

11634

REAL ESTATE

BUREAU POWELL STREET

FILE No.

11634

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: NAKAMURA Kome (Mrs. Hikoze)

HOME ADDRESS: 446 East Cordova St., Vancouver, B. C.

REGISTRATION NUMBER 02467 SEX: Female AGE: 41

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Hikoze 1914 00355

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Miyoshi (F) 11922

Tsuneshige (M)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 20, 5 yrs.

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

1. LOCATION AND DESCRIPTION: 446 East Cordova St., Vancouver, B. C.
City of
Lot 10, Block 57. Title no. unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 8 room, 2 storey, wooden house.

3. INSURANCE (Give particulars; state where policies are) Details of fire insurance
Unknown. Premium \$8.45. The agent Ker & Ker Ltd., 475 Howe St.,
Vancouver, has the policy.

4. TAXES (Amount and where payable) \$60.00 payable City Hall, Vancouver.
1939 paid. 1940, 41, 42 not yet paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
1940, 1941, 1942 taxes owing.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant, when
she is evacuated the house will be rented. The agent Ker & Ker Ltd.,
will look after this property.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. HARRY R. FULLERTON CO., INC.
553 GRANVILLE ST., HAS THE DEED.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

none

2. LANDLORD'S NAME AND ADDRESS: none

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

none

*for electric
all furnitures file 10/14*

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

none

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

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

none

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

none

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

none

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

none

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: _____

none

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

none

11. SAFETY DEPOSIT BOX: _____

none

LIABILITIES:

1. PERSONAL DEBTS: 1940, 1941 taxes. Declarant has asked ~~that~~
the agent to pay the taxes out of the rent collected.

2. TRADE DEBTS: _____

none

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

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

Dated this 28th day of July 1942.

(Signature)

Kame nokamura

D.M. Chope.
Witness

FOR DEPARTMENTAL USE _____

11634
INFORMATION FROM R.C.M.P.

Date Aug. 12/43

Our File No. 11634

Full Name NAKAMURA, Kome (Mrs. Hikoze)
(Surname in Block Letters)

Registration No. 02467

^V
Male - Female
(check)

Age June 30, 1899

Former Address 446 E. Cordova Street, City, B. C.

Date Evacuated Sept. 26/1942 Naturalized - Canadian-Born - National
(check)

Present Address New Denver, B. C. *Reg'd 47*

^V
Married - Single
(check)

Name of Wife ---

Name of Husband NAKAMURA, Hikoze

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 Tsuneshige (M) 22/4/37.

Requested by Mrs. Burraston

Registered with Custodian Yes
(Yes or No)

Additional Information Housewife - owns Victor Console radio, also brown
Kodak camera.

File No.
11634

Kome MAKAMURA,
Reg. No. 02467

New Denver, B.C.
June 26, 1948
Case #446

*Case 446
File 11634*

Revised Claim
June 23, 1948
New Denver, B.C.
Case #446

REAL PROPERTY CLAIM - GROSS -

Original Claim - \$3000.00
p.2, lines 14-15 inc. Transcript

Revised Claim -

p.2, line 9, Transcript

\$2250.00

PERSONAL PROPERTY CLAIM - GROSS -

Original Claim - \$500.00

4 e III - correction p.2, lines 10-13 inc.
Transcript

Revised Claim

p.2, lines 16-17 inc. Transcript
Exhibit #3 as list

255.50

Total Revised Claim - Gross-

\$ 2505.50

Reconciliation with Claimant's
net revised Claim

Total as above -	\$2505.50
Claimant's credit	
re Realty - \$1100.00	
" Chattels 42.95	1142.95

Total net Claim	\$ 1362.55
p.2, line 20-Transcript.	

BRD/DD

November 12, 1948

File No.
11634

Kome NAKAMURA,
Reg. No. 02467

November 12, 1948

Case No.
446

*Exhibit
File 11634*

PERSONAL PROPERTY - CHATTELS -

List of Personal Effects included in Auction
Sales and proceeds in the account of Kome NAKAMURA
but not included in revised claim of Kome NAKAMURA.
Total Gross - \$13.70.

Spray Gun	-	\$1.75
Baby bath & sundries		1.70
wire basket		.50
2 Bamboo shelves		1.25
Gas plate		5.00
Mantel clock		1.00
Gas plate		2.50
Total	-	<u>\$ 13.70</u>

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

19th July, 1943.

EXHIBIT No. 1146-2
DATE *June 26/43*
FILED BY *Johnson*

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

File No. 11634

Dear Sir:

Catalogue No. 53
Lot 10 Block 57 D. L. 196
446 East Cordova Street

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

<u>Location</u>	Central district of industries and dwellings.
<u>Land.</u>	25' x 122' opposite public recreation ground.
<u>Building.</u>	2 storey frame dwelling 20' x 28' plus 1 storey 20' x 18' on concrete blocks with basement - no floor, 6 rooms and bathroom with wooden tub.
<u>Condition</u>	40 years old. Exterior siding and roofs in bad condition. Interior worn and in poor state except for new washbasin and new electric wiring.
<u>Rent</u>	\$30.
<u>City</u>	
<u>Assessment</u>	\$1,300 (Land \$700 Building \$600)
<u>Taxes</u>	\$52.08
<u>Appraisal</u>	We are of the opinion that the value of this property is not more than \$1,000.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D. W. Reeve*

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 5, 1943.

OCT 8 1943	
Rec'd	_____
File No.	_____
Ans.	_____
Referred	_____

11634

53--446 East Cordova, 10-57-196.

This is a 2-storey house with 4 rooms down and 3 up. Only plumbing is toilet and sink; no basement. Foundation is wooden posts; roof in poor condition. Built 54 years.

Value \$1100.

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

File No.
11634

ANALYSIS OF
CLAIM

February 24, 1948

REAL PROPERTY
SECTION

Kome (Mrs. Hikojo) NAKAMURA,
Reg. No. 02467

REAL PROPERTY -

446 East Cordova Street,
known as
Lot 10/57/196/196
Vancouver, B.C.

Catalogue #53

Kome (Mrs. Hikojo) NAKAMURA claims re Cat. #53 (Gross) - \$2500.00

Sale Price (Gross) \$1100.00

Appraisals -

- (a) Johnson, Reeve & Watson, \$1000.00
- (b) Pemberton Realty Corporation Ltd 1100.00

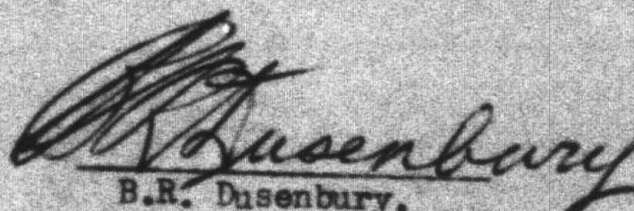
Tenders -

- (a) W. Green \$775.00 & rejection
 - (b) " 1300.00 could not complete
 - (c) Lee Gin Sam 1100.00
- Acceptance of tender (c) 1100.00

See Information Index 9 in respect
to this property.

RECAP:

Gross amount claimed \$2500.00
" " of sale 1100.00


B.R. Dusenbury,
Office of the Custodian.

Alone
fabri

September 1st, 1944

MEMORANDUM

TO: MR. G. PETERS

FROM: MR. K. W. WRIGHT

RE: Kome NAKAMURA and Catalogue No. 53,
446 East Cordova Street, Vancouver, B.C.

The Titles Department submitted Transmission, also Conveyance, to be forwarded to Ottawa for signature of the Assistant Deputy Custodian.

It is noted that according to the Certificate of Encumbrance, the registered owner is George Thomas Wood, and there is a right to purchase under Agreement filed. Searching through the file, we find a letter from Messrs. Blane, Fullerton & White, under date of October 13th, 1942, indicating that the balance of the Agreement was paid in full and the Deed to the property was given to NAKAMURA. We also find a letter of May 23rd, 1944, requesting Mrs. NAKAMURA to forward the Deed. This has not been received, and two days ago the Titles Department wrote for the document.

The Real Property Memorandum contains a memo that Mr. Cramer may obtain title by Statutory Declaration, but I do not favour this until such time as all other avenues have been exhausted. It is not desirable to support title by declaration of Custodian's Officials, who must swear to such declarations or affidavits and base their statements on information that has been furnished this office.

We should therefore endeavour to obtain another Deed from the Vendors, and they may have no objection to issuing such a document as the Grantee will be, in this case, NAKANURA. They need not convey to the Custodian direct, but we will be satisfied with the transfer in favour of the Japanese.

Another course open to us is to have the representative of The B. C. Security Commission endeavour to obtain the document.

I would like to again stress that a prospective purchaser should not be asked for the balance of his money and advised that we will forward our recommendation to Ottawa unless and until such time as questions relating to title have all been clarified. By the time these documents reach my desk, this office has held out to prospective purchasers that everything is in order, and it is quite possible that purchasers have been obliged to raise money in order to produce marked cheques in accord with our requirements.

During the past week, I have had five or six cases showing title defects and in all of these the Custodian has the full amount of the purchase price in hand. With such a volume of sales going through the office, it is difficult to avoid these slips, but I know you will agree that much of our time will be saved and the number of apologies to the public lessened, if we refrain from asking for money until we know we can deliver the goods.

22/10/44

KWN/JT

K. W. WRIGHT

11634

August 5, 1944.

Mr. Lee Gin San,
357 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 53
446 East Cordova Street

Your letter of July 21st, enclosing cheque for \$110.00 and offer to purchase the above property for the sum of \$1,100.00 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, \$990.00.

We note that you wish this property to be registered in the name of Lee Gin San, Cook, of 357 East Hastings Street, Vancouver, B. C., and that you are Chinese.

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

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

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

Yours truly,

F. G. Shears,
Director.

GP:EB

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

OFFICE OF THE CUSTODIAN
PACIFIC 3241-3242-3243
JAPANESE SECTION

RECEIVED
OCT 10 1942

October 9th, 1942.

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

Dear Sirs:

Re: File #11634 - NAKAMURA, Hikozo
446 East Cordova Street.

We, as Agents and on your behalf, have now rented the above property to Mr. Matthew Schmidt at \$30.00 per month.

This house, as you probably know, is in a very filthy condition. Mr. Schmidt has agreed to do the necessary work to make this place habitable. We have, therefore, on your behalf, made an arrangement with Mr. Schmidt whereby he is to be given tenancy in the house for two months, namely, the second and third month of his tenancy, free of charge. We will inspect the premises as Mr. Schmidt proceeds with the work.

We have every reason to believe that Mr. Schmidt will prove to be a satisfactory tenant and have granted him possession of the premises upon payment of the first month's rent.

Yours very truly,

KER & KER LTD.

Jim Lindson
Rental Manager

JMA:HD

August 11th 1942.

File Number 11634

Registration Number 02467

NAKAMURA, Kome (Mrs. Hikoze)

446 East Cordova Street, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

446 East Cordova Street, Vancouver, B.C.
Lot 10, Block 57, D.L. 196, Group 1,
New Westminster District.

OWNERSHIP:

NAKAMURA, Kome (Mrs. Hikoze)

BUILDING:

This is a very large old frame dwelling situated on the south side of Cordova Street, between Dunlevy and Jackson Avenues. High front steps, verandah entrance into hallway. The whole ground floor of the dwelling at the present time is utilized as a sewing factory, but the rooms if utilized as a residential property would be as follows:- Living-room on the right, second living-room to the rear of that, dining-room behind that again off which there is a small kitchen with sink. Off dining-room adjoining the kitchen there is a bathroom which contains toilet, wash basin and Japanese bath. There is a stairway off the hall to basement; there is no concrete floor, no concrete walls and no furnace in the basement, for small storage space and for ventilation. Upstairs there are three bedrooms.

LAND:

The size of the Lot is 25 x 122.

TAXES:

Arrears: 1939	-	\$52.12
1940	-	\$52.12
1941	-	\$50.00
1942 gross taxes		\$52.08
TOTAL		<u>\$206.32</u>

ASSESSMENT:

Assessment of Land	\$ 700.00
Assessment of Building	<u>\$ 600.00</u>
Total Assessed Value	<u>\$1300.00</u>

INSURANCE:

Regarding Insurance, there is a London Guarantee & Accident Policy #561331 in the amount of \$1500 on the above dwelling, expiring July 6th 1945, Agents Ker & Ker Ltd. This policy was placed by the owner through one of the Salesmen in this Company. We consider this ample insurance for the protection of the property. There is no furniture insurance and it is our understanding that it is not the intention of the owner to leave any furniture.

FINANCIAL POSITION:

We note from the Office of the Custodian Form that the Deed to the property is held by Harry R. Fullerton Co. Ltd. 553 Granville Street, Vancouver, B.C. We are advised by the owner that she has paid in full for this property and that the Deed was never registered in her name due to the fact that there are arrears of taxes, and it is of course necessary to pay these taxes prior to registration of this document. We will write Fullerton & Co. Ltd. to ascertain if they hold the Deed or if it has been turned over to the owner. Mrs. Nakamura did not seem to know whether she had the document or not.

You will note from the above that there are four years taxes owing on this property, and we therefore do not think the financial position is very good, even though the owner owns the property outright.

We have accepted a deposit of \$5.00 on the rental of same at the rate of \$27.50 per month but the owner does not know when she will be evacuated. She wishes the rent applied against the taxes. If this can be done in the near future it will undoubtedly improve the financial position of the property. It will take approximately eight month's rent to clean up the arrears and 1942 taxes.

FURNITURE:

There is approximately no furniture in the dwelling, we saw 2 beds, 2 pieces of linoleum and stove. It is the intention of the owner to dispose of these prior to being evacuated. If there are any articles left she will turn the list over to this office.

REMARKS:

We have accepted a deposit of \$5.00 on these premises from Mr. Frank Obey at a rental of \$27.50 per month, which is satisfactory to the owner. We do not know whether we can get Mr. Obey to wait until the declarant has been evacuated so that he may gain possession of these premises or not, as he has already been waiting a considerable period of time.

RECOMMENDATIONS:

We recommend that the above property be rented to Mr. Obey at a rental of \$27.50 per month on the evacuation of the owner, or to some other reliable tenant. We have been appointed agents by the owner and would appreciate your formal letter in this regard.

THE RENTAL VALUE:

In our opinion a fair rental value for this property would be \$25.00 to \$27.50 per month.

THE SALE VALUE:

We do not think that this property would sell on today's market for more than \$1100 gross.

This property was inspected on August 10th 1942 by Mr. J.M.Anderson, Rental Manager, and the writer.

KER & KER LTD.

Per.

Alan N. Ker

11634

November 13, 1942

Mrs. Hikozo NAKAMURA
Registration No. 02467
Sandon, B. C.

Dear Madam:

We enclose list in duplicate, representing your chattels which we have removed from your former residence to the Custodian Safe Warehouse at 992 Powell Street.

If this list is correct, please sign and return one copy to this office for our record. The other may be retained by you for your future reference.

We assume that you have no other chattels remaining in the restricted area of British Columbia requiring our protection.

Your prompt reply will be appreciated.

Yours truly,

Geo. B. Spain
Protection Department

GBS:NDE
Enc.

View Dec 4 change in policy do not follow up.

STATEMENT OF ASSETSCustodian's OfficeBritish Columbia Security Commission.File No.: 11634Name: NAKAMURA Kome Reg. No. 02467Address: New Denver

Special Enquiry: _____

Credit with Custodian: \$15.04Credit in Bank: NilLife Insurance: NilReal Property: 446 East Cordova Street, Vancouver.

Assessed Value - Land \$700.00; Imp. \$600.00; Rented at \$30.00 per mo.

Taxes: - 1939-43 \$258.40 in arrears.

Negotiable Assets: NilNet Revenue

Remarks: We have had to allow 5 months' free rent in lieu of
tenant spending \$150.00 in repairing the property.

Date: Oct. 14th, 1943

Compiled by:

G.D. Wilson

No. 22467

11634

P. 113

Royal Canadian Mounted Police

\$ P 150.19

Dated R.C.M. 13 1942

Received from Mrs. Vukob - NAKAMURA

441 E. London St. Vancouver, B.C.

One Victor 35mm. and 1 Kodak

Serial No. - 161 - Slightly scratched

One Fifth Anniversary

Dollars,

100

For camera Kodak - Brown

Signature

Det. Ch. O. 1348

File No. 11634 (Kwag)

September 1st, 1944

MEMORANDUM

TO: MR. G. PETERS

FROM: MR. K. W. WRIGHT

RE: Kono NAKAMURA and Catalogue No. 53,
446 East Cordova Street, Vancouver, B.C.

The Titles Department submitted Transmission, also Conveyance, to be forwarded to Ottawa for signature of the Assistant Deputy Custodian.

It is noted that according to the Certificate of Encumbrance, the registered owner is George Thomas Wood, and there is a right to purchase under Agreement filed. Searching through the file, we find a letter from Messrs. Blane, Pullerton & White, under date of October 13th, 1942, indicating that the balance of the Agreement was paid in full and the Deed to the property was given to NAKAMURA. We also find a letter of May 23rd, 1944, requesting Mrs. NAKAMURA to forward the Deed. This has not been received, and two days ago the Titles Department wrote for the document.

The Real Property Memorandum contains a memo that Mr. Grauer may obtain title by Statutory Declaration, but I do not favour this until such time as all other avenues have been exhausted. It is not desirable to support title by declaration of Custodian's Officials, who must swear to such declarations or affidavits and base their statements on information that has been furnished this office.

We should therefore endeavour to obtain another Deed from the Vendors, and they may have no objection to issuing such a document as the Grantee will be, in this case, NAKAMURA. They need not convey to the Custodian direct, but we will be satisfied with the transfer in favour of the Japanese.

Another course open to us is to have the representative of The B. C. Security Commission endeavour to obtain the document.

I would like to again stress that a prospective purchaser should not be asked for the balance of his money and advised that we will forward our recommendation to Ottawa unless and until such time as questions relating to title have all been clarified. By the time these documents reach my desk, this office has held out to prospective purchasers that everything is in order, and it is quite possible that purchasers have been obliged to raise money in order to produce marked cheques in accord with our requirements.

During the past week, I have had five or six cases showing title defects and in all of these the Custodian has the full amount of the purchase price in hand. With such a volume of sales going through the office, it is difficult to avoid these slips, but I know you will agree that much of our time will be saved and the number of apologies to the public lessened, if we refrain from asking for money until we know we can deliver the goods.

KWW/ST

K. W. WRIGHT

ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

Form 286A

No. 101

HEADQUARTERS File No.

DIVISION and File No.

(J.R. 02467)

SUB-DIV'N and File No. Vancouver

DETACHMENT and File No. C.I.B.

DATE June 17th, 1944

Re: Mrs. HIKARO KAKIMURA - 446 E. Cordova St., Vancouver, B.C.

On March 13th, 1942

I D.E. McLaren, Cst.

Came into possession of the following described goods by
Handed over by owner.

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1.		VICTOR Console radio. Serial #161. (Slightly scratched)
	1.		Fiftieth Anniversary Box camera. KODAK. (brown)

*Rem. present
received
checked
1-4-45
1-4-45*

11634

REMARKS: Handed over to the Custodian of Alien Property.

DATE JUN 20 1944

For S. J. ...
Signature of Custodian

RECEIVED CORRECT
[Signature]
Signature of Member

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

February 22nd 1944.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. Wilson!

Dear Sir:

Re: 446 East Cordova St. - File #11634.

Following our conversation of today's date, Mr. Hawryliuk is now paying two months rent on the above property, and will move out at the end of the present month. This will take care of the arrears.

The new tenant will be Mr. Mike A. Kalynchuk, who will live in the house as from March 1st 1944, with his wife and family.

It has been made clear to Mr. Kalynchuk that the rent is to be \$30.00 per month due and payable on the 1st day of each and every month in advance; that he will take care of any necessary repairs on the interior of the property; that the owner will only be called upon to spend such monies on the property as he so desires; that Mr. Kalynchuk will pay any extra water charges above the regular one family dwelling rates.

It has also been made clear to Mr. Kalynchuk that this house is up for sale and in the event of this property being sold, Mr. Kalynchuk will be given notice by the new owner according to the Regulations of the Wartime Price and Trade Board. Mr. Kalynchuk also understands that he will be occupying these premises according to the By-Laws and Regulations of the City of Vancouver.

In the event that the owners wish to show this property to a prospective buyer, Mr. Kalynchuk agrees to allow entry to view same.

Accepted and Approved.

Mike A. Kalynchuk

JMA:ER

Very truly yours,

KER & KER LIMITED

Per *J. M. Wilson*
RENTAL MANAGER

Catalogue No. 53
File No. 11634
446 East Cordova Street
Vancouver/10/57/196

Receipt of Certificate of Title No. 113830-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of London Guarantee & Accident Company policy No. 561331 which has been assigned to me.

Dated at Vancouver, B. C., this 18 day of February 1945.

Lee Gin Sam

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

Dear Sirs:-

Re: 446 East Cordova St. Vancouver

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

Yours faithfully,

Lee Gin Sam Signed

I am advised by the tenant that he has
no Japanese effects or furniture on the premises.

Lee Gin Sam

7939
Date... August 3rd, 1944.

REAL PROPERTY MEMORANDUM

File No. 11634

Name... Kome (Mrs. Hikoze) NAKAMURA Registration No. 02467...

Re: Catalogue No. 53

Address: 446 East Cordova Street, Vancouver, B.C.

Legal Description: 10/57/196. Dwelling

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 27227-K Whereabouts: Land Registry Office

Registered owner: George Thomas Wood Reg. No.

Property: City of Vancouver, Lot 10, Block 57, District Lot 196,
Group 1, New Westminster District, Plan 196.

B. Charges.

Registered: 828 M. 23/10/35. 2.48. Kome Nakamura. Right to
Purchase for \$800.00. Int. 6%.
(Title in name of George Thomas Wood. Right to
Purchase, Kome Nakamura, fully paid. Mr. Cramer/
can obtain Title by Statutory Declaration).

Vesting: Vested in the Custodian. Filing No. 34826.

Unregistered: No evidence.

Taxes: Bal. 1941-1944 \$196.26 not paid.
1944 \$ 52.50 gross not paid.

Water: Water on meter \$2.55 paid to March 3rd, 1944.

Insurance: \$1,500.00 London Guarantee & Accident Company, No. 561331,
expires July 6th, 1945.

Assessed Value: Land: \$700.00 Improvements: \$600.00

Valuation by Appraiser: \$1,100.00
\$1,000.00

Amount of Bid: \$1,100.00

Approved by Advisory Committee: July 28th, 1944.

Paid as shown in attached letter: \$1,000.00 August 10, 1944.

Name of transferee as attached letter: Lee Gin Sam, 357 East Hastings Street

ADMINISTRATION.

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

Rented to Mike KALYNCHUK for \$30.00 per month.

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

No lease.

Chattels: Particulars of those stored on the premises.

All chattels sent to storage.

Named Agent:

Sam

02467		NAME NAKAMURA, Ione		FILE NO. 11634		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
London Guarantee & Accident Company	561331	\$1500.00	July	6	1945	446 East Cordova Street in the city of Vancouver, B. C.

FIRE INSURANCE SUMMARY

Ione (Mrs. Hikozo) NAKAMURA Reg. No. 02467 File No. 11634.

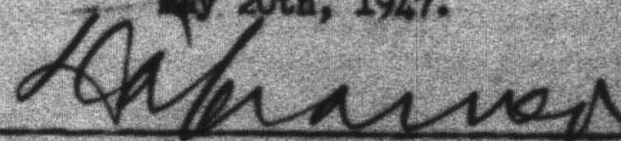
The above-named Japanese declared on her J.P. Form signed 28th July 1942, "Details of Fire Insurance unknown. Ker & Ker Limited 475 Howe Street, Vancouver, have the Policy."

It was found that the following Policy was in force:
 London Guarantee and Accident Company, Policy No. 561331
 - \$1500.00 - covering the two-storey dwelling at 446 East Cordova Street, Vancouver, B.C., expiring July 6th, 1945.

This Policy was transferred to Lee Gin San November 23rd, 1944.

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

May 20th, 1947.



D. A. CRAMER.

DAC:ic

REG. NO. 02167		NAME HAKAMURA, Kome		FILE NO. 11634		
ASSURED (MRS.) KOME HAKAMURA						
COMPANY The London Guarantee & Accident Company	POLICY NO. 561331	AMOUNT \$1500.00	PREMIUM \$8.25	RATE .55	TERM 3 yr.	EXPIRATION July 6, 1945
PROPERTY INSURED \$1500.00 on the two story frame building with shingle roof, while occupied as a private dwelling.			LOCATION #226 West Cordova Street, Vancouver, B. C.			
LOSS PAYABLE Assured			INSURANCE AGENT Ker & Ker Limited		RENTAL AGENT Ker & Ker Limited.	
ENDORSEMENTS						

*Transferred to New Denny
has been since 23/11/41*

REGISTRATION NO. 02467

FILE NO. 11634

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on September 13, 1964.

- 2 Brass Oil Lamps
- 1 Boxes Ceremonial goods
- Spray Gun
- Baby Bath and sundries
- Wire basket
- 2 Bamboo shelves
- Screen
- Turquoise Couch
- Gas Plate
- 2 Peewees
- Mattocks and sledge
- 6 Axes
- Cupboard
- Wooden cabinet
- Cupboard
- Wooden cabinet
- Table and cabinet
- 2 Cabinets
- 2 Tables
- 1 Cross Cut Saw
- 6 Picks
- Wanted Clock
- Gas Plate

[illegible]

05/20/2005

Less Expenses:	(Auctioneer's Fee:	\$5.53
	(Advertising:	1.19
	(Moving:	2.96

\$ 10.50

Net Proceeds Credited:

§ 44-57

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 31

Remarks.

NAME NAKAMURA, Kame (Mrs. Hikozo)

REGISTRATION NO. 02467

FILE NO. 11634

The following chattels were sold by public
auction at 992 Pownall Street, Vancouver on September 26, 1944.

Bamboo rack

✓ \$ 0.25

Total

Less Expenses: (Auctioneer's Fee: \$ 0.02
(Advertising: 0.01
(Moving: 0.04

\$	0.25
\$	0.07
\$	<u>0.18</u>

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 32.

Remarks

not listed on inventory

NAME NAKAMURA, Komi (Mrs. H.)

REGISTRATION NO. 02467

FILE NO. 11634

The following chattels were sold by public
auction at 992 Powell Street, Vancouver on October 11, 1944.

Bamboo stand

✓ \$ 0.50

Total

(Auctioneer's Fee: \$ 0.05

Less Expenses: (Advertising: 0.01

(Moving: 0.08

Net Proceeds Credited:

\$	0.50
\$	0.14
\$	0.36

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 33.

Remarks. *See Inventory*

NAME NAKAMURA, Kame (Mrs. Hikono)

REGISTRATION NO. 02467

FILE NO. 11634

The following chattels were sold by public
auction at 722 Powell Street, Vancouver on October 25, 1944.

Lamp

✓

\$ 1.65

Total

(Auctioneer's Fee: \$ 0.16
Less Expenses: (Advertising: 0.04
(H oving: 0.27

\$ 1.65

\$ 0.47

Net Proceeds Credited:

\$ 1.18

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 34.

Remarks. *not listed on inventory.*

Revised

NAME NAKAMURA, Etsu (Mrs. HIRAKI)

REGISTRATION NO. 02467

FILE NO. 11634

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on February 14, 1945.

Victor Console Radio

\$ 22.00

Total

\$ 22.00

Less Expenses:

(Auctioneer's Fee: \$2.20
Advertising: 0.76
Bovings: 0.49

\$ 3.45

Net Proceeds Credited:

\$ 18.55

Members of Custodian Staff Present. Mr. Walls

Extracted from Auctioneering List No. Vancouver 40

Remarks.

LIABILITY SUMMARY

Kono (Mrs. Hikono) NAKAMURA - Reg. No. 02467 - File No. 11634

The above-named Japanese declared on her J.P. Form, signed 28th July 1942, as follows:

Personal Debts - "1940, 1941 taxes. Declarant has asked the agent to pay the taxes out of the rent collected."
Trade Debts ----- "None."

However, the following claims were lodged against her:

1. Workmen's Compensation Board May 1st, 1942.....\$
(amount \$59.68 but letter January 26, 1945,
states amount should have been.....) 55.18

After considerable correspondence, The Workmen's Compensation Board account was paid on June 3, 1945.

2. Mrs. Seijiro (Shikano) Kobayashi, May 9, 1942.....\$130.00

This was apparently a debt owing by Hikono to Seijiro Kobayashi. Upon instructions received through the B.C. Security Commission, in their letter of June 19, 1945, which reads as follows -

"Referring to your letter of May 16th, our New Denver Welfare Manager has interviewed Mrs. Nakamura and we enclose herewith her authority for you to pay the sum of \$80.00 to Mr. Seijiro KOBAYASHI, which he states is the amount now owing to him."


and upon request contained in Kono Nakamura's letter of June 11, 1945, which reads as follows -

"I am willing that \$80.00 which my husband owes to Seijiro Kobayashi be paid to him from funds standing to my credit."

this amount, viz. \$80.00 was transferred to Seijiro Kobayashi's account, File No. 14788, August 2nd, 1945.

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

May 20th, 1947.


D. A. CHANER.

DAG:ic

File No. 11634.
Catalogue No. 53.

January 18th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kome NAKAMURA
City of Vancouver
Lot 10, Blk. 57, D.L. 196,
Gp. 1, N.W.D., Plan 196.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated November 20th, 1944,
we attach herewith the following documents in connection therewith.

1. Copy of application number 113828-L, dated November 18th, 1944, registering a Deed from George Thomas Wood to Kome NAKAMURA.
2. Copy of application number 113829-L, dated November 18th, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 113830-L, dated November 18th, 1944, registering the property in the name of Lee Gin Sam (Deed).
4. Duplicate of Transmission dated October 31st, 1944.
5. Duplicate of Deed dated October 31st, 1944 - Secretary of State to Lee Gin Sam.
6. Certificate of Indefeasible Title number 113830-L, dated January 11th, 1945, covering the above property in the name of Lee Gin Sam.

D. A. Cramer

DAC:JS
Atch.

File No. 11634.
Catalogue No. 53

August 30th, 1944.

MEMORANDUM

TO: Mr. K. F. Wright

FROM: Mr. Ian Macpherson

Kono NAKAMURA - Reg. No. 02467
City of Vancouver
Lot 10, Blk. 57, D.L. 196, Gp. 1,
S.E. 1/4, Plan 196.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....LEE GIN SAM.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title Number 27227-X is in the Land Registry Office.

IM:MM
Encls.

File No. 11634.
Catalogue No. 23.

October 23rd, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. R. A. Brown

Re: HAZEMURA - Reg. No. 92457
City of Vancouver
Lot 13, Bk. 57, D.L. 196, Op. 1,
S.W. 1/4, Plan 196. Certificate
of Title No. 34226.

We enclose herewith the following documents in connection
with the sale of the above described property:

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... LEE GUN SUI.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department confirming
valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 27227-4, is in the
Land Registry Office.

R. A. Brown

RECEIVED
Date.

SPECIFIED ARTICLES MEMORANDUM

File No. 11634

Re: Hikuzo NAKAMURA

Reg. No. 02467

<u>Article</u>	<u>Description</u>	<u>Value</u>	<u>Disposition</u>
Radio	Victor Console Model Serial No. 161 Slightly scratched	\$15.00	Sold at auction February 2, 1944 Sale Price: \$22.00 Expense: <u>3.45</u> Bal. credited 18.55
Camera	Fiftieth Anniversary Box Camera Kodak Brown	.75	Mailed to owner, November 3, 1945.

These articles were surrendered to the Royal Canadian Mounted Police on March 13, 1942, and were listed under RCMP No. 401. They were handed to the Custodian on June 20, 1944, and were disposed of as shown above.

The RCMP Receipt for the radio and camera are filed under date of September 7, 1945.

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

G. Matheson

November 23, 1945.

REAL PROPERTY SUMMARY

JAPANESE NAME: Kome (Mrs. Hikozo) NAKAMURA Reg. No. 02467 File No. 11634.

CATALOGUE NO: 53

PROPERTY ADDRESS: 446 East Cordova Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 10, Block 57, District Lot 196, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of George Thomas Wood.

ENCUMBRANCES: Registered: 828-M. 23rd October 1935 2.48 Kome Nakamura.
Right to Purchase for \$800. Interest 6%.
Vesting Order filed No. 34826 dated - 5th
September, 1942.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUE: Land \$700.00
Improvements 600.00 - \$1300.00 Taxes - \$52.50

CLASSIFICATION: This is a two-storey, six-room dwelling 20' x 28', plus one storey 20' x 18', on concrete blocks with basement, no floor.

Valuator reports on July 19th, 1943, as follows:
"40 years old. Exterior siding and roofs in bad condition. Interior worn and in poor state except for new wash basin and new electric wiring.

We are of the opinion that the value of this property is not more than \$1,000.00."

"Johnson, Reeve & Watson."

HISTORY OF
ADMINISTRATION:

Messrs. Ker and Ker Limited were appointed Rental agents by the owner. The Custodian confirmed the appointment. Ker and Ker rented this property to Matther Schmidt, on a monthly basis, on October 15th, 1942, consideration \$30.00 per month, payable in advance. Mr. Schmidt was given the 2nd and 3rd month's rent free of charge for which he agreed to make the place habitable.

Mr. Schmidt vacated the place on January 31st, 1943, and Mr. N. Hawryliuk took over as from February 1st, 1943, at the same rental, viz. \$30.00 per month. There was an allowance to the tenant for repairs of the May, June, July and August rents. Mr. N. Hawryliuk vacated the premises on March 30, 1944, Mr. M. Kalynchuk taking over as from April 1st, 1944, at the same rental. He was still occupying the premises when the property was sold.

sold.

- Page 2 -

File No. 11634.

Rents collected \$795.00 against which were the following charges:

Allowance against rents	\$180.00
Electrical and plumbing repairs	99.00
Light and gas	9.61
Scavenging	4.00
Water Rates	31.55
Commission	<u>49.50</u> - \$373.66

\$150.00 of the above rents belonged to the new Purchaser and were taken care of in the final adjustment.

SOLD:

To: Lee Gin Sam for \$1100.00 as at August 10th, 1944.
Approval of Advisory Committee July 26th, 1944.

Funds released to the credit of Kome Nakamura as at February 24th, 1945, against which were the following charges: Valuation \$10.00, Advertising \$4.00, Registration Fees \$6.00 = \$20.00 leaving a net credit of \$1080.00 from said transaction.

Adjustments as at August 10th, 1944, to the amount of \$2.48 Unexpired Fire Insurance Premiums, \$20.16 Purchaser's share of 1944 taxes, \$4.73 Purchaser's share of Water Rates = \$27.37 were placed to the credit of Kome Nakamura's account.

The following Fire Insurance Policy:

London Guarantee and Accident Company, Policy
No. 561331 - \$1500.00 - covering the two-storey private dwelling at 446 East Cordova Street, Vancouver, B.C.
was transferred to Lee Gin Sam November 23rd, 1944.

OLD CERTIFICATE OF TITLE:

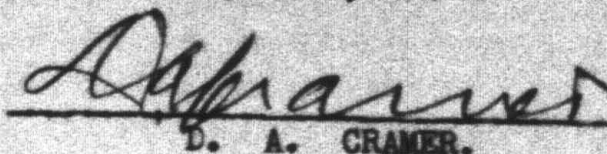
No. 27227-K

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 113830-L in the name of Lee Gin Sam was handed to him on 28th February 1945, and his receipt of even date acknowledging same is on file.

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

May 20th, 1947.


D. A. CRAMER.

DAC:1c

Catalogue No. 53

File No. 11634

Japanese Name: NAKAMURA, Kome (Mrs. Hikoze) Reg. No. 02467

Civic Address: 446 E. Cordova Street, Vancouver.

Legal Description: Lot 10, Block 57, D.L. 196,
Gp. 1, N.W.D., Plan 196.

Classification: Dwelling.

SOLD

Registered in the name of: George Thomas Wood

Registered Charges: 828 M. 23/10/35. 2.48 Kome Nakamura.
Right to Purchase for \$800.00 Int. 6%
Fully paid - see letter from Blane,
Fullerton & White of Oct. 13/42 -(copy on
back of Encumbrance sheet also)

Deed from George Thomas Wood to Kome Nakamura dated April. 29/37

SOLD to Lee Gin Sam for \$1,100.00 Cash as at August 10, 1944

Title delivered to Lee Gin Sam on Feb. 28, 1945.

1942

Nov. 13

1943

July 2

1944

Jan. 11th

Sept. 13 & 26

Oct. 11 & 25

Feb. 14

Inventory of goods stored at 992 Powell Street

Memo re radio and camera

Memo re claims

Chattels auction sheets

" " "

Some HAWAIIAN

File No. 11634
Reg. No. 02467

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 9	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
December 12	Rents collected Reboursments - commission, repairs, etc.	47.11	60.00	
1943 December 16	Rents collected Disbursements	285.50	345.00	
1944 April 22	On account taxes	150.00		
July 14	Rents collected Disbursements Taxes	26.35 198.43	200.00	
August 10	Balance rents to date (net) Water rates	6.55	10.50	
	Credit re Sale of Property		1,107.37	
October 10	Proceeds Auction Sale		44.57 ✓	
November 13	Proceeds Auction Sale		.18 ✓	
November 22	Proceeds Auction Sale		.36 ✓	
December 4	Proceeds Auction Sale		1.16 ✓	
		<u>\$ 714.94</u>	<u>\$1,769.16</u>	

CR \$ 1,054.22

File No. 11634
Reg. No. 02467

11634
Aono NAKAMURA (Mrs. HIKIRO)

Date	Particulars	Debit	Credit	Balance
1945 March 15	Balance as per statement sent		\$1,054.22	
March 23	Proceeds Auction - radio		18.55	
March 8	Cheque to you	40.00		
April 24	"	100.00		
June 7	Paid to Workmen's Compensation Board	55.18		
August 7	Paid to Seijiro AOBAVASHI	80.00		
August 17	Cheques to you - 4 @ \$50.00 each	200.00		
November 21	Cost of mailing camera	.16		
December 1	Cheque to Department of Labour - maintenance	50.00		
		\$ 525.34	\$1,072.77	
				CR \$ 547.43

Accounting Department
February 12th, 1948

1948 February 12th-

Cheque to you

547.43	1,072.77	NIL
\$1,072.77		

Catalogue No. 53
File No. 11634
446 East Cordova St., Vancouver
10/57/196

February 22, 1945.

LEE GIN SAM
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 10, 1944)

	DEBIT	CREDIT
Purchase price		
Cheques received	\$1,100.00	
<u>Amount of rent collected</u>		\$1,100.00
Less 5% agent's commission -		
August 10th to August 31st - $21/31 \times \$28.50$		19.30
Sept. - Oct. - Nov. - 3 mos. @ \$28.50		85.50
No commission -		
Dec. - Jan. - 2 mos. @ \$30.00		60.00
Registration fees on deed - \$1,100.00	7.45	
Insurance premium - $30.1\% \times \$8.25$	2.48	
Water Aug. 10th to Nov. 4th - 86 days @ $5\frac{1}{2}\text{¢}$ day	4.73	
Purchaser's proportion of 1944 taxes -		
$143/365 \times \$51.45$	20.16	
Balance owing to purchaser	129.98	
	<u>\$1,264.80</u>	<u>\$1,264.80</u>

BALANCE OWING TO PURCHASER

\$129.98

STATEMENT RE SALE OF:

Catalogue No: 53

Street Address: Vancouver, B.C.

Legal Description: 10/57/196

Name: NAKAMURA, Kome

File No: 11634

Reg. 02467

Date of Sale and Adjustments August 10th, 1944

Sale Price

\$1,100.00

~~Bank Charges - Commission~~

Charge for Valuation

10.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

6.00

~~Insurance:~~

~~Insurance~~

~~Insurance~~

~~Insurance~~

~~Insurance~~

Adjustments:

Fire Insurance

2.48

Taxes

20.16

Water

4.73

20.00

\$ 1127.37

Net Proceeds credited to your account

1107.37

Date: March 15th, 1945.

Compiled by: Mr. George Peters

Name of Claimant **NAKAMURA, Kono**Case **446**Custodian File **11634**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
1100	55.00 12.50 4.50									72.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & 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			
160.00	43.95	13.18	27.47%	95.50	26.34					
TOTAL RECOMMENDATION										112.02

11634

March 6th, 1951

Mrs. Kono NAKAMURA,
528 E. Columbia St.,
New Westminster, B. C.

Dear Sir: ~~Madam:~~

Re: Japanese Property Claims Commission

Case No.

446

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 ...

\$ 112.02.

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

\$ 86.40

\$ 25.62

Yours truly,

F.G. Shears
Director

FOS:BK
Encl.

File No.
11634

DEFENSE BRIEF

Koma NAKAMURA,
Reg. No. 02467

File No. 11634

Case No. 446

New Denver, B.C.
June 26, 1948
Case #446

*Case 446
File 11634*

REAL PROPERTY CLAIM
(All claims shown are Gross)

1- Real Property Claim -

\$2250.00 as revised
Cat. #53

Appraised at
\$1000.00
1100.00

Sold for
\$1100.00

- Witnesses:-
1. R.W. Reeve, of Johnson, Reeve and Watson, Appraiser, Exhibit #2- p.5 lines 12-14 inc.
 2. W.G. Moore, of Pemberton Realty Co.Ltd. Appraiser, Exhibit #2- p.5 lines 12-14.
 3. F.G. Shears, re advertising and tenders.

- Submissions -
1. Exhibit #1- and p.3- lines 20-30 inc. and p.4 lines 1-11 inc. show "Improvements" approximately \$1420.00. Claimant has indicated (Exhibit #1) that a considerable portion of this amount is for "Repairs and Renewals", say, about \$900.00.
 2. Tax Statement 1944
- to be filed.
 3. Picture of 446 E. Cordova St. Vancouver, B.C. April 12, 1943- to be filed.

PERSONAL PROPERTY CLAIM - GROSS -

2- Personal Property Claim

Appraisal

Sold for

\$255.50 as revised
Exhibit #3 as list

(a) \$176.50 as revised

no appraisal

\$43.95

Witnesses: 1. Thompson of Thompson & Co. Auctioneer,

2. Wm. Wills, Ex staff.

(b) \$ 33.50

declared; not found

(c) \$ 45.50

Not accounted for
Witness- Wm. Wills, ex staff

\$ 255. 50 as revised

- Submission:-
1. It is declared that the key to premises at 446 East Cordova St. were left with Takazo Watanabe of 326 Jackson Avenue, as memo Sept. 28/42. Chattels were moved to 992 Powell St. as Oct. 7, 1942 - as listed.
 2. Analysis of revised chattels
- to be filed.

November 12, 1948

File No.
11634
Name NAKAMURA,
Reg. No. 02467

Case No.
446

- 2 -

Summary of Defense
Witnesses

Where
required

Summary of Documents
to be filed

Witness
proving same

R.W. Reeve

Exhibit #2
p.5, lines 12-14 inc.

W.G. Moore

Exhibit #2
p.5, lines 12-14 inc.

F.G. Shears -

advertising Cat. #53
and Tenders

W.G.B. Thompson -

Auctions

Wm. Wills -

Auctions
not accounted for

1. Tax Statement
1944
2. Picture of
446 E. Cordova St.
3. Analysis of revised
chattels

BRD/DD.

November 12, 1948

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 22

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

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New Denver, B.C.

June 28, 1948

IN THE MATTER OF THE CLAIM OF
KONE NAKAMURA

PROCEEDINGS AT HEARING

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APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.B. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

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K. Nakamura
In Chief

MR. COBUS: The claim, your honour, of Kome Nakamura,
No. 70 on the Secretary's list.

KOME NAKAMURA, the claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

10 MR. COBUS: I would ask leave, your honour, to amend
the claim with respect to the real property by
showing, first of all -- I should eliminate the
item under 4 (e) (iii) for \$500.00 which in
fact was chattels and should have been under
5 (e). With respect to the real property, the
value now estimated is \$2250.00 in place of
\$3000.00. We show a credit of \$1100.00, leaving
a net realty claim of \$1150.00. Under 5 (e)
the total chattel claim is now \$255.50 with a
credit to the Custodian of \$42.95, leaving a
net chattel claim of \$212.55; a total claim,
20 therefore, of \$1362.55.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concern-
ing the real property for which you have sub-
mitted a claim. Did you instruct Mr. Leckie to
prepare this statement for you and is that your
signature? A: Yes.

Q: Is the information contained therein true to the
best of your knowledge and recollection?

30 A: Yes.

MR. COBUS: I would ask leave to file the real estate statement, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: In Exhibit 1, your honour, the subject of the claim was a residence located at 446 East Cordova Street, Vancouver, it being a two storey building 20 feet by 28 feet and containing 8 rooms and a bath. The bath had a wooden tub, wash basin and toilet. There was no furnace in the building. The building was of frame construction with concrete block foundations, full cellar, shingle roof, lath and plaster walls, and fir flooring. It was erected on a lot 25 feet by 122 feet. The claimant purchased the property in 1935 at a cost of \$800.00. She describes the locality as a central locality, mixed industrial and residential. I should have pointed out that it was a two storey building with a one storey addition.

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With respect to the improvements made by the claimant, she has listed Custodian repairs by way of rebate on rent to the tenant of \$180.00, another charge to her account by the Custodian for electric and plumbing repairs of \$99.00. In 1936 she erected an extension 18 feet by 20 feet at a cost of \$600.00.

Q: Witness, this extension which you erected in 1936, is that the addition of one storey?

A: The extension I made was a bathroom and a kitchen.

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Q: Was it built up or behind or off on a wing?

A: It was on the level of the first floor.

MR. COBUS: On the level of the first floor, I see.

10 She built a fence at a cost of \$25.00, put in one new floor in a room of the house at a cost of \$20.00 -- \$25.00, rather, repaired and rebuilt the front porch in 1935 at a cost of \$100.00. Over to the left I see there are others. In 1936 she installed electric wiring and fixtures at a cost of \$250.00, and in 1941 put in a toilet and wash basin with necessary plumbing, total cost, \$150.00.

20 She says that the appraiser gives 3 rooms, but that there were 8 rooms and a bathroom in the buildings. She says, too, the appraiser is wrong in stating that the bathroom had only a wooden tub. It contained as well a flush toilet and a wash basin. She says that one appraiser is correct in stating that the foundation of the house and addition was of concrete blocks and that there was a full cellar throughout.

30 The other appraiser, she points out, is wrong in stating that the foundation was of wooden posts and that there was no cellar. She says the exterior walls and roof were in fair condition when she left the property and that the interior was certainly not worn. The inside had been papered throughout in 1935 after she bought the property and was in good condition when they were evacuated. She says also the interior painting was done throughout in 1940 and was in very good

condition when they were evacuated. She believes that the appraisals of \$1000.00 and \$1100.00 are much below a fair value for the property. She admits that the house was old, but it was kept up quite well and that they had made a very good buy. The owner was very anxious to get rid of the property which was badly run down and so very cheap. The addition was built in 1936. She believes that the property was worth at least \$2250.00 when sold by the Custodian for \$1100.00 in August of 1944.

Would my friend produce the two appraisals, I think one by Johnson and Reeve and the other by Pembertons.

(Handed to Mr. Cobus)

MR. COBUS: I would ask that the appraisals be filed.

THE COMMISSIONER: Put them both in as one exhibit.

MR. COBUS: Yes, your honour. They are filed on behalf of the Crown.

(APPRAISALS MARKED EXHIBIT NO. 2)

20 MR. COBUS:

Q: Witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim in the amount of \$255.50. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

Q: In your statement you make reference to a list of chattels. I produce to you a list of chattels. Is that the list to which your statement makes reference?

A: Yes.

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Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the statement and list, your honour.

(STATEMENT MARKED EXHIBIT NO. 3)

10 MR. COBUS: In Exhibit 3, your honour, the witness and claimant says that the goods claimed were left in her house at 448 East Cordova Street, Vancouver, B.C., and that she has allowed for depreciation on all items. She says all the goods claimed were declared by her and/or inventoried by the Custodian and/or sold by the Custodian and are therefore accounted for in one way or another.

Would my friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

MR. COBUS: The Analysis is filed on behalf of the Crown.

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(ANALYSIS MARKED EXHIBIT NO. 4)

MR. COBUS: It might be as well, your honour, to indicate to the Crown how we arrived at the credit of \$24.95 inasmuch as the claim as submitted did not permit the Custodian to indicate what sales were made as against the claim as submitted. So I shall read that into the record, if your honour will allow. 2 boxes of oil lamps, \$2.00; a lamp, \$1.65; 3 boxes of ceremonial goods, \$1.00; a screen, \$2.25; a couch, \$5.00; 2 peavies, \$2.60; mattocks and wedge, \$1.75; 6 axes, \$5.25; a cup-

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board, \$7.25; a wooden cabinet, 50¢; a cupboard, \$3.00; a wooden cabinet, \$5.25; table and cabinet, 60¢; 2 cabinets, \$1.60; 2 tables, 50¢; 1 crosscut saw, \$1.00; 8 picks, \$1.00; bamboo rack \$00.25 a bamboo stand 00.50.

Your witness.

10 MR. MACDONALD: I submit in this matter, your honour, that the real property was sold at its fair market value and the personal property that was sold was sold at its fair market value and the personal property claimed for is claimed at an exorbitant figure.

As regards the real property I should like to draw to your honour's attention the two appraisals. In the appraisal of Pemberton Realty Corporation, it is set out that the building was in poor condition, built 54 years. In the Johnson and Reeve one they say it is 40 years old.

20 20 While I haven't the assessment notice here, I have a letter from Ker and Ker Limited dated August 11, 1942 setting out that the assessment at that date was land \$700.00 and buildings \$600.00.

THE COMMISSIONER: Johnson and Reeve have that in their appraisal.

MR. MACDONALD: Perhaps they have, your honour, I didn't notice that. Yes, they have that.

MR. COBUS: That, of course, is subject to proof, your honour.

MR. MACDONALD: Subject to proof, of course.

30 THE COMMISSIONER: Is that all, Mr. MacDonald?

K. Nakamura

MR. MACDONALD: That is all, your honour.

THE COMMISSIONER: That is all thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

G. Hambleton

G. Hambleton
Official Reporter

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I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

H.W. Colgan
Sub-Commissioner.

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