

(c) How stored or packed at time of evacuation IN 1 CORNER ALL

PACKED

(over)

IN CUSTODIAN'S CARE

Estimated Value \$ 50.00

SEWING MACHINE Estimated Value \$ 35.00

OVER 15 WINDOWS Estimated Value \$ 30,000

Estimated Value \$	GRAND TOTAL
5.10	700.3

[illegible]

	Estimated Value
✓ 100	

Estimated Value \$	4444.44
Estimated Value \$	181.82

Estimated Value	HEATER STOVE
70.00	

Estimated Value \$ 70.05

IN 5070 1035 1000

—If you cannot list all the items here prepare a separate list with values set out opposite each item

all other forms of property not included in real estate.

Total claim including real and personal property (this figure can be arrived at by adding items 4 (2)

132671

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

Moose Jaw, Winnipeg, Toronto or Montreal.)

14/11/2015

declarations. All lawyers are qualified to do so.

ON OF CANADA,

2

TO WHOM IT MAY CONCERN:

Attesto Notaria

in the process of taking down

EMMILY DECLARE THAT:

believe and I make this solemn declaration conscientiously believing it to be true, and knowing that it

(Signature)

[Faint handwritten notes at the bottom of the page]

15. *Portulaca oleraceae* L.

9th day of November

7.

THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE

BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN,
BANK BLDG VANCOUVER BC BEFORE NOVEMBER 24, 1967 FROM SAVANNAH GA 31201

THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

.....

[illegible]



IN THE MATTER OF THE "INQUIRY ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

20

Kanlaga, B. C.,

December 10th, 1947.

IN THE MATTER OF THE CLAIM OF
HIMMEL HAKARAWA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.C. FINTAL, Esq.,

appearing for the
Dominion Government.

J.A. BARKERMAN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T. P. HERRICK, Esq.,

Official Reporter.

20

R. Nakamura,
In Chief.

THE COMMISSIONER: Go on, Mr. MacLennan, with one of
the Nintu Nine men.

MR. MACLENNAN: If your Lordship please, I was proposing
to proceed with No. 15 on the list, Nakamura, from
Nagata Bay.

THE COMMISSIONER: What I have in mind is that these men
are some distance from their home and I want to
avoid keeping them overnight, if I can.

MR. MACLENNAN: The difficulty is they didn't arrive
in time for us to see them.

THE COMMISSIONER: Oh, I see.

MR. MACLENNAN: No. 15 on the list, which will be Case
No. 12.

SHIMIZU NAKAMURA, the claimant herein,
being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. MACLENNAN:

THE COMMISSIONER: Do you speak English, Mr. Nakamura?

A Yes.

MR. MACLENNAN: Q: Mr. Nakamura, you are the claimant
in this case, claiming for property at 2635
Franklin Street, Vancouver, B. C.?

A Yes.

Q And some chattels in connection with the evacuation?

A Yes.

Q What was your occupation before the evacuation?

A I was working in a mill.

Q What are you doing now?

A I am starting a new farming business down in
Nagata Bay.

5
H. Robinson,
In Chief.

Q Where did you live in Vancouver?

A 6635 Franklin Street.

Q What kind of a house was that at the time of the evacuation?

A It was a frame house.

Q I am showing you a photograph.

A Yes, sir.

Q Is that a photograph of the house?

A Yes, sir.

15 Q When was that taken? A: In 1940.

(PHOTOGRAPH MARKED EXHIBIT NO. 1).

Q Now, when did you purchase that house?

A Oh, about 15 years ago, I think.

Q 15 years before the evacuation?

A No, from now.

Q And since then did you do any re-modelling or repairing to it?

A Yes.

Q What did you do? A: That was

20 a single story bungalow. I took it off and made a story and a half.

Q It was a single story bungalow when you bought it?

A Yes.

Q What did you pay for it?

A I paid for it \$1200.00.

Q You remodelled it then, when?

A Oh, about a year and a half before I evacuated.

Q About 1942? A: Yes.

Q And that photograph, Exhibit 1, was taken just
30 after it was remodelled? A: Yes.

H. Robinson,
In Chief.

Q What did you do towards remodeling it?

A I had to take the whole roof off and put a new roof over the top to make a story and a half building of it.

Q About the plumbing, did you have to do anything to it?

At Yes, I had to put in double plumbing.

Q And at the time of evacuation was there double plumbing in the house?

10 A Yes, sir.

Q Was there a basement?

At Yes, sir.

MR. HUNTER: I am sorry, my lord, but could they explain double plumbing?

THE COMMISSIONER: Yes, I was about to ask the same thing myself.

MR. MACLENNAN: Q: What do you mean by double plumbing?

A I mean to say there was basins and toilets both upstairs and downstairs.

20 Q Upstairs and downstairs?

At Yes.

Q And was there a bath tub?

A There was a bathtub on the main floor only.

Q Was it a full basement or a half basement?

A It was a full basement.

Q Did you do any painting of the place?

A Yes, sir. After I remodelled it I painted all over.

Q And after you left, was there anything done towards improving the house that you were advised of by the Custodian, in connection with the hot water

30

H. Nakamura,
In Chief.

task?

A: I was advised

that the Castellan put a new hot water tank in.

Q: That was charged to you?

A: Yes.

Q: At a cost of \$49.50?

A: Yes.

Q: Have you any idea what it cost you to remodel the house in 1941, or whenever it was done?

A: No, I can't tell you that.

Q: Do you know what expense you went to in taking off the roof and putting on the other half-storey?

A: No, sir. I had two carpenters working for me and I didn't figure that all out. I just paid them off at whatever they said, but I forgot what I paid.

Q: Do you know what you paid for materials?

A: The shipley itself cost about \$15.00 or \$19.00 a thousand.

Q: Have you any recollection of how many thousand feet there were in that?

A: About 9000 feet, I think.

Q: You haven't any written records as to what it cost?

A: No.

Q: And did you pay those carpenters in cash or by check?

A: In cash.

Q: Who were they, do you know?

A: No, I know them.

Q: Were they Japanese carpenters?

A: Yes, sir.

Q: Do you recall what their names were?

A: I know one carpenter. He went back to Japan, but

6
H. H. H. H.
In Chief.

I can't recall the other one.

Q Now, you have placed a valuation in your claim for the real estate at \$2,975,000?

A Yes, sir.

Q How do you arrive at that?

A I arrive at that because I thought that was the cheapest price if I was doing the buying that I could offer for it.

MR. HURD: Q Would you mind repeating that?

10 A It was the cheapest price if I was doing the buying that I could have offered for it.

MR. HURD: Q Now, where was this property located in relation to the main centre of the City of Vancouver? It was in the Marpole District, was it? At Yes, the Marpole District.

Q Do you know anything about the demand for houses in the Marpole District at the time of your evacuation? At Yes.

20 Q First, when were you evacuated?

A On June 5th.

Q 1947? At Yes.

Q What have you to say about the demand for real estate in Marpole at that time?

A At the time the war already had started with Germany and we lived pretty close to Boeing Aircraft on Sea Island and there was lots of demand with the housing shortage in Marpole which was pretty bad, and lots of demand for it.

30 Q The Boeing plant was an aircraft factory?

7
H. Mahanah,
In Chief.

A Yes.

Q How many miles away from Harpole would it be?

A About three miles.

Q Harpole would be the nearest settlement?

A Yes.

Q Did you have, prior to your evacuation, any people inquiring about buying the property or renting it from you?

A I had quite a few inquiries.

10 Q You never came to the point of making any deal with anyone?

A No.

Q Except when you left you rented it to someone?

A Yes.

Q To whom did you rent?

At Mr. Cruxton.

Q For how much?

At \$25.00

a month.

Q Was that the best rental you could obtain at that time?

At No, sir..

20 Q Why did you rent it to him for \$25.00 a month?

A I had no intention of selling the house or no intention of staying out this long, and I rented it to him cheap just to look after the house.

Q Did you have some chattels -- some goods?

A Yes, sir.

Q Where did you leave those?

A In the basement.

Q Was the tenant to look after those?

A Yes.

30 Q He was to keep them there until you returned, is

H. Robinson,
In Chief.

that right?

A: Yes.

Q And later you found out the Custodian had obtained some chattels from the tenant?

A Yes.

Q Now among those chattels was there an Air 9 Gas cooking range?

A Yes.

Q Do you know what that cost you?

10 A No, I don't. It was given to me by my father for a Christmas present, so I don't know how much it cost.

MR. HERRICK: I wonder if I could interject, my lord. This claimant made no declaration of any chattels. He stated in his J.P. form there were none, and I shall be forced to contend that the only chattels we are responsible for in that case are those which came into our possession, because we had no knowledge of any when he declared there were none. If my contention is correct, it would be superfluous to go over all these items.

20 MR. HERRICK: Have you the J.P. form there?

Q Mr. Robinson, I am showing you your J.P. declaration, dated the 2nd of June, 1942. Is that your signature on there?

A Yes.

Q You have shown real estate, but in connection with personal property you have shown none?

A No.

30 Q Did you ever inform the Custodian of what personal chattels you had at that house?

9
H. Nakagawa,
In Chief.

A Yes, sir.

MR. NAKAGAWA: In those circumstances, my lord, I agree with my friend.

Q Why did you not notify the Custodian?

A I thought I wasn't going to stay out this long. I thought I would be back sooner than this.

THE COMMISSIONER: Well, in those circumstances, Mr. Nakagawa, I do not feel that I can consider the claim, except for such chattels as the Custodian acknowledges having received.

MR. NAKAGAWA: Perhaps my friend will tell me what chattels he did receive.

MR. HURTER: We received, my lord, the Air O Gas Cooking Range. We received certain carpenter's tools -- garden tools, my lord. There were two wooden barrels claimed. We didn't find two barrels, but we did find a curtain which was removed from the premises and number of small cases out of which mostly china and glassware were sold.

20 THE COMMISSIONER: Are those the only articles you did find?

MR. HURTER: There is some discrepancy here about this heater stove which he estimates at \$40.00. We didn't find a heater stove, but we found a heater which was sold; that is, it was a heater which was sold for 50 cents, and obviously couldn't be a heater stove for \$40.00. There were some chairs which were sold and credited. The total of all these items we found and which were sold at auction amount to \$26.95.

H. Mahanna,
In Chief.

MR. MACLENNAN: I propose, my lord, to deal with only the cooking range and garden tools.

THE COMMISSIONER: Very well.

MR. MACLENNAN: Q: That Air O gas cooking range, would you describe it, witness? What did it look like?

A: It was a three-burner cooking range with the oven on the bottom side and high shelf on it.

Q: Is "Air O" the trade name for it?

A: Yes, sir.

10 Q: When did you get it? A: I got it for a Christmas present from my dad.

Q: But when? A: About five years before I emigrated.

Q: Yes. You place a value of \$50.00 on that cooking range. How do you arrive at that?

A: After the burners got used, I put three new burners in and I put some more repairs on it, and it was useful when I left it there, just like now.

20 Q: If you had wanted to purchase a stove about that time like that, what would you have been prepared to pay for it?

A: I would pay at least \$50.00 for it.

Q: You have made a claim for garden tools amounting to \$5.00. What garden tools were they?

A: Shovels and hoes and rakes and whatnot. I can't recall the lot of it.

Q: There was one shovel?

A: No.

30 Q: How many? A: I don't know.

H. Nakamura,
In Chief,
Cross-Exam.

I can't recall. There was more than one. About three or four of them.

Q Three or four shovels and a rake, did you say?

A Yes.

Q And what else?
for trimming lawns.

A: Grass shears

Q Yes.
other articles that I can't recall.

A: And some

10 Q You have placed a valuation of \$5.00 on them on
what basis?
that I have to buy them now. They cost three times
as much now.

A: Practically

Q Were they in good condition?

A They were in useful condition.

Q And the stove itself, was it in good condition?

A Yes, sir. I had been using it right up to the date
I left there.

Q Was the stove new when you got it from your father?

A Yes, sir, brand new.

20 MR. McLENNAN: That is all from this witness, my lord.

MR. HUNTER: I would like to file, my lord, the J.P.
form as Exhibit 2. It has been identified
already.

(J.P. FORM MARKED EXHIBIT NO. 2).

CROSS-EXAMINATION BY MR. HUNTER:

30 Q Before this property was sold, Mr. Nakamura,
you, of course, had a valuation made and I
wonder if you would check with me the various
things they set out here and see whether you agree

R. Robinson,
Cross-Exam.

with them. It says, "Location: a new development neighbourhood in the Harpole District, six miles from the business centre".

Would you agree with that?

A I don't think so. As soon as the war started our plans -- I heard in a letter that came to my sister from her friend that all around was back when we left, but all the land was cut down and all the buildings were going up.

20 Q When was that? A That was right after, as soon as we left Harpole.

Q It was cut in the bush, was it?

A It was.

Q And "30 feet lot with concrete walls in front and wood walls at back, good garden and fence?"

A Yes.

Q "The building, 1½ storey from house, 25 feet, 6 inches x 35 feet".

20 Is that correct? A I couldn't recall the length, but something just about that.

Q "With one storey eight feet by fourteen feet, concrete foundation".

THE COMMISSIONER: Q Is that right, Mr. Robinson -- concrete foundation? A Yes, sir.

THE COMMISSIONER: And what was the other factor that you called attention to?

MR. HURFEN: Q With one storey, 8 feet x 14 feet. That would be the half storey, I presume?

30 A What do you mean by 14 feet?

H. Nakamura,
Crew-Head.

Q What was the area of your half story?

THE COMMISSIONER: Q That will be the new addition you made? The appraiser says it was 8 x 24 feet.

A: 8 x 24 feet?

That must be the kitchen itself. I took the whole roof off and made the attic into a new place, so it should be bigger than that.

MR. HURTLE: Q That must be the one story at the back?

A: Yes. I extended

10 the kitchen back.

THE COMMISSIONER: Q That would be the kitchen?

A Yes.

MR. HURTLE: Q Shingle walls and roof?

A Yes, sir.

Q First floor, four rooms, back and bathroom?

A Yes, sir.

Q Second floor, three rooms and washroom?

A Yes, sir.

Q Basement, concrete floor?

20 A Yes.

Q Laundry tubs, no furnace?

A Yes, sir.

Q Very light construction and no plaster?

A No plaster.

Q Light construction?

A: The construction was very heavy.

Q I see. Exterior needs paint.

A It was painted just about a year before I left there.

30 Q Floors were?

A: The floor

H. Robinson,
Cross-Exam.

was worn? It needed sanding.

Q I beg your pardon?

A The floor only needed sanding.

Q But it was worn? The attic trimmed but not
varnished?

A: No, I was still
working on it when he left there.

Q I see. What about the plumbing, was it all hidden?

A No.

Q Was it exposed?

A: Part of it

19

exposed.

Q What about the wiring?

A The wiring was all covered up inside.

Q Had it passed the inspector? A: Yes. I
couldn't do any wiring without the inspection on
there.

Q Now, you said you valued it at \$2790.00, was it?
MR. MACLENNAN: \$2975.00.

MR. HUNTER: Q And you stated you valued it -- that the
reason you gave it that valuation was that would
have been the cheapest price you would have
offered if you were going to buy?

20

A Yes, sir.

Q Had you been investigating real estate at that time?

A No.

Q No. Did you know what houses were selling for
at that time in your area? Did you know actual
prices which had been received on the sale of
houses?

A: No, but that
was what I estimated for myself.

21

Q But did you have any reason to believe that you

H. Nakamura,
Oscar-Sum.

couldn't have bought a house for less?

A I doubt it, with all those rooms in it.

Q That is just purely an opinion then. You have no actual knowledge of prices at that time?

A They used to be selling three and four roomed bungalows for \$2000.00.

Q Do you know of any sales that went through at the lot of January, 1943?

A No, I haven't. We have been evacuated.

20 Q Do you know of any that had gone through six months before? I mean, to know of your own knowledge, not just rumour now?

A No, sir.

Q You stated you received a new stove five years before your evacuation, is that correct?

A I beg your pardon?

Q I think you said you received a new Air O stove before the evacuation -- five years before the evacuation?

As Yes, sir.

20 Q And you said that you had given it rather extensive repairs, did you?

A Yes.

Q What had you done? As I had to change the burners. The burners, if you burn them too long, they close up, and won't burn square, and I have to take the burner off and change it to a new one.

Q I see. When was that?

A That was about after four years after I got the stove. About a year before I evacuated.

30

H. Mahan,
Cross-Exam.

Q About a year before you evacuated?

A Yes.

Q Were those fairly extensive repairs?

A Yes, it is.

Q The stove depreciated fairly quickly then, did it?

A Yes.

MR. HESTER: I think that is all, my lord.

MR. MACLEOD: There is just one question, if I may, my lord.

10 Q You said the plumbing was partly exposed. Would you explain that? A On the main floor the sewer pipe was right up against the wall, but on the attic side it was all covered up. The water pipe was covered up running between the walls.

MR. MACLEOD: Yes, that is all, thanks.

THE COMMISSIONER: Thank you, Mr. Mahan.

(Witness aside)

20 THE COMMISSIONER: I think perhaps this would be a good time to adjourn now. We will resume at 2:15.

(PROCEEDINGS ADJOURNED SINCE DUE)

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

J. R. Harvill
"J. R. Harvill"
Official Reporter.

10343

October 11th, 1950.

Mr. Hidehiko NAKAZAWA,
Magna Bay, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 12

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 ... \$105.28.

Cheque in your favour is enclosed for \$ 99.19
and we have paid the Co-Operative Committee .. \$ 6.09
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.