

10807

REAL ESTATE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 10807

EXHIBIT NO. 1270-6

DATE NOV 19 1944

FILLED BY

R. A. Christie

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: NAKASHIMA, John Goro

HOME ADDRESS: Now in Hastings Park, Vancouver, B. C.

REGISTRATION NUMBER 01214 SEX: male AGE: 29

OCCUPATION: Dry cleaner

(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: Snow White Cleaners, 2503 W. Broadway, Vancouver, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Charlotte Chieko

ADDRESS OF WIFE OR HUSBAND: 2503 W. Broadway, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

(A) # 64920 L

1. LOCATION AND DESCRIPTION: Lot 4, Block 11, D. L. 302, -- and --

(B) Lot 3, Block 11, D. L. 302. # 64919 L

344 W. Fourth Ave., Vancouver, B. C.

(A)

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey, wooden frame, 16 room

dwelling house. 1 storey, wooden frame, 3 room house. Another

1 storey, wooden frame, 3 room house. Two small wooden woodsheds.

(B) Garage--wooden frame--16' X 20'.

1 green-house, 10' X 12'. Wooden sides and glass roof.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance on the 3 houses on Lot 4, Blk. 11, D. L. 302. Banker's & Trader's Ins. Co. Vancouver, B. C. Agent is Hobson, Christie, Vancouver, B. C. Policy NO. 32-28561. \$1,250. till March 12, 1945. Premiums paid to date. Policy is in

4. TAXES (Amount and where payable) owner's possession. \$90. on Lot 4, and \$70. on Lot 3. Paid to date. (Per annum)

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant's mother (Asa) and family are occupying the largest house on Lot 4, # 64920 L but are paying no rent.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Royal Bank of Canada, 7th & Granville Sts., Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Brother (Frank) Half Interest in Lot 3, Bk 11, D. L. 302, #64919 L.
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2503 W. Broadway, Vancouver, B. C.
Lived behind store in 3 rooms, frame building, stucco front.
2. LANDLORD'S NAME AND ADDRESS: Mr. R. F. Allen, 3414 W. 21st, Vancouver, B. C.

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

Paid \$25. per month. Paid to date. Wife (Charlotte) is still living at above address.

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:

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: _____

5. M

MEMORANDUM

POSSESSION OF _____

File 10807

May 16, 1946

Re: Guarantee Cleaners & Dyers
1100 Union St., Vancouver, B.C.

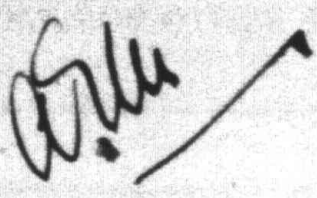
6. M

to whom) _____

Regarding the declared debt to the Guarantee Cleaners & Dyers of which a balance of \$75.00 was to have been paid prior to the Evacuation of John Goro NAKASHIMA, I have today verified that this balance was in fact paid and there is nothing outstanding against this Japanese in this connection.

7. B

State whereabouts) _____



8. BANK ACCOUNTS: \$100. Royal Bank of Canada, 7th & Granville Sts., Vancouver, B. C. Current account.

9. LIFE INSURANCE: (See back page of form)

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: # 61. Royal Bank of Canada, 7th & Granville St. Vancouver, B. C.

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: Declarant owes Guarantee Cleaners & Dyers, 1100 Union St., Vancouver, B. C. \$150. Declarant intends to pay \$75. immediately, and will settle for the other \$75. with Mr. Harrison (the owner) when he arrives in Vancouver, B. C. about the first of July, 1942.

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 17th day of June 1942

(Signature)



Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE 11 - 4 - 43

Our File No. 10807

Full Name NAKASHIMA, John Goro
(Surname in Block Letters)

Registration No. 01214 Male - Female
(Check) Age May 30, 1913

Former Address 250 W. Broadway, Vancouver, B.C.
Hastings Park, Vancouver. 344 W. 4th Avenue, Vancouver, B.C.

Date Evacuated Oct. 28, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address New-Denver, B.C. 175 Erb St. West, Waterloo, Ontario.
383 King St. W., Toronto, Ont. 383 King St. W. Toronto Ont
117 Alton Ave. Toronto Ont

Married - Single
(Check) *Chicko*
Name of Wife (Nee SAEGUSA) Charlotte - #01219
Name of Husband _____

Name of Mother (Nee KASHINA) Asa #02404 Name of Father NAKASHIMA, Nubukichi #01659

Names of Children under 16 _____

Requested by C. Girard. Registered with Custodian Yes
(Yes or No)

Additional Information Drycleaning. Chevrolet Car 1940.

116/12

CHattel SUMMARY

File Nos. 10807
1973
1566

June 1/46

RE: John Goro NAKASHIMA
Mutsuo NAKASHIMA
Kotohei ISHIMURA
344 West 4th Ave., Vancouver

The real property at the above address was owned by John Goro NAKASHIMA, File 10807, and his younger brother, Frank Mutsuo NAKASHIMA, File 1973, but the tenant who occupied the premises was Kotohei ISHIMURA, File 1566.

John Goro NAKASHIMA and his wife Charlotte Chieko NAKASHIMA, also his brother Mutsuo NAKASHIMA, declared no personal property when they registered with the Custodian. *(Nothing declared by father or mother - files 10807 + 1973)*

The file of the tenant, Kotohei ISHIMURA reveals that it was the intention of ISHIMURA to supply a list of his chattels, but the absence of such list on file indicates that it was not provided as there is no chattel list attached to his file at present.

It will be observed from the foregoing that there was no guide to the ownership of any chattels found at 344 West 4th Ave.

The Western City Co. Ltd. handled the property for us, and their Mr. Harstone assures us that no list of chattels was provided by us. They arranged with the tenants to sign for the following:

✓ 1 Glass china cabinet	}	In charge of tenant, James Baird Sept. 3/43
1 Chest of drawers		
1 Brass bed		
✓ 1 Old table		
✓ 1 Piano and bench	}	In charge of J. F. McKay Oct. 5/43
✓ 1 Bridge lamp		
1 Cook stove		
3 Kitchen tables		
1 Cupboard		
✓ 1 Clock		

The tenant McKay departed and the Western City Co. Ltd. provided new lists signed for as under:

✓ 1 Piano and bench	}	In charge of Mrs. M. Prossler Nov. 24/43
✓ 1 Bridge lamp		
✓ 1 Mantel clock		
✓ 1 Glass china cabinet	}	In charge of James Baird Dec. 2/43
✓ 1 Old table		
1 Cook stove		
3 Kitchen chairs		
1 Clothes cupboard		

CHattel SUMMARY (Continued)

Mr. John Goro NAKASHIMA in his letter of March 11th, 1945, now claims that articles belonging to himself, his mother and his sister were left on the premises.

All chattels at 344 West 4th Avenue were moved directly to Willards Auction room where they were sold in Vancouver auctions Nos. 517, 518 and 519. Some boxes containing what appeared to be only personal articles were sent to 992 Powell St. where the cases were opened and the contents sold in Vancouver Auctions Nos. 57, 58 and 59.

In the absence of any identification all of the chattels were sold in the name of the tenant, Kotohei ISHIHARA. *(Records credited to Kotohei ISHIHARA's account. Not for being clarification of ownership)*

As it is still impossible to determine the ownership of each separate item, we are sending copies of the lists to both NAKASHIMA and ISHIHARA with a request that they separate and advise us of the ownership of each item.

The above summary is certified to be in accordance with the information on file.
June 1/46
GBS:LEW

W. B. Spain
W. B. Spain

*For further information
see letters Nos 27/47,
Dec 7/47, Dec 16/47 &
Dec 19/47
(Attached lists)*

Copy - for files 13717 and 10807

October 19, 1948

To: File 1566

From: F. Matheson

Re: Goods Removed from 344 West 4th Ave., Vancouver, and Sold at Auction

Goods found without identification at 344 West 4th were sold at auction and the proceeds credited to the account of Kotohei Ishihara, Reg. No. 02283, File 1566, former occupant. These goods may be the property of Ishihara, of John Goro Nakashima, File 10807, former owner of the premises, or of Kiechi Kondo, File 13717, who reported some goods there. Funds realized from the sale of the goods are to be transferred to Chattel Suspense as the persons mentioned have not supplied us with information that will enable us to establish ownership.

- - - - -

To: Accounting Dept.

From: F. Matheson

Will you please charge File 1566 and credit File G/181 as follows:

<u>Auctions</u>	<u>Realized</u>	<u>Expenses</u>	<u>Net Credit</u>
Vancouver			
517, 518, 519, Nov./44	105.75	41.38	64.37
59, Mar. 29/46	7.20	2.08	5.12
58, Dec. 21/45	.10	.03	.07
57, Dec. 14/45	5.55	1.27	4.28

"F. Matheson"

/FM

LIABILITY SUMMARY

File No. 10807

Rat John Gore NAKASHIMA

Reg. No. 01214.

Declared in JP form a personal liability in favour
of Guarantee Cleaners & Dyers of \$75.00. By phone creditors
reported on 16th May 1946 that this had been paid in full.
No evidence on file of any liability remaining.

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

J. L. Simpson

DATED May 20th, 1946.

IN:ML

PERSONAL PROPERTY SUMMARY

File 10807

John Goro NAKASHIMA (Mr.)

Registration No. 01214

Chattels: No chattels were declared by the above Evacuee in his JP form dated June 17/42. All chattels found on the premises at 344 W. 4th Avenue, Vancouver, were moved to Willards Auction Room and sold at auction. Another Japanese by the name of Kotohei ISHIHARA (File 1566) declared some chattels at the above address. In an endeavor to determine correct ownership of the goods sold at auction, lists of those goods have been sent to both J. G. NAKASHIMA and K. ISHIHARA in order that they may check the items belonging to them. (See Supplementary Summary attached).

Accounts Receivable:

On January 18, 1946 an amount of \$15.00 was credited to this Evacuee's account. This amount represents the refund of security deposit for Light by the B. C. Electric Railway Company.

Bank Account:

In his JP form dated June 17/42 Nakashima declared \$100.00 in the Royal Bank of Canada, 7th & Granville St., Vancouver. No action was taken by the Custodian regarding this bank account.

Safety Deposit Box:

Mr. Nakashima declared Box #61 at the Royal Bank of Canada, 7th & Granville St., Vancouver. No action was taken by the Custodian in connection with this Safety Deposit Box.

Life Insurance:

Two Prudential Life Insurance policies, Nos. 383424082 and D11571865, in the amounts of \$500.00 and \$1000.00 respectively, beneficiary in each case being wife, Charlotte, were declared by J. G. Nakashima as being in his possession. At no time have these policies come under the control of the Custodian and no premiums have been paid from this office.

Specified Articles:

On the R.C.M.P. Information Sheet it is noted that a 1940 Chevrolet Car was owned by the above Evacuee. In a letter on file dated March 19/42 a Mr. O. Hughes states he purchased this car from Messrs. Frank Mutsuo and John Goro Nakashima in March 1942. This sale was not transacted by the Custodian and the funds from same did not come into this office. John G. Nakashima was not evacuated until October 28, 1942.

In Mr. Spain's memo on file dated July 30/43 it is stated that a Nash Lafayette car was found stored in Nakashima's garage at 344 W. 4th Ave. and on writing to the Motor-Vehicle Branch, Victoria, it was disclosed that the above car belonged to Mr. Owen Hughes of 2155 W. 6th Avenue, but upon telephoning Mr. Hughes it was found he had sold this car the previous year, namely about August 1942. In a subsequent memo dated January 4, 1944, Miss Matheson advised that she had been in touch with a Mrs. B.E. Breakwell who stated the car belonged to her husband and that he had stored it in Mr. Nakashima's garage. In accordance with Mr. Douet's memo on file dated January 28, 1944, this car was removed from Mr. Nakashima's garage.

(over)

NO OTHER PERSONAL PROPERTY OF ANY KIND 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.

/ER
June 3, 1946.

FIRE INSURANCE SUMMARY

File 10807

Re: John Goro NAKASHIMA

Reg. No. 01214.

The dwelling house known as 344 West 4th Ave., was insured in the amount of \$1250.00, policy number 28561 in the Bankers and Traders Insurance Co., the policy expiring March 12th, 1945. This policy was renewed and expires on the 12th March 1948. There is no record on file or in the ledger of this premium having been paid.

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


DATED May 15th, 1946.

THREE

FIRE INSURANCE SUMMARY

File No. 1973
10807

Re: Frank Mutsuo NAKASHIMA
John Goro NAKASHIMA

Reg. No. 05537
" " 01214

Buildings not insurable and therefor no insurance
was carried.

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

[Signature]

DATED May 15th, 1946.

IN:ML

10807, 13254,
1973, 3587.

June 19th, 1946.

MEMORANDUM

To: The Files,

From: Ian Macpherson.

John Goro NAKASHIMA, Chie NAKASHIMA,
Mutsuo NAKASHIMA, Nobukichi NAKASHIMA
Re: Lots 3 and 4, Blk. 11, D.L. 302, D.W.E.

Lot 3 - Registered owners - John Goro NAKASHIMA and
Frank Mutsuo NAKASHIMA, Joint Tenants.

Assessed Value - Land \$1485.00 Improvements Nil.

Lot 4 - Registered owner - John Goro NAKASHIMA.

Assessed value - Land \$1485.00 Improvements \$700.00,
total \$2185.00.

Re: Lot 4 - This was conveyed 21st January 1911 by
Kanejiro NODA to Asa NAKASHIMA at a consideration of \$4000.00,
\$2000.00 cash and assumed mortgage in favor of Cecil Mack Merritt,
from G.T. 27945-E. C.T. 50559-E issued to Asa NAKASHIMA.

Title conveyed by Asa NAKASHIMA to John Goro NAKASHIMA on
July 28th, 1941. Consideration named "\$1.00 and other valuable
consideration and natural love and affection" C.T. 64920-L issued.

NOTE: John Goro is the eldest son of Nobukichi and Asa
NAKASHIMA. The remaining children are Masae (daughter) and Mutsuo
NAKASHIMA.

In his J.P. declaration John Goro NAKASHIMA declared his
brother, Frank Mutsuo NAKASHIMA as owner of a half interest in Lot
3. Frank Mutsuo NAKASHIMA declared no real property.

Re: Sale of the two properties - The valuations reported
to the Custodian were - Lot 3, \$1200.00; Lot 4, \$1200.00. The two
properties were sold to Leonard Glegg Miles for \$2400.00, and title
has issued. The distribution of funds is now under consideration.

Lot 4 with the family home was probably conveyed to John
Goro, the eldest son, in accord with Japanese customs. With that
we are not concerned. But it is patently unfair to John Goro
NAKASHIMA to apportion the sale price on the basis of the valuations
reported, which are certainly erroneous. The respective assessment
values, while possibly not representing exact values in the deal,
would be a better basis for calculating the proportions of funds
to be credited to the individual accounts of John Goro and Frank
Mutsuo NAKASHIMA. On this basis the respective accounts would be

IN:ML

credited - John Goro NAKASHIMA \$1924.90 and Frank Matsuo NAKASHIMA \$465.55.

EXHIBIT No. 1271-V EXHIBIT No. 1270-7
DATE NOV 19 1945 REAL PROPERTY SUMMARY DATE NOV 19 1945
FILED BY K A Blair FILED BY K A Blair 197310807

JAPANESE NAMES: Frank Mutsuo NAKASHIMA - - Reg. No. 05537.
John Goro NAKASHIMA - - Reg. No. 01214.

CATALOGUE NO: Number 325. Advertised.

PROPERTY ADDRESSED: 344 West 4th Ave., Vancouver, B. C.

LEGAL DESCRIPTION: Lot 3, Block 11, District Lot 302, Group 1, New Westminster District Plan 5832.

TITLE: In the names of John Goro NAKASHIMA and Frank Mutsuo NAKASHIMA.

ENCUMBRANCE: Vesting 34709 - 21st August 1943. C of T. 64919 L.

ASSESSED VALUE: 1943 -
Land \$1385.00
Improvements \$ 100.00 Total \$1485.00 Taxes \$74.74.

CLASSIFICATION: Inferior city property. Inspector reported June 26th, 1942, lot of 50 foot frontage and 100 foot depth with a garage and small green-house. These buildings were ordered by the City authorities on the 14th July 1944, to be demolished, which was done.

HISTORY OF ADMINISTRATION: This property remained vacant until the time of sale and there is no revenue from it.

SOLD: To Leonard Clegg MILES on the 5th November 1945 for \$1200.00. Approval of Advisory Committee - October 27th, 1945.

FUNDS: Released to the joint credit of Frank Mutsuo NAKASHIMA and John Goro NAKASHIMA, sale price \$1200.00 plus adjustments \$16.30, total \$1216.30; less advertising \$4.00, Certificate of Encumbrance \$1.00, valuation \$5.00, taxes \$325.37, registration fee \$7.40, commission on sale \$60.00, total \$202.77. Net amount released \$813.53.

TITLE: C. of T. 136088-L covering the above described property in the name of Leonard Clegg MILES, was mailed on the 23rd February to A.W. Goodrich & Co. Ltd., Vancouver, the firm acting for Mr. MILES in the sale.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 15th, 1946.
IM:HL

OLD CERTIFICATE OF TITLE In names of Frank Mutsuo NAKASHIMA and John Goro NAKASHIMA is probably with C.T. 94920-L in keeping of Royal Bank, 7th and Granville, Vancouver. John Goro NAKASHIMA was requested to send both Certificates to Custodian on 22nd January 1946. Request not complied with.

NOTE: Cert. of Title 64919-L received by Custodian May 25/46 (Now on file)

Paul Macpherson

REAL PROPERTY SUMMARY

EXHIBIT NO. 1270-9
 DATE NOV 18 1945
 FILLED BY File 10807
K. A. Blustein

JAPANESE NAME: John Goro NAKASHIMA - - Reg. No. 01214.

CATALOGUE NO: Number 326. Advertised.

PROPERTY ADDRESS: 344 West 4th Ave., Vancouver, B. C.

LEGAL DESCRIPTION: Lot 4, Block 11, District Lot 302, Group 1, New Westminster District, Plan 5832.

TITLE: In the name of John Goro NAKASHIMA.

Cof T. 64920 L

ENCUMBRANCE: Vesting 34702 - 21st August 1943.

ASSESSED VALUE: 1943 -
 Land \$1385.00
 Improvements \$ 800.00 Total \$2185.00 Taxes \$92.96.

CLASSIFICATION: Inspector reported 26th June 1942, a lot 50 by 120 ft. with a 2 storey unpainted frame dwelling made into 4 suites, 2 upstairs and 2 down. House in very bad state of affairs, both exterior and interior.

HISTORY OF ADMINISTRATION: Up to the end of October 1943, only 3 of these suites were occupied, 2 at a rental of \$5.50 each and one at \$4.00 from the 1st November 1944 until the 1st March 1945. The rentals received were for the months of November for 4 suites \$19.00, December, 5 suites \$22.00 and January 5 Suites \$22.00. On the 1st March the whole property was rented for the months of March, April and May to J. BAIRD at \$20.00 for March and \$23.00 for April and \$23.00 for May. During the months of June 1st to November 1st, 1945, the property was rented to J. BAIRD for \$19.00 per month. The total amount of rental accruing to this property amounted to \$567.00 and the expense for commission and repairs amounted to \$384.54. City threatens to condemn this building as uninhabitable.

SOLD: To Leonard Clegg MILES for \$1200.00 on the 5th November 1945. Approval of Advisory Committee October 27th, 1945.

FUNDS: Released to the credit of John Goro NAKASHIMA, sale price \$1200.00 plus rental revenue \$567.00, adjustments \$38.51, total \$1805.51; less taxes \$394.50, Certificate of Encumbrance \$1.00, advertising \$4.00, valuation \$5.00, registration fee \$7.40, commission on sale \$60.00, repairs and maintenance \$384.54, total \$856.44. Net amount released \$949.07.

TITLE: C. of T. 136088-L covering the above described property in the name of Leonard Clegg MILES, was mailed on the 23rd February to A.W. Goodrich & Co. Ltd., Vancouver, the firm acting for Mr. MILES in the sale.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 15th, 1946.
 IM:ML

(See page 2)

OLD CERTIFICATE OF TITLE
No. 64920-L

In name of John Gore NAKASHIMA, reported in JP form to be in possession of Royal Bank, 7th and Granville St., Vancouver. NAKASHIMA was asked, 22nd January 1946, to send in this Certificate of Title to Custodian. Request not complied with.

Saul Maspherson

IM:ML

Note:

Certificate of Title 64920-L, above-mentioned, was received by the Custodian on May 25, 1946. (Now on file).

File No. 10807

NAKASHIMA, John Goro

Reg. No. 01214

344 West 4th Ave., Vancouver, B.C.

Picture taken May 18th, 1943.



File

10807

CLAIM

DATE

May 8, 1942.

CREDITOR

The Royal Bank of Canada
Vanc'r
Fairview

DEBTOR

John G. Nakashima
2503 West Broadway
Vancouver, B. C.

AMOUNT OWING

\$100.00

AGENT

Nil.

ORIGINAL FILE

Endorsed Bruce B. Clark. Collateral
Security - Dom. of Can. First Victory
n - \$100.00

G-68

Jan 22/43
Phone Hoppood. May's
Royal Fairview. He states
this loan paid. Will write
confirming. Reuss

NAKASHIMA, JOHN GORO

314 West 4th Ave., Vancouver, B. C.

FILE No. 10807
REG. No. 01214

Inspected June 26th 1912

1. 61919L Lot 3 Block 11 D.L. 302
Assessment Value Buildings, \$100 Land \$1335.00

Situated in centre of block on the south side of 4th Ave., with a 50 foot frontage to 120 foot depth consisting mostly of garden on which is situated a garage, skelton greenhouse frame & two board frames for plants.

2. The garage is frame, skin & roof 16x20 unpainted and situated south west corner bordering lane and in fair condition. The green house is just a frame boarded two feet up from the ground but devoid of glass. Garden in poor shape consisting mostly of weeds showing lack of attention.

Assessment of \$100.00 for building on this lot are high.

The Western City Company
LIMITED

Per C. J. Farstone

NAKASHIMA JOHN GORD

344 West 4th Ave., Vancouver, B.C.

FILE No. 10807

REG. No. 01214

Inspected June 26th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 4 1942

1. #4920 1 Lot & Block 11 D.L. 302

Assesment Value Building \$800.00 Land \$1385.00

Situated in the centre of the block on the south side of 4th Ave. with a 50 foot frontage to 120 ft. depth on which is situated 1 two storey unpainted frame shingle roof dwelling house and 2 one storey unpainted frame shingle roof dwelling houses.

2. A The two storey house is a rambling structure made into 4 suites situated to the front of the lot. The upstairs of the main wing consist of 2 bedrooms 12x20 and kitchen 12x15 occupied by Mrs. Kornell and daughters "Japanese" for \$3.00 per month and contents owned by them.

The downstairs of main wing at the front is a 2 room suite consisting of kitchen 12x9 and bedroom 12x12, vacant.

To the rear downstairs main wing is a 4 room suite consisting of living room 12x12, bedroom 12x10, kitchen with sink 20x15, extension of living room 22x10. This occupied by Nakashima's Mother and old man and no rent being paid. Contents owned by Mother.

The smaller wing consists of 2 bedrooms upstairs 12x20 and 8x20 and downstairs kitchen with sink 12x20 and living room 8x20. This is occupied by Nakashima's sister, husband and children. No rent being paid and contents owned by occupants.

Two lean-to woodsheds are attached together with an attached closet containing water closet that serves the three houses.

- B Centre and bordering westerly line one storey house really consisting of one room 22x20 with partition portion for kitchen. Lean-to woodshed attached. Vacant and used for storage for some time. This house is very poor shape for living quarters.

- C At rear centre bordering lane one storey house 25x12, with narrow verandah, running length of north side, consisting of bedroom 15x12 and kitchen 10x12, just become vacant recently.

The above three houses are all in a very bad state of repair. The shingle roof and board sidings are very badly perished for lack of paint. The interiors are in very poor condition.

3. All Furnishings are owned by occupants.

4. \$1250 Insurance on the 3 buildings is ample.

5. Particulars of Liabilities embodied in Form JP

6. The renting of vacancies will have to be done in conjunction with Nakashima and his Mother.

The Western City Company
LIMITED

Per C. J. Hirstone

10807

House No. 239,

Rosebery B.C.

Nov. 17, 1942

Custodian of Enemy ~~Japanese~~ ^{OFFICE OF THE CUSTODIAN}
Vancouver, B.C. ^{JAPANESE SECTION}
RECEIVED
NOV 24 1942

A. J. Gray

Dear Sir:- John G. Nakashima - Reg. No 01214
House on Lot 3 or 4 - Blk 11-D.L. 302 = 344 West 4th Ave.

Referring to above property, when I visited your office, I was advised by one of your men to report the names of tenants. Owing to the rush due to the sudden departure from Vancouver I am doing so now.

Mr. and Mrs. Gray and their son Dick are occupying four rooms in the back part of the house and are paying \$4.00 per month rent.

Mr. and Mrs. Fleming are occupying three rooms at the back part of the house and paying \$5.00 per month.

Both parties have agreed to share the water bill and any decorating they are doing on their own. Also allowances which I deemed necessary were made on the rents and in future all costs are being borne by themselves except where I think necessary.

Mr. Gray's rent has been paid to November 22nd and the next rent payment is due on Nov. 23rd, 1942

Mr. Fleming's rent has been paid up to Dec. 31, 1942 and the next rent payment is due on Jan. 1, 1943

Trusting the above information is sufficient but if any further information is required please write to me at the above address

A copy of letter similar to this has been written and sent to the Western City Company, Limited.

Will you kindly send a reply to this letter and let me know if the arrangements made are satisfactory to you.

Thanking you in advance and trusting to hear from you at your earliest convenience,
I am

Sincerely yours.

J. P. Pukashina

60 62

10807.

November 25, 1942.

Mr. John Goro NAKASHIMA,
Registration No. 01214,
House No. 239,
Roseberry, B. C.

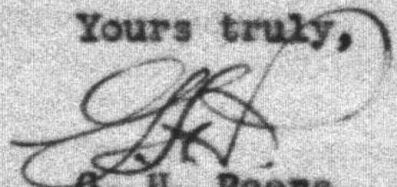
Dear Sir:

We beg to acknowledge your letter of the 17th instant advising us of the names of the tenants now occupying your property at 344 West 4th Avenue.

We note that you have sent a copy of your letter to the Western City Company Ltd. who are acting as real estate agents for your property.

We would like to point out that the rentals you are receiving from these tenants amounts to \$114.00 yearly and the taxes on Lots 3 and 4, Block 11, D.L. 302 amount to approximately \$160.00 per annum. We would be glad to have you advise us how you intend to make up the difference between these amounts.

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

Peers

The Western City Company
Limited

CABLE ADDRESS
WESTCO

INVESTMENT SECURITIES

WESTERN CITY BLDG.
544 HOWE ST.

Vancouver, Canada

December 8th, 1942. ✓

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 9 1942

His Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation,
506 Royal Bank Building,
Vancouver, B.C.

PA 9521

Dear Sir:-

Attention Mr. G.H. Peers

Referring to yours of November 18th re File No. 10807 Nakashima, John Gore, 314 West 4th Avenue, we find as stated in Nakashima's letter of November 17th that Mr. and Mrs. Fleming are occupying 3 rooms at the front of the house and are paying \$5.50 per month and rent has been paid to owner up to December 31st. Mr. and Mrs. Gray and son, are occupying 4 rooms at the back part of the house and are paying \$4.00 per month rent as arranged with owner and rent was paid to him up to and including November 22nd. We have collected rent from Mrs. Gray to December 22nd.

The aforementioned parties are redecorating as arranged with Nakashima. The rents being paid are low and figure it would have been better to allow for decorating and a rental of approximately \$10.00 per month for each party. However, these arrangements have been made by the owner and imagine that they cannot be disturbed at the present time.

The upper part of the house is closed off; the stairs approaching have been torn down and the rooms there being used as storage for owners' chattels.

The one storey house at rear boarding the lane is in deplorable condition. Have had two parties looking at it but is going to be difficult to do anything.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone

C. J. Harstone

CJH:m

84/80 / House No. 173,
New Denver, B.C.,
April 3, 1943.

Mr. G. H. Peers,
Administration Dept.,
Office of the Custodian
Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 10 1943
File No.	
Ans.	
Referred	Waggett

Waggett

Dear Sir:- Your File No. 10807.

In perusing over my old letters, I happened to come across your letter of November 25, 1942 in regard to the payment of the taxes. At the time I received your letter, I was not working and living in Rosberg. However three weeks ago, I moved to New Denver to take over the store department for the B.C. Security Commission.

In my correspondence to friends who are in Vancouver, one of my friends who visited the house, advised me that other tenants have moved into the house. I believe that the rentals now accruing should be more than sufficient to cover the taxes. Also I believe it

only proper that you as the custodians of the property, advise me or else through the real estate agents of the new tenants and the increase in rental receipts. These matters - inc. of taxes etc., are a constant worry and would have been avoided had you or the Western City Company advised me of such. Also I have heard that one of the new tenants had been breaking up the flower boxes left in the garden by a Mr. K. Ishihara and entrusted to the Custodian by him were broken up and used as wood. Such matters I believe can receive a little more consideration.

I would be very much gratified if you were to look after the various matters, also giving me advice and changes in regards to tenants - also in regard to the revenue, taxes etc. It would be much nicer were I to get this information from you rather than trouble friends to look around and after the house.

Trusting that I will be favored with a prompt reply, I am

Sincerely yours,
John B. Nakashima

10807

April 12, 1943.

Mr. John Goro Nakashima,
Japanese Registration No. 01214,
House No. 173,
New Denver, B. C.

Dear Sir:

Re: 344 West 4th Avenue

We are in receipt of your letter of the 3rd instant, and do not understand why you think there should be sufficient funds from the renting of the above property to take care of outstanding taxes. We would like to point out that on your Lot 3 you left 1942 taxes unpaid to the amount of \$74.74, and on Lot 4, \$92.96, making a total of \$167.70. In your letter of November 17th, you mentioned that the Flemings' rent of \$5.50 per month was due on January 1, 1943, and that Gray's rent of \$4.00 per month was due on November 23rd. These rents have been paid regularly, but of course do not amount to much owing to the small amounts involved.

The agents handling your property, viz., the Western City Company Limited, were successful in renting a further portion of your property at \$4.00 per month in January to a Mr. MacKay, and in February a further portion to Mr. Shaw at \$3.00 per month. However, the total rental is still only \$16.50 per month. From the attached statement you will see exactly what has been received in rentals and what necessary expenditures have been made, and it will be observed that there is a credit balance in your favour of \$41.80, but this is a long way from enabling us to be in a position to pay the arrears of taxes. We shall pay a portion of the taxes due in the near future, but if you can make any contribution towards paying up these taxes, please advise us--we wrote to you about this on the 25th of November, 1942, but received no reply from you. We are taking up with our agents the question of your complaint re the breaking up of the flower boxes, and hope to write you later on this point.

As a matter of convenience, our agents have arranged for Mr. Fleming to act as supervisor of the property, and he is collecting rents from the other tenants and forwarding same to the Western City Company.

Yours truly,

P. Douet,
Administration Department.

PD:BT

EVACUATION SECTION	
Rec'd	APR 24 1943
File No.	
Ans.	
Referred	<i>Naresh</i>

House No. 173,

New, Denver, B.C.,

April 20, 1943.

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

ATTN: Mr. Doucet
Administration Dept.

Year
File No-10807

Dear Sir:-

I wish to thank you for your letter of the 12th of April, and enlightening me of the facts in regard to the rentals on the property at 344 West 4th Ave.

I believe I did not make myself clear, when I stated the rental would be sufficient to cover the taxes. By this I meant that from now on, taking it month by month, the rental receipt of \$16.50 monthly would be sufficient to cover the tax which taken on a monthly basis would be approximately \$14.00 per month. I realize that there are arrears in the taxes and thus I shall endeavour to pay if and when possible, but the wages I am receiving working for the Commission is insufficient for me to do so. However when the occasion arises for this to be possible, I shall do so.

I am pleased to hear that Mr. Fleming is acting as supervisor and also collecting the rents. If in future any changes do take place, I will greatly appreciate hearing from you. Thanking you, I remain
Yours truly, John E. Nakashima

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

October 12, 1943

EVACUATION SECTION	
Rec'd	OCT 13 1943
File No.	10807
Ans.	<i>Spain</i>
Referred	<i>Spain</i>

544 HOWE ST.
Cont. to system

33

The Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. G. B. Spain

Gentlemen:

Kindly find attached list of chattels, the
property of John Gore Nakashima File No. 10807, 344 West
4th Avenue, in the possession of Mr. J. F. McKay and Mr.
James Baird duly signed as to their responsibility.

Thanking you, we are,

Yours very truly,

THE WESTERN CITY COMPANY LIMITED,

C. J. Harstone
C. J. HARSTONE.

CJH:BJ

The following articles, the property of John Gore Nakashima, have been placed in my care, and I hereby agree to assume the responsibility that they will be returned in as good condition as possessed on the termination of my tenancy or released at any time on the request of the owner or custodian:-

- 1 Amherst Piano
- 1 Piano Bench
- 1 Bridge Lamp
- 1 Cook Stove
- 3 Kitchen chairs
- 1 Clothes Cupboard
- 1 Mantle Clock

Date October 5th 1943.

J. F. Mc Kay
J. F. McKay

The following articles, the property of John Gore
Nakashima, have been placed in my care, and I hereby agree
to assume the responsibility that they will be returned in as
good condition as possessed on the termination of my tenancy
or released at any time on the request of the owner or custodian:-

1 Glass China Cabinet

1 Chest of Drawers

1 Brass Bed ~~and~~ *C.H.*

1 Old Table (small rough lumber)

*See letter
list of
11/21/43
J.B.*

Date September 2nd 1943.

James Baird
James Baird

The following articles, the property of John Gore Nakashima, have been placed in my care, and I hereby agree to assume the responsibility that they will be returned in as good condition as possessed on termination of my tenancy or released at any time on the request of the owner or custodian:-

- ✓ 1 Amherst Piano ✓
- ✓ 1 Piano Bench
- ✓ 1 Bridge Lamp
- ~~1 Cook Stove~~ Cpt
- ~~3 Kitchen Chairs~~ Cpt
- ~~1 Clothes Cupboard~~ Cpt
- ✓ 1 Mantle Clock ✓

see
Bonds
list attached

Date

Nov 24th

1943.

Mrs M. P. P. P.

The following articles, the property of John Gore Nakashima, have been placed in my care, and I hereby agree to assume the responsibility that they will be returned in as good condition as possessed on termination of my tenancy or released at any time on the request of the owner or custodian:-

1 Glass China Cabinet

1 Chest of Drawers ✓

~~1 Brass Bed~~

1 Old Table

1 Cook Stove ✓

3 Kitchen Chairs ✓

1 Clothes Cupboard ✓

Date Dec 2nd 1943.

James Baird

FA 3405 R

The Western City Company

Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

February 1, 1944

Mr. James Baird,
344 West 4th Avenue,
Vancouver, B. C.

Dear Sir:-

Referring to our conversation we have clarified with the Custodian and approval obtained of arrangements discussed, namely that we agreed to rent to you all buildings situated on #64920, Lot 4, Block 11, D. L. 302, known as 344 West 4th Avenue, Vancouver, for the sum of \$18.00 per month; also the lot adjoining, known as Lot 3, for garden purposes on which is situated a small garage and included for \$5.00 per month. This will be on a monthly basis and this agreement will start as at March 1st, 1944.

All rents are payable in advance and we will notify the present tenants of this arrangement. The amounts and the date rents have been paid to are as follows:

Mr. J. Baird	\$5.50	paid to	February 15th
Mr. G. L. Gray	\$4.00	" "	February 22nd
Mrs. H. Prossler	\$5.50	" "	February 1st
Mr. Hans Langset	\$4.00	" "	February 15th
Mr. J. McDonald	\$3.00	" "	February 15th.

It is understood that the lot adjoining will be cleaned up and used for garden purposes, and that all dilapidated overhanging roofings will be torn down and the premises cleaned up as outlined by the health authorities.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. HARSTONE

CJH:IJ

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

February 1, 1944

Department of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. P. Douet:

EVACUATION SECTION	
Rec'd	FEB 2 1944
File No.	10807
Ans.	
Referred	Consent.

Dear Sir:-

Kindly find attached copies of letters
written to Mr. James Baird and present tenants as
discussed in our telephone conversation yesterday.

We have made this agreement to read as
at March 1st because practically all rents have been
collected by us up to February the 15th, and thereby
allowing the Lessee a small break in the staggered time.
This will be more than offset by the work required by the
Health Authorities.

OK agreed.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. HARSTONE

*Baird is stating
the company
man - will look
after the lease
and the health
authorities
etc.*

CJH:IJ
ENCIS.

10807

February 24th, 1944.

Attn: Mr. C. J. Harstone

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: John G. NAKASHIMA
344 W. 4th Avenue.

With reference to our visit yesterday to the above premises and the discussion we had with Mr. C. A. Rogers of the City Health Department, we would advise that we have only \$25.00 in this account and there is still over \$200.00 arrears of taxes as until recently when we paid \$100.00 on account of taxes owing—1942 and 1943 taxes on both lots three and four were unpaid.

The carpentry work and repairs to the toilet will leave very little on hand and we have no funds at all to provide for the cost of installing bath or shower, etcetra, as required by the City Health Department. We shall be interested to know what the cost of this would be but fail to see at the moment how this is to be provided unless you can obtain a very substantial increase in rentals from the Rental Control Board due to these extra facilities.

We take it you will be advising us on this whole matter just as soon as you receive the estimate for the work and news from the Rental Control Board.

Yours truly,

P. Douet,
Administration Department

PD/ER

P.S. - We do not appear to have on file any definite demand from the City Health Department as to what is required at these premises. Do you think we should press for this or leave matters as they are in view of our interview with Mr. Rogers yesterday?

EXHIBIT No. 1470 - 1
ESTABLISHED 1887 DATE NOV 19 1943 TIC SECTION
FILLED BY K. D. Blawie FEB 23 1944
Pemberton Realty Corporation Limited
TELEPHONE PACIFIC 8241
416 HOWE STREET
VANCOUVER, CANADA
February 26, 1944 EXHIBIT No. 1471 - 1
DATE NOV 19 1943
FILLED BY K. D. Blawie

Catalogue #325.

344 W. 4th Ave., 4/11/302.

This is a two storey five room tenement. Also at rear is a two storey building with 2 rooms down and 2 rooms up. Also a fuel shed that is converted into two living rooms. Also a two-room building at the lane, used as living rooms. There is only one toilet in an outside shed for all of these 8 tenants.

This value for sale is for land only, buildings are a liability

Value for Sale \$1200

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore
W. G. Moore.

WGM-JM

EXHIBIT No. 1270-2
ESTABLISHED DATE NOV 19 1943
FILLED BY R. A. Blair
Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

February 26, 1944.

EXHIBIT No. 1271-2

DATE NOV 19 1943

FILLED BY

R. A. Blair

ACQUISITION
REC'D FEB 28 1944
Referred

Catalogue #326.

3/11/302

Vacant Lot

Value for sale \$1200

PEMBERTON REALTY CORPORATION LIMITED.

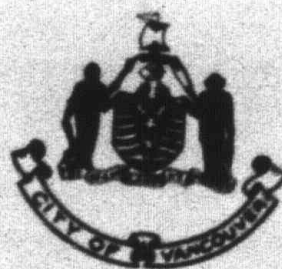
W. G. Moore

W. G. Moore.

WGM-JM

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

May 18, 1944

Custodian of Alien Property,
675 Hastings Street West,
Vancouver, B. C.

Dear Sirs:-

Attention Mr. Douet.

Re: 344 West 4th Avenue.

This is to advise you that the small building in the centre of the lot at present occupied by Mr. and Mrs. Pearson has been placarded as unfit for human habitation.

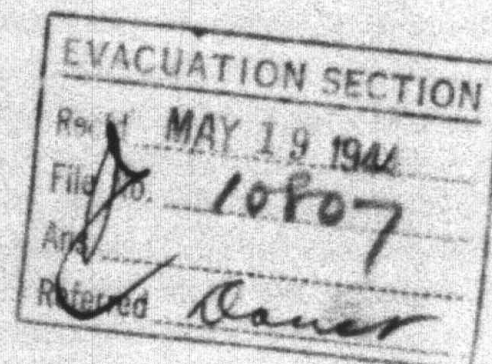
The present sink fixture is not connected to the sewer and this building is being occupied contrary to the Zoning By-law. It is therefore required that this building be vacated and not be occupied.

A copy of this letter is being sent to the agents and Mr. J. Baird, the present lessee.

Yours truly,

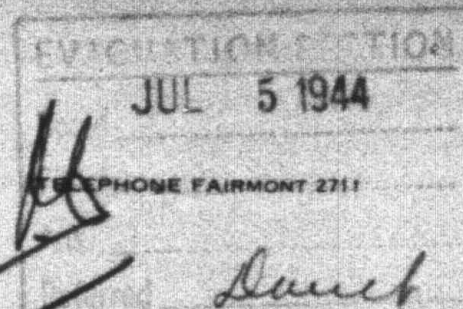
CHIEF SANITARY INSPECTOR.

GAR/bc



HEALTH DEPARTMENT

STEWART MURRAY
M.D., D.P.H.
MEDICAL HEALTH OFFICER



VANCOUVER, B. C.

July 4th, 1944.

Custodian of Alien Property,
675 W. Hastings St.,
Vancouver, B. C.

Attention Mr. Douet,
Your File No. 10807.

Dear Sir:-

Re: 344 W. 4th Ave.,
Dwelling on rear of lot.

This will confirm our conversation today
with reference to the repairs to the sink and its
connection to the sewer.

In view of the decision of your Department
not to spend any further funds on this property,
these premises are being occupied in contravention
to the Health & Building By-laws of this City and
must therefore be vacated and remain closed.

Your consideration and action in this
matter is desired.

Yours truly,

A handwritten signature in cursive script, appearing to read "J. Rogers".

GAR:EM

CHIEF SANITARY INSPECTOR.

VANCOUVER SUN - - 4th July, 1944.

Raze Building Not Raise Rent—Judge

Instead of the rents of a Japanese-owned property at 344 West Fourth being raised, the building should be razed in the opinion of Judge Bruce Boyd.

"I doubt if I have jurisdiction as this place is not fit for human habitation although it is a shelter of sorts," His Honor today told the lawyer for the custodian's agent.

"But some of the tenants are only paying \$5 and \$7 and the rents do not cover the taxes and water rates," argued the lawyer.

"Well, I'm not going to raise them," retorted the final arbiter of rents in this district.

"The place should be condemned as was a neighboring building and would be if it were not for the housing shortage."

N.B. This was an application by the Custodian's tenant to increase the rents of the sub-tenants. The Custodian was not a party to the application and the Reporter is in error when he indicates that the Judge told the lawyer for the Custodian's agent, etc. - the lawyer actually represented our tenant.

highlight
note
J.B.
577.

10637

July 5th, 1944.

Mr. J. Baird,
344 West 4th Avenue,
Vancouver, B. C.

Dear Sir: Re: 344 West 4th Avenue.
 Building on rear of lot

Respecting the above, please note that in view of the unsatisfactory state of this particular building with regard to the sink and its lack of connection to the sewer, the Health Department of the City of Vancouver advise that the building is being occupied in contravention to the Health and Building By-laws of the City of Vancouver and must, therefore, be vacated and remain closed.

In view of the above, will you please make the necessary arrangements to evict the tenants at the earliest possible date, and under no circumstances is this building to be rented.

We now understand that the building in the centre is unoccupied and these premises must not be rented again. We are in communication with the City Hall respecting the demolition of this particular building.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Cc to Western City Company

10807

July 5th, 1944.

The Western City Company,
544 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: 344 West 4th Avenue

Enclosed please find copies of letters relating to the above premises, which cover our telephone conversations of the last two days.

Mr. Baird informs us that Judge Boyd refuses to increase any of the rentals and, in the circumstances, when Mr. Harstone returns it would appear that we shall have to reconsider Mr. Baird's rent, as we understand his total receipts when the end building is empty will be \$34.00 per month, and his total expenses \$31.00, including water and electricity.

Yours truly,

P. Douet,
Administrative Department.

PD/ER
Encs.

BUILDING DEPARTMENT
INCLUDING PLUMBING

ANDREW HAGGART
BUILDING INSPECTOR



EXHIBIT No. 1270-F

DATE NOV 10 1944

FILLED BY

K. A. Christie
TELEPHONE FAIRMONT 2711

VANCOUVER B. C.

14th July, 1944

Mr. John Goro Nakashima,
c/o Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B.C.

Re: 344 West 4th Ave.,
Lot 4; Blk. 11; D.L. 302

EVACUATION SECTION

Rec'd JUL 15 1944

File No. 10807

Ans.

Referred Sauet

I am of the opinion that the buildings on the centre and rear of the property at the above location are by reason of their defective structural condition a source of danger. Notice is therefore given you that you are required under the provisions of Section 18 of the Building By-law to pull down and demolish such buildings on or before the 14th day of August, 1944.

In the event of your neglecting or refusing to comply with this notice according to the terms thereof I may cause such buildings to be pulled down or demolished and the cost of pulling down or demolishing the same may be recoverable by the City by summary process at law in any Court of competent jurisdiction and shall also be a lien upon such buildings and the materials thereof, and upon the lot or parcel of land upon which the same are erected, and the said cost when certified by me, if not before collected, shall be entered by the City Tax Collector on the Collector's roll next prepared after the receipt of such certificate, and collected in the same manner as ordinary municipal rates of the City.

Dated this 14th day of July, 1944.

AH/KM

A. Haggart
BUILDING INSPECTOR

10807

July 17th, 1944

The Western City Company,
544 Howe Street,
Vancouver, B.C.

Attention: Mr. Harstone

Re: 344 West 4th Avenue

We enclose in duplicate, copy of letter dated July 14th, received from Mr. Haggart, Building Inspector, City Hall, in which you will observe that the two small buildings on this property must be demolished on or before August 14th, 1944.

The extra copy of this letter is attached for you to pass on to Mr. Baird, the main tenant, and we shall be glad if you will kindly see that the City Hall's instructions are carried out by due date, advising us when this work has been accomplished.

Kindly acknowledge receipt of this letter by return and oblige.

Yours truly,

P. Douet,
Administration Department.

PD/MHC
encl.

10607

July 18th, 1944

Mr. A. Haggart,
Building Inspector,
City Hall,
Vancouver, B.C.

Re: 344 West 4th Avenue

Dear Sir:

We thank you for your letter of the 14th instant and have given instructions to our agents handling this property, namely Western City Company, to comply with your notice that the centre and rear small buildings are to be demolished on or before the 14th of August, 1944.

We hope during the course of the next week or so to advise you that your instructions in this connection have been carried out.

Yours truly,

PD/MHC

P. Douet,
Administration Department.

10807

August 5th, 1944.

Attn: Mr. Harstone

The Western City Company,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: 344 West 4th Avenue,
Vancouver, B. C.

With reference to our letter of July 17th, in view of the proximity of August 14th, which is the date by which the two small buildings on this property have to be demolished, we shall be glad if you will confirm that you have done all that is necessary in regard to this demolition by due date.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD/ER

HEALTH DEPARTMENT

STEWART MURRAY
M.D., D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

August 10th, 1944.

Office of the Custodian,
675 Hastings Street West,
Vancouver, B. C.

Attention Mr. Douet.

Dear Sirs:-

Re: 344 W. 4th Avenue
Building at rear.

The above noted building recently placarded
as unfit for habitation, now vacant, is in such con-
dition that it cannot again be used for human habit-
ation.

I would advise this building be removed
from the lot as soon as possible.

Yours truly,

[Signature]
CHIEF SANITARY INSPECTOR.

GAR/bc

EVACUATION SECTION	
AUG 11 1944	
Rec'd	
File No.	10807
Refused	<i>[Signature]</i>

and to you

*Phoned
Mr. Hastings & he
said he was out but
I was not at home
almost completely
demolished - only one ildg. being
demolished as City has given per-
mission to leave one standing for
use as chicken house - letter
covering this being written
by Hastings E.P.*

EXHIBIT NO. 1270-8

DATE NOV 19 1944

FILLED BY K. A. Christie

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

WESTERN CITY BLDG.
544 HOWE ST.

Vancouver, Canada

August 15, 1944

EVACUATION SECTION	
Rec'd	AUG 16 1944
File	10807
Ans.	
Referred	<i>[Signature]</i>

Dept. of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

Attention: Mr. P. Douet

In reference to your letters regarding the demolitions at 344 West 4th Avenue; the building in the centre of the lot has been rased. The building on rear of lot is still standing as Mr. Baird approached the Building Inspector to utilize it for storage and chicken house. This permission is granted, providing Mr. Baird clears with the health authorities as to the number of chickens to be kept.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C.J. HARSTONE

CJH/EH

The Western City Company
Limited

CABLE ADDRESS
WESTCO

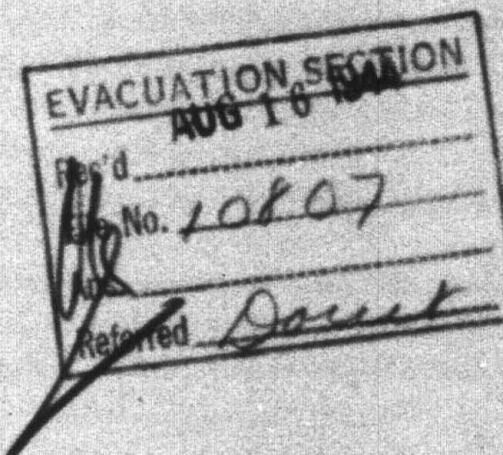
INVESTMENT SECURITIES
Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

August 15, 1944

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

Attention Mr. P. Douet -
Re: 344 West 4th Avenue.



Dear Sir:-

In reference to your letter of July 5th regarding the decision of the Court for rentals and the necessity of reconsidering Mr. Baird's rent, we have made the following arrangements.

The rent to be \$19.00 per month as at the first of June. Complete accounting has been made to that date. Outstanding rents for June, July and August amount to \$57.00. Mr. Baird's claims against this rent for work done on present buildings, structures condemned and demolishing one building:

Removal of debris	\$10.00
Raising centre building	15.00
Two months allowance for work on structural alterations and decorating	38.00

\$63.00

This leaves Mr. Baird with a credit of \$6.00 on September rent. ✓

✓ It is understood that any further work to be done the expense will have to be assumed by Mr. Baird as there is a bill outstanding for new sewer and vents amounting to \$52.00, which is being assumed by the Custodian. Therefore there will be no accounting to your office on this property until December until the revenue outbalances the present indebtedness.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. HARSTONE

CJH:LJ

10807

August 28th, 1945.

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: 344 W. 4th Avenue,
Vancouver, B. C.
Tenant: J. Baird

While Mr. Harstone was on vacation the writer had occasion to visit the above premises and Mr. Baird pointed out that the cottage in which he lived and a portion of the main building urgently required repairs to the roof. The writer agreed in the circumstances to have this work put in hand at once before the wet weather commenced. Twenty rolls of 45 lb. Roofing was supplied to Mr. Baird by the Vancouver Lumber Co. Ltd., as per attached copy of account, which we have paid direct from funds on hand.

Mr. Baird telephoned the writer to say that he would need help to put the roof on. He later telephoned to say that one man he had on the job quit and he was forced to pay 80 cents per hour. In order to finish the job we agreed to this, but on thinking the matter over, in view of the fact that Baird only pays us \$19.00 per month rent and has a cottage free to live in, and gets quite a considerable revenue from the main building, we consider that as we have been involved in expenses of \$48.00 for the roofing, he at least should take care of any charge for labour.

Incidentally, we would like to know what is the total revenue that Mr. Baird received from the main building, and what approximately are his expenses per month.

Thanking you,

Yours truly,

P. Douet,
Administration Department

PD/ Ea
Enc.

PHONE, FAIRMONT 5123

RENTALS, CONVEYANCING
NOTARY PUBLIC, ETC.

WE SPECIALIZE IN



MODERN HOMES
DESIGNING, BUILDING
AND FINANCING

A. W. GOODRICH CO., LTD.

(SUCCESSOR TO FRED G. WALMSLEY CO.)

REALTORS

REAL ESTATE - MORTGAGES - INSURANCE

235 EAST BROADWAY (BETWEEN MAIN AND KINGSWAY)

VANCOUVER, B.C.

Oct. 25, 1945.

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir,-

Re. Lots 3 & 4, of Block 11,
D.L. 302, Group 1, N.W.D.

EVACUATION SECTION	
Rec'd	OCT 26 1945
File No.	10897/1972
Ans.	<input checked="" type="checkbox"/>
Referred	<input type="checkbox"/>

We are enclosing herewith our cheque for the sum of \$240.00, being a deposit for the purchase of the above property, at and for a price of \$2400.00, cash on execution of Deed in the name of Leonard Clegg Miles, Mechanic, of 140 West 1st Avenue, Vancouver, B. C.

We would appreciate your confirmation at an early date.

Yours truly,

A. W. GOODRICH CO. LTD.

[Handwritten signature]

Encl.
G/W

PROPERTIES SUSPENSE ACCOUNT

1967 & 1973

November 1, 1945.

A. W. Goodrich Co., Ltd.,
235 East Broadway,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue Nos. 325 & 326
344 West 4th Avenue
3 & 4/11/392

Your letter of October 25th enclosing cheque for \$240.00 and offer to purchase the above property for the sum of \$2,400.00 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, \$2,160.00.

We note that you request this property to be registered in the name of Leonard Clegg Miles, mechanic, of 140 West 1st Avenue, Vancouver, B. C. Kindly advise whether or not the proposed registered owner is a British Subject.

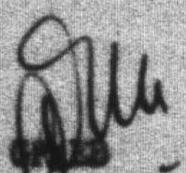
The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

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

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

Yours truly,

F. G. Shears,
Director.



PHONE, FAIRMONT 5133

RENTALS, CONVEYANCING
NOTARY PUBLIC, ETC.

WE SPECIALIZE IN



MODERN HOMES
DESIGNING, BUILDING
AND FINANCING

A. W. GOODRICH CO., LTD.

(SUCCESSOR TO FRED G. WALMSLEY CO.)

REALTORS

REAL ESTATE - MORTGAGES - INSURANCE

225 EAST BROADWAY (BETWEEN MAIN AND KINGSWAY)

VANCOUVER, B.C.

Nov. 3, 1945.

Rec'd	NOV 3 1945
No.	10897/1973
By	✓
For	W. P. Peters

Custodian of Enemy Property,
675 Hastings Street,
Vancouver, B. C.

cat 325+326

Dear Sir,-

Re. Lots 3 & 4, of Block 11,
D.L. 302, Group 1, N.W.D.

✓ We are enclosing herewith certified cheque
for \$2160.00, being the balance due on the above
property, adjustments to be arranged as stated
in your letter.

Yours truly,

A. W. GOODRICH CO. LTD.

Per.

Encl.
G/W

#240 previously recd.

10807 & 1973

November 15, 1945.

Mr. John Goro NAKASHIMA,
Registration No. 01234,
New Denver, B. C.

Dear Sir:

Re: Catalogue Nos. 325 & 326
344 West 4th Avenue
1 & 4/11/302

Please be informed that the above property 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 the joint account of you and Nutsuo NAKASHIMA and will be available when the same is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

We note from your declaration form made to the Custodian on June 17th, 1942, that title to this property is in safe-keeping in the Royal Bank of Canada, 7th Ave. & Granville St., Vancouver, B. C. It may be, however, that this title is now in your possession and if so kindly make arrangements to have it delivered to this office by registered mail using the enclosed envelope for this purpose. If title is still in the bank, please forward a letter to this office addressed to the Bank, requesting that the box be opened and at the same time enclosing the key so that this may be done. Your safety deposit box will be opened in the presence of the Manager of the Bank together with a representative of the Custodian in order to insure the safety of the contents. You might at this time desire to have the balance of the contents, if any, sent to you, and if so we would be glad to arrange for this to be done.

Your attention to this matter at an early date will be appreciated.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Nutsuo NAKASHIMA

10837 - 1973

AIR MAIL

November 30th, 1945

Mr. John Goro HAKASHIMA,
Registration No. 01214,
363 King Street West,
Toronto, Ontario.

Dear Sirs:

Re: Catalogue Nos. 325 and 326
344 West 4th Avenue,
Vancouver, B. C.

We wrote you on November 15th at Box Denver but learn from the B. C. R. P. that you are now at the above address. A copy of our letter was also sent to Mr. Mitsuo Nakashima at Solis-gan Camp, B. C. but this letter has been returned. We are informed that he is at Midway, B. C.

We enclose a copy of the above-mentioned letter in case the original is not forwarded to you, and we are now sending a copy to Mr. Mitsuo Nakashima at Midway, B. C. From this letter it will be seen that your property is in course of sale and that we wish the Title to be delivered to this office.

Another point arises in connection with this matter and that is fire insurance on the property. The policy, Barkers & Traders #32-28561, and the Renewal #115, are in your possession, and the policy is written in your name. The expiry date is March 12, 1948, and as the new owner of the property wishes to insure the property himself, in order that you may receive a refund for the unexpired portion of the policy it is necessary that this policy and renewal be forwarded at once to the agents of the Insurance Company, whose address is as follows: Robson, Christie & Company Limited, 163 West Hastings Street, Vancouver, and a suitably addressed envelope is enclosed in which you can forward this policy to them.

We would recommend that you do this immediately that cancellation may not be delayed. Your prompt attention to this matter is desirable.

Yours truly,

P. Doust,
Administration Department

PD/ER

Enc.

cc to Mitsuo Nakashima, Midway, B. C.

Catalogue Nos. 325 & 326
Files Nos. 10807 & 1773
344 West 4th Ave., Vancouver
3 & 4/11/302

December 14, 1945.

LEONARD CLEGG MILES
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 5, 1945)

	DEBIT	CREDIT
Purchase price	\$2,400.00	
Cheques received		\$2,400.00
<u>Amount of rent collected</u>		
November 5th to November 30th - $26/30 \times \$18.05$		15.64
Registration fees on deed - \$2,400.00	9.05	
Purchaser's proportion of 1945 taxes paid		
$57/365 \times \$169.05$	26.40	
Balance owing by purchaser		19.81
	<u>\$2,435.45</u>	<u>\$2,435.45</u>

BALANCE OWING BY PURCHASER \$19.81

Catalogue Nos. 325 & 326
Files Nos. 10807 & 1973
344 West 4th Ave., Vancouver
3 & 4/11/302

December 14, 1945.

LEONARD CLEGG MILES
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 5, 1945)

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Balance owing by purchaser		19.81
	<u>\$2,435.45</u>	<u>\$2,435.45</u>

BALANCE OWING BY PURCHASER \$19.81

175. ERS ST., WEST,

WATERLOO. ONT.,

Jan. 9, 1946.

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

EVACUATION SECTION	
Rec'd	JAN 21 1946
File No.	10807 / 1772
Ans'd	
[Signature]	

Your File No. 10807

Dear Sir:-

I have your letters of Nov 15th and 30th regarding property held jointly by my brother and myself at 344 West 4th Ave., Vancouver, B.C. These were sent to Toronto but as my sister knew we were coming there for Christmas, held them for us.

First please advise if the sale of property is still being made under the Wartime Regulations - I thought perhaps with the war our sales of property had been halted.

I would also like to know the valuation of the property made independently as according to your letter.

As for the title to the property, it is stored with my effects, but as we had contemplated residing here only temporarily, I had not unpacked everything. However if you wish me to send the title

• please advise and I shall search for it.

With regard to the insurance policy, no doubt it is being held by the real estate agents appointed by the Custodian's Office for looking after the property.

I would also like to know the net revenue from the property credited us by the agents during the period the property was entrusted to them. I requested this information previously but no answer of any description was received.

Kindly advise in all the above matters at your earliest convenience.

Yours truly,
D. Nakashima

10807 - 1973

January 22nd, 1946.

Mr. John Coro NAKASHIMA,
Registration No. 01214,
175 - Erb Street West,
Waterloo, Ontario.

Dear Sir: Re: 344 West 4th Avenue, Vancouver, B. C.
 Lots 3 & 4, Blk. 11, D. L. 302.

Your letter of January 9th is just to hand and we confirm that the above real property has been sold, the gross selling price being \$2400.00 which was the amount of the valuation made by independent appraisers for the two lots and buildings.

Owing to the very poor condition of the buildings, which we were informed by the City Health Department some time back should be condemned and were only allowed to be used in view of the housing shortage, it has not been possible to dispose of this property as any offers received were considerably lower than the minimum acceptable price of \$2400.00. A recent offer for this amount was received and submitted to the Advisory Committee, who approved the sale at this figure. In due course a statement will be forwarded to you showing the net proceeds from the sale, together with a statement of this account showing the rentals, disbursements, etc. It is not possible for us to forward these statements at the moment but they will be sent to you as soon as practicable.

Respecting the Certificate of Title, although the property has been sold irrespective of production of the Certificate of Title it should still be forwarded to this office, and we shall be glad if you will do this at an early opportunity. A stamped and addressed envelope is enclosed.

Regarding the fire insurance policy, we regret you did not advise us about this earlier as we were under the impression that you had sent the policy to Hobson, Christie & Company for their cancellation. In view of what you say, however, we are immediately writing to The Western City Company, who were agents for the property, requesting them to forward the policy to Hobson, Christie & Company, that is of course if they have the policy.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 1

*B. A. Hobson
Agent
Hobson
Christie
& Co.*

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 5131

PLEASE REFER TO

FILE NO. 1566 - 10807

JAPANESE EVACUATION SECTION

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

February 22, 1946

Mr. John Goro NAKASHIMA,
Registration No. 01214,
175 - Erb Street West,
Waterloo, Ontario.

Dear Sir:

EVACUATION SECTION	
Rec'd	MAY 25 1946
File No.	
Ans.	
Referred	

With reference to the correspondence we have had with you regarding fire insurance on the property at 344 West 4th Avenue, Vancouver, we received a visit yesterday from Mr. Gordon Wickson, of Hobson, Christie & Co. Ltd., the agents for the Bankers & Traders Insurance Company, and to our surprise he informed us that you did not pay the renewal premium on this policy in March, 1945, but that he paid it for you. He arranged the cancellation of the policy as far back as possible but we gather that he is out-of-pocket over this matter. It is now clear, however, that there is no unexpired premium to be paid to you and so this closes the matter.

Mr. Wickson informed us that you had written to him recently inquiring about your piano and we promised the above gentleman that we would write you regarding same. We would advise that this article, together with a few other items, was removed by our Protection Department in November 1944 and sold by auction. Among the goods sold were a number of items belonging to Mr. Kotohei ISHIHARA which he declared in March 1942 as being left at 344 West 4th Avenue, Vancouver. You did not declare in your JP form any chattels as being left at 344 West 4th Avenue but we understand that the following items belong to you:

- | | |
|----------------|-----------------------------------|
| * 1 - Piano | 1 - Wardrobe, or Clothes Cupboard |
| 1 - Clock | 1 - Cook Stove |
| 3 - odd Chairs | 1 - Old Table |

- * This was found to be damaged by moisture and some keys were missing.

Please confirm by return if these goods were yours that we may credit your account accordingly with the proceeds of the sale. We would mention that the piano fetched \$56.00 but from this will have to be deducted a proportion of Auctioneering fees, advertising and moving expenses. The other items were in very poor condition and fetched only nominal prices, details of which will be forwarded to you later. An extra copy of this letter is attached for you to return if you agree to these items, or with any remarks you wish to make.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 2

AGREED:

John Goro NAKASHIMA, #01214

**CHESTER F.
SWAIN**

REAL ESTATE
INSURANCE
MORTGAGE LOANS

May 10th., 1946

553 GRANVILLE STREET
SUITE 41
[PHONE: MARine 2643]
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	May 11/46
File No.	10807
Ans.	Mrs. McArthur
Referred	Mrs. McArthur

Mrs A.G. McArthur
Office of the Custodian of Enemy Property
675 Hastings St
Vancouver B.C.

Dear Mrs McArthur;-

Re;
Goro Nakashima

As per our telephone conversation of even date, and at your request, I am writing you re property formerly owned by the above man.

Mr Nakashima has written me stating that he and his brother owned a property in Vancouver - that same had been sold through the Custodians office in Vancouver, that the gross sale was \$2400 to which is to be added money received from the sale of certain chattels.

Mr Nakashima is very anxious to purchase a business in Toronto or vicinity and has asked me to contact Mr Douet to find out, if possible, what is necessary to get a final release of this money, and about when he might figure on getting it.

Thanking you and with regards,

I remain
Yours very truly

CFS/A

C.F. SWAIN

EVACUATION SECTION

Rec'd MAY 25 1946

File No.

Ans.

Referred

383 King St., West,
Toronto, Ont.,
May 18, 1946Your File No. { 1566-10807
10807-1973

Dear Mrs. MacArthur:-

I am enclosing a letter with reference to your file no. 1566-10807 and another with reference to your file no. 10807-1973. I am sorry for not having sent these answers to you but as I wanted to register these letters and as Saturday is the only day I can get to the post office I could not get it off in the mail. I received a phone call from Toronto that there was a job and also accommodation for myself and the family. Owing to the rush in moving from Waterloo to Toronto, packing and unpacking, and my wife's illness, the matter was left standing.

I was writing to Mr. Swain in regard to personal matters and merely thought it would be more convenient if he could get in touch with you personally or by telephone than for me to write that I asked Mr. Swain to do this

favours for me. You will note that in the 2nd paragraph of Mr. Douet's letter of Jan. 22nd, 1946, file no 10807-1973; he stated he will forward the statement showing ~~restate~~ disbursements and net proceeds from sale. And it was for this reason, I felt I would be receiving the statement shortly. As I was writing to Mr. Swain I simply asked him to find out when I could expect to receive the settlement from the sale of property.

I trust you were not put out too greatly, and I wish to apologize for having done this and also for not having answered your letter sooner.

Thanking you and trusting to hear from you shortly,
I am

Sincerely yours,

L. L. Kashner

P.S. - Could you possibly let me know if part of the money is available even if not the full amount. L.L.

Mr. P. Donoh,
Office of the Custodians,
Vancouver, B.C.

175 - Erb St., West, Waterloo, Ont.,

Mar. 11, 1946.

Your File No. 10807-1973

EVACUATION SECTION
Rec'd MAY 25 1946
File No. _____
Ans. _____
Referred _____

Dear Sir:-

Thank you for your letter of January 22nd, advising sale of property at 384 West 4th Ave., Vancouver, B.C. - Lots 3 & 4, Blk 11, D.L. 302.

Will you please advise if the revenue from the sale of this property can be forwarded to me in full or in part and how soon this can be done. as the money is needed very badly. We are living in very small quarters and four miles out of the city limits; we wish to purchase a house in town as my brother and mother both intend to come east this spring. The only possible way to obtain living quarters is by buying a house - we have been trying for eight months to find suitable accommodation but cannot in face of the acute housing situation.

I have finally managed to locate the titles to the properties and am mailing them enclosed with this letter. The titles were mislaid consequently the delay in answering your letter.

I have at present an opportunity to buy a business but cannot do so due to the lack of funds. I would therefore appreciate your forwarding the money as soon as possible in order that I may have it available should I wish to purchase a home or business.

Yours truly,

J. Nakashima.

Your File No. 1566-10807
Your letter of Feb. 22/46

Waterloo, Ont., Mar. 11, 1946.

There were numerous ~~other~~ articles of my own that I left at 344- West 4th Ave., also household articles of my mother and my sisters. I left a large boxful of school and college text books, music sheets, dishes. My mother left her dishes, and clothing. There was also a sewing machine stored there. These belongings were stored upstairs in the front of the house.

I will greatly appreciate if you will advise if the above articles too were sold or are still in the hands of the Protection Department.

Mr. Kotoker of Shikara has asked me to enquire in regard to his goods which were stored at my house and will appreciate hearing from you as to the amount of credit standing in his favor from sale of his goods in order that I may advise him, also further particulars as to his goods sold by auction as stated in your letter of Feb. 22, 1946.

Yours truly,
M. Nakashima

10807

June 1st, 1946.

Mr. John Goro NAKASHIMA,
Reg. No. 01214,
175 - Erb Street West,
WATERLOO, Ont.

Dear Sir:

The undermentioned articles were the only ones found at 344
West 4th Avenue, Vancouver:

Gramophone records
Clothing
Chest
Books
Platter
Festival toys
Doll
Gramophone records
Glass
Flower pots
2 Iron pots
Clock
3 Old chairs
Wardrobe
Old linoleum
Wicker chair
Phonograph (broken)

Display rack
Chest of drawers
Empire range
Piano
Bicycle parts
Box of glass
Box of glass (damaged)
Tool chest
Picture frames
Crockery
Garden spray
Kitchenware
2 Small tables
2 Jardinieres
Baskets
Box of junk
Iron pot
Book of Knowledge

We would ask you to examine these lists carefully and agree as to the ownership of each item. Please return the lists to us when completed and we will make any transfers necessary. The funds are blocked for the present until correct ownership is definitely established.

Your prompt reply is requested so that satisfaction may be given to all concerned.

Yours truly,

G. B. Spain
Protection Department

GBS:LEM

STATEMENT RE SALE OF:

Name: **SAKASHIMA, John Goro**
SAKASHIMA, MitsuoCatalogue No: **325**File No: **10807 - 1973**Street Address: **300 Blk. W. 4th Ave., Reg. No.: 01214 - 05537**
Vancouver, B.C.Legal Description: **Lot 3, Blk. 11, D.L. 302**Date of Sale and Adjustments **November 5th, 1945.**

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1200.00
Real Estate Agents Commission	\$ 60.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.87	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		
Taxes		11.77
Water		
	<u>71.87</u>	<u>\$ 1211.77</u>
Net Proceeds credited to your account		1139.90

Date: **June 3, 1946**Compiled by: **George Peters**

STATEMENT RE SALE OF:

Catalogue No: 326
 Street Address: 344 W. 4th Avenue,
 Vancouver, B.C.
 Legal Description: 4/11/302.

Name: NAKASHIMA, John Goro
 File No: 10807
 Reg. No.: 01214

Date of Sale and Adjustments November 5th, 1945.....

Sale Price	Debit	Credit
Real Estate Agents Commission		\$ 1200.00
Charge for Valuation	\$ 60.00	
Charge for Advertising	5.00	
Land Registry Office Transmission Fee	4.00	
Encumbrances:	2.88	
Mortgage		
Mortgage		
Insurance		
Other Charges		
Adjustments:		
Interest		
Taxes		
Water		
		14.63

Net Proceeds credited to your account

71.88 \$ 1214.63
 1142.75

Date: June 3, 1946

Compiled by: George Peters

Mr. S. B. Spain
Custodian's Office,
Vancouver, B. C.

383 KING ST. WEST,
TORONTO, ONT.
RECEIVED JUN 13 1946 June 11, 1946
FILED 10807
JUN 18 1946 Mrs. McArthur
RECEIVED
Your file No. 10807
sent to Mrs. McArthur

Dear Sir:-

This is to acknowledge receipt of your letter of June 1, 1946 regarding articles left at 344 West 4th Ave., Vancouver.

It will be necessary to contact my mother and Mr. Ishihara, before I can definitely state correct ownership of all the articles in the list. Also in some cases it will be necessary to get a detailed description of the articles. Have these articles all been sold or are they still being held in your warehouse?

With regard to the funds, will it be possible to get a settlement of the money received from the sale of the property. In the case of the articles, they are personal property, whereas the house and lots are real property. I am wondering if they cannot be dealt with separately. I am very anxious to purchase a house as I have been offered an option on a home and must act quickly.

Will you kindly inform me as soon as possible, preferably by air mail if you can.

Thanking you, I am

John Goro Nakashima,
Reg. No. 01214.

Yours truly,
J. G. Nakashima

10807 - 1973

June 14th, 1946

Mr. John Gore HAKASHIMA,
Reg. No. 01214,
363 King Street West,
Toronto, Ontario.

Dear Sir:

While waiting for a reply to our letter regarding the identity of chattels removed from the premises at 344 West 4th Avenue a statement of your account with the Custodian has been prepared together with statements relating to the sale of Lot 4, known as 344 West 4th Avenue, of which you were the registered owner, and also of Lot 3 at the same address, jointly owned by yourself and Frank Gutsuo HAKASHIMA.

You will note the net credits obtained from these sales are shown on your statement of account covering the period from April 16, 1943 to the present date. This follows one previously sent to you covering the earlier part of your account with this office.

In reply to your request for funds we are enclosing herewith Custodian cheque in the sum of \$1393.84 which represents your credit relative to real property only.

Your letter regarding chattels has just come to hand and we have to advise that all chattels found at 344 West 4th Avenue, as listed in our letter of June 1st, have been sold and the proceeds of sale held for distribution.

Yours truly,

A. G. McArthur,
Administration Department

AGM/ER
Enc. 5
cc Department of Labour, Japanese Division.

383 King St. W. Toronto, Ont.

June 22, 1946

Rec'd July 21/46
Ans'd July 5/46 (1)

Mr. A. B. McArthur,
Custodians Office,
Vancouver, B.C.

File No. 10807-1973

Dear Madam:-

In my letter attached I mentioned not having received a statement, however on checking through my letters from the Custodians office, I did receive a statement for April 1943, showing a credit of \$41.80. Is this credit included in the final statement recently received? I would also like to know about the revenue for the final months of 1942 after we were evacuated from Vancouver; not included in either of the 2 statements received.

Yours truly,
J. H. Macdonald

313 King St. W., Toronto, Ont.
June 22, 1946.

Mrs. A. B. McArthur, Administration Dept.,
Custodians Office, Vancouver, B.C.

Dear Madame:

Your letter of June 14, 1946.

Your File No. 10607-1973.

This is to acknowledge with thanks receipt of the cheque
for \$1,393.84 for credit from sale of property at 344-346 4th Ave.

With regard to the 2nd paragraph of your letter, I do not
recall ever previously having received a statement covering the
earlier part of my account with the Custodians Office. Also
I have never before received any money from your office.

Referring to the chattels found on the property, could you
possibly enlighten me as to the articles found downstairs and
those found upstairs - and also fuller details of the articles if
at all possible. There was also a sewing machine left upstairs
that I notice does not appear on the list.

John Goro Nakashima #01214

Yours truly,
J. Nakashima

MEMORANDUM

July 4th, 1946

TO: Mrs. McArthur

FROM: E. Robertson

Re: John Goro NAKASHIMA - #01214
File No. 10807.

The credit balance of \$41.80 referred to in the above Evacuee's letter of June 22nd represents rentals received by us in connection with 344 W. 4th Avenue (Lot 4). However, in the final statement referred to by NAKASHIMA this amount of \$41.80 is included in the item "dated November 19/43 - Rents collected \$153.00". The \$153.00 represents all the rentals received for the latter part of 1942 and all of 1943.

Regarding the 1942 revenue referred to by Nakashima in his letter of June 22nd, on reading Nakashima's letter to us dated November 17, 1942, it is noted that he advised us that the tenant, Gray, had paid his rent to November 22, 1942, and the tenant, Fleming, had paid up to December 31, 1942. Therefore, the item in the first statement "Jan. 11, 1943 - Rents collected - \$8.00" represents Gray's rent for two months, namely November 23, 1942 to January 22, 1943. (Gray's rental being \$4.00 per month).

With reference to Nakashima's statement in his second letter dated June 22nd, only two statements of his own account were prepared, which statements cover all transactions in his file, namely those sent to him on April 12, 1943 and June 14, 1946.

/er

July 5th, 1946

Mr. John Goro NAKASHIMA,
Reg. No. 01214,
383 King Street West,
Toronto, Ontario.

Dear Sir:

Your letters of June 22nd have been received. Your questions concerning your personal property have been referred to our Chattels Department which reports as follows:

All articles found at 344 W. 4th Avenue were sent to auction and will be found in the lists sent to you on June 1st. If you left a sewing machine on the premises, neither our agents nor ourselves were able to find such article in any part of the building. When you registered at the Custodian Office on June 17th, 1942 you declared you did not own any personal property. If you had done so, or if you had provided us subsequently with a list of your chattels, we would have had a guide and would have been in a position to claim every article. At this late date it is doubtful if anything can be traced.

I trust that this explanation will be satisfactory.

With reference to the matter of rent for the final months of 1942, you will recall that you advised us in your letter of November 17, 1942 that your tenant, Mr. Gray, had paid his monthly rental of \$4.00 to November 22nd, 1942 and the other tenant, Mr. Fleming, had paid his monthly rental of \$5.50 to December 31st, 1942. The item in the first statement sent to you under date of April 12, 1943, namely "Jan. 11/43 - Rents collected - \$8.00" represents Mr. Gray's monthly rental of \$4.00 for the period November 23, 1942 to January 22, 1943. Regarding the credit balance of \$41.80 shown in the first statement referred to above, this amount is included in the item shown on the final statement received by you with our letter of June 14th, namely "Nov. 19/43 - Rents collected - \$153.00". The sum of \$153.00 represents all rents collected from November 23, 1942 to the end of 1943.

Yours truly,

AGM/ER

A. G. McArthur,
Administration Department

383 - KING ST., W., TORONTO, ONT.,

July 27, 1946.

Mrs. A. B. Mac Arthur
Administration Dept.,
Office of the Custodian,
Vancouver, B.C.

Your File No. 10807

1973

EVACUATION SECTION	
Rec'd	JUL 29 1946
File No.	10807
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

sent to you

Dear Madam:-

Thank you for your letter of July 5th, with regard to the rentals and also the articles left on the premises - 344 West 4th Ave., Vancouver, B.C.

With regard to the sewing machine, it does not belong to me but to a friend of ours and there is a possibility it may have been credited to his account. I shall write to my mother and ask through her regarding the sewing machine.

At present we are in the midst of preparing to move and it will be some time before we can be settled. As soon as possible I shall notify you further in regard to the household and personal articles.

John Goro Nakashima - 01214

Yours truly,
[Signature] Nakashima

383 King St. W., Toronto, Ont.,

July 27, 1946.

Mrs. A. S. MacArthur,
Office of the Custodian,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUL 29 1946
File No.	10807
Ans.	
Referred	Calleton

Dear Madam:-

Your File No 10807. sent to you

At the time I received the money from your office for the sale of the property at 344 West 4th Ave., Vancouver, B. C. - jointly owned by my brother - Frank Matsuo Nakashima and myself, I noted that \$406.00 was being held for him. This I understood (through my error) was being sent to him.

As my brother and I had planned to buy a house in Toronto and as he had agreed to put in his share towards the purchase, I simply took it for granted that he would have received it by now. I was fortunate in getting a nice house considering the present market and possession in a few weeks. I wrote to my brother to send him me at once the money received from the Custodian and he has advised that he has not yet

383-KING ST. W., TORONTO,

July 30, 1946.

Mrs. A. G. MacArthur,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	Aug 2/46
File No.	10867
Ans.	Aug 2/46
Referred	Mr. MacArthur

- Your File No. 10867 -
Property at 344 W. 4th Vancouver, B.C.

Dear Mrs. MacArthur:-

Further to my previous letter of a week ago regarding my brother's (Frank Matsuo Nakashima Reg. No. 05537) share from sale of our property at 344-346 4th Ave., my lawyer to-day advised me it may be necessary to close the sale on August 9th in which case it will be imperative that we have the money here by that time. On the date of my previous letter I advised my brother to write to you but yesterday I received word from him that he is leaving Greenwood on July 31st arriving in Toronto on August 4th. I am hoping that he will receive the letter I wrote to him before he leaves Greenwood but doubt very much if he will. If such be the case it will be too late by the time he reaches Toronto for him to write to you and receive the cheque from you by August 9.

I wonder if it is not possible for you
to arrange for him to have the clogne sent
as soon as possible in order that it will arrive
in time. Or if it would help if ~~he~~ were
to send a telegram would this be arranged.
If a telegram be in order could you on
receipt of this letter advise us by wire, then
he could wire back and if clogne could be
mailed early on August 6th (Aug. 5 being a holiday)
and sent by air-mail special delivery, I
believe we could possibly get the clogne on
the 9th. However if it can be arranged
without all this trouble or should he
by chance get ~~the~~ my letter before he leaves
Greenwood and writes from there to the
Custodian then it will be greatly appreciated
and all this bother and fuss avoided.

Hoping that this can be arranged
as soon as possible, I am

John G. Nakashima
Reg. No. 01214.

Yours truly
J. Nakashima

1973

REGISTERED

August 2nd, 1946

AIR MAIL

Mr. Frank Matsuo NAKASHIMA,
Reg. No. 05537,
c/o John Goro NAKASHIMA,
Reg. No. 01214,
383 King Street West,
Toronto, Ontario.

Dear Sir:

We have for acknowledgement your letter of July 30th requesting the balance of your funds. We now enclose Custodian cheque in the sum of \$406.76 which represents your entire credit with this office.

A statement of your account with the Custodian is enclosed, together with a statement relating to the sale of Lot 3, Blk. 11, D. L. 302, known as 300 Blk. E. 4th Avenue, Vancouver, jointly owned by yourself and John Goro Nakashima. You will note the net credit obtained from the sale is shown on your statement of account.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which vested in 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,

A. G. McArthur,
Administration Department

/ER
Enc.-Custodian cheque \$406.76
-Return Envelope.
-Statements

10807 - 1973

AIR MAIL

August 2nd, 1946

Mr. John Goro NAKASHIMA,
Reg. No. 01214,
383 King Street West,
Toronto, Ontario.

Dear Sir:

We have for acknowledgement your letter of July 30th regarding Frank Mutsuo Nakashima's share of the proceeds from the sale of Lot 3, Block 11, District Lot 302 on 4th Avenue and would advise that we are today forwarding a cheque in the sum of \$406.76 to Frank Mutsuo Nakashima in care of you at 383 King Street West, Toronto. This cheque is going forward by Air Mail and should reach your address within a few days.

We trust the above cheque will reach you in time to consummate the purchase of your house in Toronto.

Yours truly,

A. G. McArthur,
Administration Department

/ER

383 - King St. W., Toronto, Ont.,
Aug. 7, 1946.

Mr. A. G. MacArthur,
Office of the Custodian,
Vancouver, B.C.

File No. 10801

Mrs. Robertson

Your File No. 1080: 1973

Dear Mr. MacArthur:-

Thank you kindly for your letter of Aug 2nd,
advising in regard to cheque forwarded to my brother
also copy of letter sent to him. I wish to thank
you for your prompt attention to this matter.
I expect the purchase of the house to be completed
this week.

Thanking you, I am

John Goro Nakashima, T.R. No. 01214.

Yours truly,
J. Nakashima

10807
13717
1566

January 20, 1947.

Mr. John Goro NAKASHIMA,
Reg. No. 01214,
363 King St. West,
TORONTO, Ont.

Dear Sir:

On June 1, 1946, we sent you the list of chattels which were removed from 344 West 4th Avenue and sold at auction, the proceeds being credited to the account of Mr. Kotehei ISHINAKA. A similar list was sent to Mr. ISHINAKA at that time so that you could decide between you which items belonged to each of you.

We have now found that Mr. Kiechi KONDO, now residing at 1172 Queen Street West, Toronto, Ontario, left 2 boxes of kitchen utensils at 344 West 4th Avenue. We have sent him a list of the goods sold from this address and asked him to get in touch with you and Mr. ISHINAKA so that the three of you can reach an agreement regarding the ownership of the various items. We enclose herewith a list for your benefit just in case the previous list has been lost. I am also sending a list to Mr. ISHINAKA and a copy of this letter.

If you will carefully mark the name of the owner opposite each item, and return this list signed by all three of you, we will then make the necessary transfer of funds. We would appreciate receiving this at your earliest convenience.

Yours truly,

F. Matheson
Office of the Custodian

LBM:
Encl. (1)

117 Alton Ave., Toronto, Ont.,

May 12, 1947.

Mr. F. Matheson.

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

EVACUATION SECTION	
Rec'd	MAY 16 1947
File No.	10807/13717/1566
Ans.	
Referred	Matheson

Dear Sir:-

Refer to ^{your} file no. 10807-13717-1566.

With reference to your letter of Jan 20th, I was over to 1172 Queen Street West, to see Mr. Kiechi Kondo. However I find the place is occupied by a restaurant and there is no living accommodation there.

Will you please advise me the correct address of Mr. Kiechi Kondo in order that I may attend to the matter requested.

JG. NAKASHIMA

117 ALTON AVE.,

TORONTO, ONT.

Yours truly,
J. Nakashima

Please address all future correspondence to the new address in order I may receive letters promptly.

EVACUATION SECTION

Rec'd. SEP 19 1947

File No. 10807/13717

Ans.

117 Alton Ave.
Toronto, Ont.
Sept. 15, 1947.

Mr. F. Matheson,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File No. 10807 - 13717

With reference to my personal property which was left at 344 West Fourth Ave., Vancouver, B. C., and which was sold at auction, and further in particular to Mr. Kiechi Kondo who claimed he left two boxes of kitchen utensils.

Owing to the fact that there were several brothers staying at my house who through the Japanese custom of adoption and consequent change of their surnames all had different names, caused me to think that this Mr. Kondo referred to above was one of the brothers. However on checking with my mother I find that this is not so and she too cannot recall the Mr. Kiechi Kondo.

Will you kindly write to Mr. Kondo and find out at what dates he stayed at my house, also for him to write to me in order that I may get this matter straightened out as soon as possible. Thanking you, I am

Yours truly,

J. G. Nakashima.

*Remove to
Claims File
at latest date*

Registered Air Mail

EVACUATION SECTION

REC 9 1947

Rec'd

File No. 10807

Ans. Dec 4/47

Referred Robertson

117 Alton Ave.
Toronto, Ont.,
Nov. 27, 1947.

Commissioner of Japanese Claims,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Japanese Canadian Property
Loss Claims.

The deadline for filing of the claims for property losses has been brought to my attention as being November 30th. I am as yet unable to fill in the application owing to the fact that the Custodian has not notified me of the sale price of my personal property.

Owing to the error or misunderstanding of another party who claimed to have left his personal effects at my house, I have as yet not been paid or notified of the amount due me through the sale of my personal belongings. I wrote to the Custodian's Office some time ago but have received no further advice from them.

Will you please advise what I can do, if I should claim only for the loss on my real property, or wait until I am advised by the Custodian's Office of the amount of sale on my personal property. The file no. 10807-13717.

Yours truly,

J. Nakashima
John Goro Nakashima

Reg. No. (RCMP) 01214.

*unidentifiable!
Japanese want list
to check & add
as per. belong
them - not
checked list
returned to
us.*

10807

*Remove &
Claim File
at later date*

AIR MAIL

December 4th, 1947.

Mr. John Goro NAKASHIMA,
Reg. No. 01214,
117 Alton Avenue,
Toronto, Ontario.

Dear Sir:

Your letter of November 27th has been received in which you state that you have not been notified of the sale price of your personal property.

We would draw your attention to the various communications sent to you in which we asked your assistance in identifying your personal property. Until your personal property has been identified with the assistance of yourself, Mr. Kotohei ISHIMURA, and Mr. Kiechi KONDO, we will not be able to give you the price at which the goods were sold. Your immediate attention to this matter will make it possible for you to file any claim you wish within the period allowed, which has been extended to January 15th, 1948 for persons living outside British Columbia.

With reference to your claim for loss on real property, it will not be necessary for you to delay sending in such a claim as suggested by you.

Yours truly,

E. Robertson,
Office of the Custodian.

AGM/ER

13717

EVACUATION SECTION

Rec'd DEC 19 1947

File No. 10807

Ans. Dec 19/47

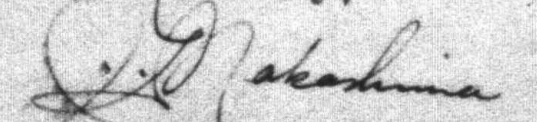
Referred E. Robertson

AIR MAIL117 Alton Ave.,
Toronto, Ont.,
Dec. 16, 1947.Mr. E. Robertson,
Office of the Custodian,
Vancouver, B. C.Dear Sir: Your File No. 10807Thank you for your letter of December 4th in
answer to my letter of Nov. 27th.

In your letter you requested to draw my attention to the various communications in regard to the identification of my personal property. However I wrote to Mr. Matheson of your office on September 15th, 1947 informing him that I did not know the Mr. Kiechi Kondo who supposedly left 2 boxes of kitchen utensils at my house. Prior to this your office first advised me that Mr. Kondo was living at 1172 Queen Street West, Toronto, but when I went there he had moved away. Then when I wrote in again to your office I was informed he was at Black Sturgeon Ontario. When I wrote to him, my letter was returned "dead letter", his whereabouts unknown. In my letter of September 15th, 1947, I asked Mr. Matheson to write to Mr. Kondo and have Mr. Kondo write to me so I could find out who he is and if he had a right to his claim. But I did not hear from you until the very last time I wrote to you on November 27th, and received your letter dated December 4th, 1947.

I therefore wish to request again would you contact Mr. Kiechi Kondo and have him write to me as I feel there is a mistake in his claim of having left the kitchen utensils at our place. Also will you advise me of his whereabouts in order that I too may be able to write and find out who he actually is.

Yours truly,


John Goro Nakashima,
J.R.No. 01214

10807
13717

December 19th, 1947.

AIR MAIL

Mr. John Goro NAKASHIMA,
Registration No. 01214,
117 Alton Avenue,
Toronto, Ontario.

Dear Sir:

We have for acknowledgement your letter of December 16th and wish to advise that Mr. Kondo, on June 19, 1943, reported to the Custodian that he left two boxes of kitchen utensils at 376 - 4th Avenue, Vancouver. However, when the Custodian representative called at 376 - 4th Avenue he was informed by the tenant, Mrs. Hushpries, that Mr. Kondo had moved his chattels to 344- 4th Avenue West, Vancouver.

As advised you by letter on January 20th, 1947, a list of the goods sold from 344 West 4th Avenue was sent to Mr. Kondo and he was asked to get in touch with you and Mr. Ishihara in order that the three of you might reach an agreement as to the ownership of the various items. No word, however, has been received from him to date.

We have today contacted the Royal Canadian Mounted Police regarding his present address and have been informed that his last known address is as follows:

Mr. Keichi KONDO,
Registration No. 12142,
Whitemouth, Manitoba.

We trust that you will be able to get in touch with him at the above address and that an agreement can be reached as to the ownership of the chattels sold from 344 West 4th Avenue, Vancouver, B.C.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

*Aug 13/48
No further
word received
re chattels from
J. G. Nakashima.
No word from
K. Kondo.
ER*

John Guro & Frank Nelson MEMORIAL

1. FILE No. 10807 & 10773
Reg. No. 01214 & 05557

Date	Particulars	Debit	Credit	Balance
1945 June 6	Land Registry office - Certificate of Ownership \$ 1.00			
Nov. 5	Same 1945-45	25.37		
	Credit re Sale of Property		1139.90	
1946 June 13	Transfer of one-half of funds in joint account, 10807 and 10773, to personal account of John Guro Suburban (File 10807) - re Lot 3	406.77		
	Transfer of one-half of funds in joint account, 10807 and 10773, to personal account of Frank Nelson Suburban (File 10773) - re Lot 3	406.76		
		<u>\$1139.90</u>	<u>\$1139.90</u>	

August 13, 1948.

John Doe, DECEASED

Wills No. 10607
Reg. No. 01214

Date	Description	Debit	Credit	Balance
1943 April 16	Land Registry Office - Certificate of Mortgages	\$ 2.00		
May, 19	Bank's collected Agent's contribution	7.46		153.00
	Bank's collected Agent's contribution	16.96		
	Bank's collected Agent's contribution	229.01		
1944 Jan. 20	Bank on account taxes 1943-3	300.00		262.00
Feb. 29	Bank's collected Agent's contribution	13.30		
	Bank's collected Agent's contribution	229.01		
1945 Aug. 31	Bank's collected Agent's contribution	7.60		192.00
	Bank's collected Agent's contribution	104.95		
	Bank's collected Agent's contribution	294.90		
Nov. 9	Balance Taxes		38.51	
	Balance taxes to date (note)		1142.75	
	Credit to State of Property		15.00	
1946 Jan. 20	Balance P. C. Electric Railway - deposit			
June 19	Transfer of cash-bill funds in joint account 10607 & 1077 to personal account 10607 (see Note 3)		406.77	
June 14	Charge to pay	1393.84		
		<u>2270.03</u>	<u>2270.03</u>	

PA. III.

August 19, 1948

1566,
3537,
10807,
13727

April 16th, 1951

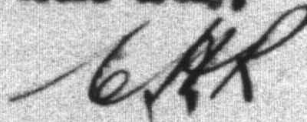
Mr. Nobukichi NAKASHIMA,
New Denver, B. C.

Dear Sir:

At the request of John Gore NAKASHIMA, Betty
Shinuko NAGANO, Masao FUKUI, Asa NAKASHIMA and Kotohei
ISHIHARA we enclose Custodian cheque in the amount of
\$73.64, which represents the nett proceeds from the
sale of all chattels found at 344 West 4th Avenue.

Please acknowledge receipt.

Yours truly,



C. H. Reed
Office of the Custodian

CJR:BN
Encl.

John Geo. MAKSETTA

File No. 10807
Reg. No. 01214

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>
1943 April 16	Land Registry Office - Certificate of Encumbrance, \$ 2.00		
Nov. 19	Rents collected Agent's commission Repairs	7.65 16.98	153.00
1944 Jan. 30	Paid on account taxes 1942-3	100.00	
Dec. 29	Rents collected Agent's commission Repairs	13.10 229.81	262.00
1945 Aug. 31	Rents collected Agent's commission Repairs	7.60 104.55	152.00
Nov. 5	Balance Taxes Balance rents to date (note)	294.50	36.51
1946 Jan. 18	Credit re Sale of Property		1142.75
June 13	Refund B. O. Electric Railway - deposit		15.00
June 14	Transfer of one-half funds in joint account 10807 & 1973 to personal account 10807. (See let 3)		406.77
	Cheque to you		
		1993.84	
		<u>\$2170.03</u>	<u>\$2170.03</u>

GA. MTL.

August 13, 1948

Frank Matsuo NAKASHIMA

File No. 1973
Reg. No. 05537

Date

Particulars

Debit

Credit

Balance

1946

June 13

Transfer of one-half of funds in joint 10807
and 1973 to personal account of
Frank Matsuo NAKASHIMA (P. 1973) -
re Lot 3.

Aug. 2

Cheque to you

\$ 406.76

\$ 406.76

\$ 406.76

\$ 406.76

CR. 141

/s/
August 13, 1946.

John Gaire & Frank Matsuo NAKASHIMA

R File No. 10807 & 1973
Reg. No. 01214 & 05537

Date	Particulars	Debit	Credit	Balance
1945 June 6	Land Registry Office - Certificate of Endorsement \$ 1.00			
Nov. 5	Funds 1942-45	325.37		
	Credit re Sale of Property		1139.90	
1945 June 13	Transfer of one-half of funds in joint account, 10807 and 1973, to personal account of John Gaire Nakashima (File 10807) - re Lot 3	406.77		
	Transfer of one-half of funds in joint account, 10807 and 1973, to personal account of Frank Matsuo Nakashima (File 1973) - re Lot 3	406.76		
		<u>\$1139.90</u>	<u>\$1139.90</u>	

CA - JTL

/s/
August 13, 1945.

ANALYSIS OF REAL PROPERTY CLAIMS

CLAIMANTS: John Goro NAKASHIMA Reg. No. 01214 File No. 10807

Subject of Claim:

Lot 4, Block 11, D.L. 302, Group 1, New Westminster District, Plan 5832. (As Sole Owner).

Lot 3, Block 11, D.L. 302, Group 1, New Westminster District, Plan 5832. (As Half Owner).

Frank Mitsuo NAKASHIMA **Reg. No. 05537** **File No. 1973**

Subject of Claim:

Lot 3, Block 11, D.L. 302, Group 1, New Westminster District, Plan 5832. (As Half Owner).

ADDRESS: 344 West 4th Avenue, Vancouver, B.C.

**ASSESSED
VALUE:**
(1943)

Lot 3 - Land	\$1385.00
Improvements	100.00
	<u>\$1485.00</u>

Lot 4 - Land	\$1385.00
Improvements	800.00
	<u>\$2185.00</u>

CLAIMS: (1) **John Goro NAKASHIMA** - Lot 4 - Sole Owner
Lot 3 - Half Interest.

Estimated value of Land	\$2700.00	
Estimated value of Buildings	<u>950.00</u>	- \$3650.00
Less amount at which property sold by Custodian (Lot 4-\$1200; $\frac{1}{2}$ share of Lot 3 - \$600.)		<u>1800.00</u>
LOSS CLAIMED by John Gore NAKASHIMA		<u>\$1850.00</u>

(2) Frank Matsuo NAKASHIMA - Lot 3 - Half Interest.

Estimated value of Land	\$ 900.00		
Estimated value of Buildings	<u>50.00</u>	-	\$ 950.00
Less amount at which property sold			
by Custodian ($\frac{1}{2}$ share of sale price of \$1200.)			<u>600.00</u>
LOSS CLAIMED by Frank Matsuo NAKASHIMA		-	\$ 350.00

CATALOGUE NOS: Lot 3 - Cat. No. 325 Lot 4 - Cat. No. 326.

APPRAISALS: Lot 3 - \$1200.00 Lot 4 - \$1200.00
Appraised by Pemberton Realty Corporation Ltd., February 26, 1944.

TENDERS: **No Tenders Received.**

OFFERS: \$2400.00 for Lots 3 & 4, from Leonard Glegg Miles, through A. W. Goodrich Co. Ltd., October 25, 1945. (Accepted).

Approved by Advisory Committee October 27, 1945.

Japanese advised of Sale - November 15/45 and November 30/45.

SOLD: \$2400.00 - to Leonard Clegg Miles.
Date of Adjustments - November 5, 1945.

A separate Statement of Sale has been prepared for each Lot,
net credit derived from each being as follows:

Lot 3 - Net credit \$1139.90. Lot 4 - Net Credit \$1142.75

NOTE: All documents relative to the above sale are filed on claim file 10807.

~~/ER~~
August 19, 1948.

Form E.

DEFENSE BRIEF

Toronto, Ontario
November 19, 1948.

John Goro NAKASHIMA

File No. 10807

Case No. 1270

REAL PROPERTY CLAIM

(All Claims shown are Gross)

1. Lot 4, Blk. 11, D.L. 302
Group 1, N.W.D., Plan 5832,
344 W. 4th Ave., Vancouver.

\$2700.00

Appraisal

\$1200.00

Sale Price

\$1200.00

Witness: W. G. Moore, appraiser (Pemberton
Realty Corpn. Ltd.)

- Ref. (1) In his appraisal report of February 26, 1944, Mr. Moore states "This value for sale is for land only, buildings are a liability".
- (2) A clipping from the Vancouver Sun July 4, 1944, cites the following by Judge Boyd - "Not fit for human habitation although it is a shelter of sorts. The place should be condemned as was a neighboring building and would be if it were not for the housing shortage". (See also letter of May 18/44 and letter of July 4/44 from Chief Sanitary Inspector to the Custodian).
- (3) In letter of July 14/44 (filed as Ex. 8) the City Building Inspector ordered that the buildings "on the centre and rear of the property, by reason of their defective structural condition as a source of danger", be pulled down and demolished by August 14/44.
- (4) C. J. Harstone, of Western City Co., in an inspection report of June 6, 1942, stated "The above three houses are all in very bad state of repair. The shingle roof and board sidings are very badly perished for lack of paint. The interiors are in very poor condition".

2. Lot 3, Blk. 11, D.L. 302,
Gp. 1, N.W.D., Plan 5832.

\$950.00 (half-interest)

(Note: This Lot was owned jointly by John Goro NAKASHIMA and Frank Mutsuo NAKASHIMA. Each have filed a claim for half interest. John Goro Nakashima's claim for his half interest is shown herewith and Frank Mutsuo Nakashima's is shown on Defense Brief for Case 1271. Evidence and Exhibits dealt with under Case No. 1270 pertaining to Lot 3 apply in Case No. 1271).

Appraisal

\$1200.00 (full amount)

Sale Price

\$1200.00 (full
amt.)

Witness: W. G. Moore - appraiser.
(Pemberton Realty Corpn. Ltd.)

2.

Ref.(1) C. J. Harstone, of Western City Co., inspected this property on June 26/42 and reported that this Lot consisted mostly of garden, in poor shape, and had a garage and skeleton greenhouse situated thereon. He reported the garage as being in fair condition but unpainted and said the greenhouse was just a frame boarded two feet up from the ground and devoid of glass. He added that the "assessment of \$100.00 for building on this lot is high".

SUBMISSION: Trans. 12. Lines 8 - 10

"It is submitted, your honour, that this is a matter of appraisal and that the real property was sold at its fair market value".

<u>Summary of Defense</u> <u>Witnesses</u>	<u>Where Required</u>	<u>Documents</u> <u>to be filed</u>	<u>Witness Proving Same</u>
W. G. Moore - appraiser	1, 2		

/ER
Mar. 3/49.

NOTE: It is noted in the Real Property Summary prepared by Mr. Ian Macpherson covering Lot 3 that Mr. Macpherson states the buildings thereon were ordered demolished by the City in their letter dated July 14, 1944. This would appear to be an error as the above-mentioned letter of July 14, 1944, specifically sets out Block 4 as the property on which the buildings were to be demolished. The Real Property Summary in question has been filed as part of Exhibit 9.

Name of Claimant **NAKASHIMA, John Goro**Case **1270**Custodian File **10007**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices		
						% of Total	Amount		% of Total	Amount	
1000.00	90.00 12.50 6.25										100.75
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing		45% of amount in next preceding column			
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price		
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION								100.75			

10807

May 2nd, 1951

Mr. John Gore NAKASHIMA,
117 Alton Ave.,
Toronto, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1270

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 ... \$ 108.75.

Cheque in your favour is enclosed for \$ 102.46
and we have paid the Co-Operative Committee... \$ 6.29
for legal fees as authorized by you.

Yours truly,

F. G. Shears
Director

FGS:BK
Encl.

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

R E P O R T

WES HUGHES, JUDGE J.A. MACLEOD, SUB-COMMISSIONER.

Toronto, Ontario,

November 19, 1943.

IN THE MATTER OF THE CLAIM OF

JOHN BOND NAKAGUCHI

PROCEEDINGS AT HEARING

APPEARANCES:

E.A. CHRISTIE, Esq., K.C.,

appearing for the
Dominion Government,

E.A. BIRD, Esq.,

appearing for the
Claimant.

A. SMITH, Esq.,

Secretary,

G.H.E. UFFER, Esq.,

Official Interpreter,

A.S. VINTON, Esq.,

Official Reporter.

1. It is the last street there that is in an industrial zone, I mean the factories only. It is just an industrial site. Back of our place there is a

J.C. Mahanias,
D.F.W.

1 machine shop, foundry, and so on. On the south side
2 there was sign people and telephone, and Northern Elec-
3 trics. They were all around there in that location.

4 Q. The area was named for industries?

5 A. Yes.

6 Q. This lot of yours 53 by 120, according to
7 your claim, you've noted here that \$1,000. was paid
8 for it in 1933?

9 A. Yes.

10 Q. Did you and your brother pay that thousand
11 dollars?

12 A. No. It was my uncle that paid for it.

13 Q. And when did he convey that to you?

14 A. In May 1941.

15 Q. And was just a gift from your uncle to
16 your brother and yourself?

17 A. Yes. It was a gift.

18 Q. Now, the garage apparently was built at the
19 time your uncle bought the property back in 1933?

20 A. No. It was built 10 years later when I
21 bought a car. I bought the car in 1938, and so I built
22 the garage at the same time.

23 Q. And that was built at a cost of \$150.?

24 A. Yes. That is right.

25 Q. How large was this greenhouse which you
26 built for \$200. in 1938?

27 A. Roughly 10 by 14.

28 Q. For what did you use that?

29 A. My uncle was a great *Hyacinthum* fancier.
30 He had thousands of different varieties. He used to

J.S. Robinson,
Mr. ex.

1 have the greenhouse heated so they would be ready for
2 transplanting in the Spring.

3 Q. How was it heated?

4 A. It was heated by special stoves.

5 Q. And was this uncle the man who cleared the
6 land and graded it and converted it into a garden?

7 A. Yes. It was more or less a sort of bush,
8 and everything, and he cleared it, himself and converted
9 the whole 30 by 130 into a garden except for the green-
10 house and the garage. The rest was all garden.

11 Q. So that \$500. item would represent work actually
12 done by your uncle on the property?

13 A. Yes; and us; we all helped.

14 MR. CHRISTIE: I tender as Exhibit 3 the Certificate
15 of Encumbrance on Lots 3 and 4.

16 (CERTIFICATE OF ENCUMBRANCE, LOTS 3 and 4,
17 MARKED EXHIBIT NO. 3)

18 And I file the appraisals. I think perhaps I
19 had better put the two appraisals in. They are appraisals
20 of Pemberton Realty Corporation Limited. They are
21 dated February 26, 1944, and for such property the
22 appraised amount is \$1,300.

23 (TWO APPRAISALS, FEBRUARY 26, 1944, MARKED
24 EXHIBIT NO. 5)

25 MR. HUNT: Q. Do you recall what the assessment
26 on this lot 3 was? You have on your claim that the 1943
27 assessment was land \$1,300., and improvements \$100.,
28 a total of \$1,400. I do not think we need press the
29 question.

30 MR. CHRISTIE: I file as Exhibit 4 the Notice of
Assessment for the year 1943, the value of improvements

J.D. Mahanah,
Mr. W.

on Lot 3 is \$100., value of land \$1,500; and Lot 4,
value of improvements \$500., value of land \$1,500.

(NOTICE OF APPRAISMENT, 1945, MARKED EXHIBIT NO.4)

MR. WAT: Q. Is that your signature (indicating

A. It is, yes.

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

Q. And do you swear the contents of it are true?

A. True.

MR. WAT: I am filing as Exhibit 5 a Real Estate
Other than Farm Land claim for, designated as Lot No.4.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM,
LOT NO.4, MARKED EXHIBIT NO.5)

Q. I understood that this Lot no.4 was adjacent
to Lot 3 which we have just been discussing?

A. Yes.

Q. And I think you told us that it was in the
South block on West 4th Street?

A. Yes, sir.

Q. According to your claim you have just designa-
ted one two-story house, 20 rooms and underneath the
note four separate buildings. Could you tell us just
how those 20 rooms were broken down?

A. There were two cottages in the block which
had three rooms each and another two-story, which
was four rooms, and the front part had, to be exact,
12, but the two rooms was really attic, like which
was used for storing things. Consequently I marked
it down as 20 rooms for a total of 20 rooms.

Q. You did not mention the two attic rooms as
rooms?
A. No. I did not include those.

1 Q. I notice the property was apparently purchased
2 for \$400 back in 1900 and transferred to you in 1941?

3 A. Yes.

4 Q. Who purchased it in 1900?

5 A. Well, my dad purchased it. It was in
6 mother's name.

7 Q. Your father purchased it and registered it
8 in your mother's name?

9 A. Yes; that is right.

10 Q. What was the condition of the property then?

11 A. When it was purchased?

12 Q. Yes? A. It was just bush, no clearing
13 at all, and he hired some East Indians to clear the
14 place at the time it was purchased.

15 Q. That probably explains the small item of
16 \$20. for clearing a lot 50 by 120.

17 A. It was a dollar a day, I believe.

18 Q. With respect to those various items under
19 "Improvements," water pipes, drains, lumber, wiring,
20 shingles, etc., totalling \$1,219., do they represent the
21 cost of the house when it was built or do they represent
22 the cost of the house, plus improvements from time to
23 time? A. It is the cost of the house at the time
24 it was built, except for the electricity which was
25 wired some years later.

26 Q. When was the house built?

27 A. I could not tell you the exact date; around
28 1900 or 1905. The main part, the bigger part was built
29 at first and the cottages were built a few years
30 later, sir.

J.G. Mahachian,
MR. CH.

Q. So that all four of the buildings were built within three or four years?

A. Yes; something like that.

Q. What would you say the condition of these various buildings was at the time you were evicted?

A. Well, I would not say they were in a beautiful condition but they were livable, comfortable. We lived in it.

Q. Were they —?

A. I have seen so many places here in Toronto that are selling for \$4,000, and \$5,000, I would rather live in my place than live in those.

Q. Were they occupied as dwellings?

A. Yes.

Q. I notice in Mr. Pemberton's appraisal about the buildings:

"Also a fuel shed that is converted into two living rooms."

Apparently he has regard to one of these four buildings and you say they were all used as dwellings?

A. Yes. They were used as dwellings prior to conversion, yes. What they did following I do not know; I was not there.

Q. Do you know the building to which he refers as a fuel shed?

A. I imagine I do.

Q. How many rooms were there in it?

A. Three.

Q. He says just two?

A. Yes. They knocked some —

1 Q. Well down, I believe?

2 A. Yes.

3 Q. This rental revenue of \$45. per month,
4 that was in addition to the part of the place which
5 you and your family occupied?

6 A. Yes.

7 Q. How many rooms would you and your family
8 occupy?

9 A. There was just four rooms being
10 occupied by the family. I used to use one of the
11 attic rooms, which I did not include in the count.
12 I had a room in the attic in which I slept and the
13 other four rooms downstairs were used.

14 Q. This \$45. per month rent would really be
15 for 14 rooms in these various buildings?

16 A. Yes.

17 Q. I take it that your remark here about the
18 repairs done by the Custodian amounting to \$551.34,
19 which he had spent ---

20 A. Around 1945 and 1946, prior to the sale---

21 Q. --- you were just notified of that, of
22 course? A. Yes.

23 Q. That is all, thank you.

24
25 CROSS-EXAMINATION BY MR. CHRISTEN:

26 Q. I am showing you a J.P. Form dated June 17,
27 1942. Is that your signature (indicating)?

28 A. Yes. That is right.

29 MR. CHRISTEN: I tender this J.P. Form as
30 Exhibit 6.

(J.P. FORM, MARKED EXHIBIT NO. 6)

1 Q. I am showing you a photograph. Of what is
2 that a picture?

3 A. That is the front part of the house.

4 Q. At 344 West 4th Avenue, Vancouver?

5 A. Yes, sir.

6 Q. And this is the one which was rented,
7 this one, to all these people?

8 A. No. There is another four rooms behind
9 there which does not show in the picture. There was
10 three rooms here and there was another cottage in the
11 back which had about three rooms. This part had about
12 10 rooms.

13 Q. Is this the part on Lot No. 4?

14 A. Yes.

15 MR. CHRISTIE: I will file this picture of the
16 property as Exhibit 7.

17 (PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED
18 EXHIBIT NO. 7)

19 Q. Did you ever have any complaints from the
20 City Health Department about this building?

21 A. Never before, no.

22 Q. When were you evacuated?

23 A. In 1962.

24 Q. And you had never received any complaints
25 from the city?

26 A. No, never.

27 Q. That is all, thank you.

28 MR. BEEK: We have here the brother who is the
29 joint owner and we are prepared the claim forms.

30 MR. CHRISTIE: I file as Exhibit 8 the letter

18
J.C. Sakashima,
Chairman.

1 dated July 14, 1944, from the Building Inspector of the
2 city of Vancouver. It is addressed to Mr. John
3 Core Sakashima, care of the Custodian:

4 " I am of the opinion that the buildings
5 on the centre and rear of the property at the
6 above location are by reason of their defective
7 structural condition a source of danger.
8 Notice is therefore given you that you are
9 required under the provisions of Section 18
10 of the Building By-law to pull down and demolish
11 such buildings on or before the 14th day of
12 August, 1944.

13 In the event of your neglecting or refusing
14 to comply with this notice according to the
15 terms thereof I may cause such buildings to be
16 pulled down or demolished and the cost of
17 pulling down or demolishing the same may be
18 recoverable by the City by summary process at
19 law in any Court of competent jurisdiction —"

20 With the same exhibit I am filing a letter of the Western
21 City Company, dated August 12, 1944.

22 (TWO LETTERS, MARKED EXHIBIT NO. 2)

23 This letter is addressed to the office of the
24 Custodian, signed on behalf of the company by C.J.
25 Harwood.

26 " In reference to your letters regarding the
27 demolitions at 504 West 4th Avenue; the building
28 in the centre of the lot has been razed. The
29 building on rear of lot is still standing as
30 Mr. Baird approached the Building Inspector to

1 "allows it for storage and chicken house.

2 This permission is granted, providing Mr.

3 Bird clears with the health authorities as to
4 the number of chicken to be kept.

5 "Thanking you, we are--"

6 This is a matter of appraisal, your honour, and I will
7 put in the Real Property Summary as Exhibit 9.

8 MR. BERT: Before my friend concludes, your
9 honour, this last letter which he has filed from the
10 Western City Company mentioning the building in the
11 centre of the lot, is not very clear I am afraid just
12 what building they mean by that.

13
14 RE-EXAMINATION BY MR. BERT:

15 Q. Can you tell us about that?

16 A. I believe those are the two cottages which
17 I mentioned earlier, the two 3-room cottages which
18 were more or less in the centre and at the very back
19 of the house. That has nothing to do with those ten
20 rooms or the other four rooms which were the two-story
21 parts.

22 Q. The letter from the Health Inspector appar-
23 ently designates the building at the rear so that that
24 would be --

25 A. It would be the three-room cottage at the
26 rear, and there is another three-room cottage at the
27 centre. Besides that is the four-room which is adjacent
28 to the adjoining 10-room part.

29 Q. Apparently it was the three-room cottage in
30 the centre which was torn down? A. Yes.

12
J.G. Mahanah,
R.A.M.

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Q. And they converted -- A. The other three
from storage into a chickenhouse, but the other 14 rooms
are still being used.

MR. CHRISTIE: I file the real property summa-
ry in respect of Lots 3 and 4, as Exhibit 3.

(REAL PROPERTY SUMMARY, LOTS 3 and 4,
EXHIBIT NO. 3)

It is submitted, your honour, that this is a
matter of appraisal and that the real property was
sold at its fair market value.

(PROCEEDINGS ADJOURNED SINCE DEED)

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

A.G. Vitch

A.G. Vitch,
Official Reporter.

I, John A. Mahanah, Deputy Commissioner,
appointed to hear a commission to investigate
claims of Japanese landlans for property loss,
do verify the foregoing is a true copy of the
evidence heard on the within claim.

John A. Mahanah
John A. Mahanah,
Deputy Commissioner.