

1450

OFFICE OF THE CUSTODIAN JAPANESE SECTION

1450

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: NAKATSU, Yonsichi.
HOME ADDRESS: 1207 Stewart Ave., Nanaimo, B.C.
REGISTRATION NUMBER 07929 SEX: Male AGE: 52
OCCUPATION: Storekeeper

(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: Self
MARRIED? Yes
NAME OF WIFE OR HUSBAND: Asa
ADDRESS OF WIFE OR HUSBAND: 1207 Stewart Ave., Nanaimo, B.C.
NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None *have also 1/2 interest in Lot 3 Block 114, plan 366, "in trust"*
AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: 2 lots of 5 and 6 in Block 114, of
Newcastle, Townsite, of Section 1, Nanaimo District; lying south of Brechin Road, Title No. 14, 362-N.
Address 1207 Stewart Ave.,
Nanaimo, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Lot No. 5. 6-room Bungalow, wooden
frame with one Barn attached, Lot No. 6 contains nothing.

3. INSURANCE (Give particulars; state where policies are) \$1000.00 Fire Insurance Policy,
No. 6012294, with the Michigan Marine and Fire Insurance Co., policy in own
possession.

4. TAXES (Amount and where payable) Paid \$29.10 for the year 1941, to W.M.H.
Ochram, Provincial Collector, Nanaimo, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Rented to Mr. S. B. Henry, on a
monthly basis of \$10.00 per month, which is paid to Henry Hartney, c/o
A.S. Matthews and Co. Ltd. Boston St., Nanaimo, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 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: 2 trunks containing kitchen utensils, 1 Singer Sewing machine, (pedal), 2 dressing tables, 3 beds, 1 basket of clothing, 1 cloth bag of clothing, 1 weight scale, 10 chairs, including miscellaneous furniture for 6 rooms, stored at 1207 Stewart Ave., Manama, B.C.
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: \$2500.00 Life Insurance with the Beneficiary Life Society,
policy No. A4074—beneficiary, wife,

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

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 25th day of March 1942.

(Signature)

Y. Nakaten

Witness

FOR DEPARTMENTAL USE

1450
RETURNED TO JAPAN
S.S. GENERAL MEIGS
17th JUNE, 1948

INFORMATION FROM R.C.M.P.

DATE Sept. 8/43

Our File No. 1450

Full Name NAKATSU, Yonekichi
(Surname in Block Letters)

Registration No. 07929 ☒ Male - Female
(Check) Age Aug. 23, 1888

Former Address 1207 Stewart Ave., Nanaimo, B. C.

Date Evacuated 3/5/42 Naturalized - Canadian-Born - National ☒
(Check)

Present Address Greenwood, B. C.

☒ Married - Single
(Check) Name of Wife (nee) MUKUYAMA A1 #07914

Name of Husband _____

Name of Mother NAKATSU, Natsu (Dec'd) Name of Father Tomakichi (Dec'd)

Names of Children under 16 _____

Requested by E.C.T. Registered with Custodian _____
(Yes or No)

Additional Information Storekeeper. Owner of house & property.

(MASTER FILE is 1694)

REAL PROPERTY SUMMARY

Catalogue No. 618.

File 1404
File 1450
File 1694

Masajiro SHIN
Yonekichi NAKATSU
Yoshiebei MAEDE

Reg. No. 07859
Reg. No. 07929
Reg. No. 07938.

Address: Nanaimo, B. C.

Legal Description: Lot 3 in Block 112, Newcastle Townsite of Section 1, NANAIMO DISTRICT, Plan 366.

Classification: Japanese Community Hall (formerly used by Japanese Language School).

Registered in the names of: YOSHIEBEI MAEDE, YONIKICHI NAKATSU and MASAJIRO SHIN.

State of Title: Clear.

Title (No. 18514-N) received from Yoshiebei MAEDE on: July 16th, 1946.

Sold to: VICTOR EMANUEL CARLSON and MARY ALICE CARLSON (Joint Tenants).

For: \$2,500.00 (Cash).

As at: July 9th, 1946.

Title (No. 41055-N) delivered to new Registered Owners on: November 14th, 1946.

Net proceeds (\$2,375.03) credited (Sept. 4/46) to property Joint Account 1404/1450/1694 to be dealt with later as Trust funds.

Completed sales statement: Held in property section of file (behind "JP" form) for later delivery to this repatriate.

Chattels: Not involved.

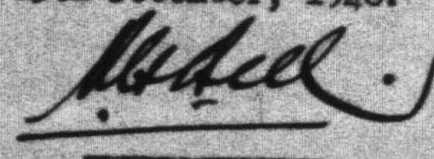
Insurance: Transferred to Purchasers (Aug. 17/46).

Administration: This property consists of a city lot on Eighth Street above the junction of Stewart Avenue and Brechin Road, Nanaimo, on which stood the Japanese Community Hall and School. This property was registered in the names of Yoshiebei MAEDE, Yonekichi NAKATSU and Masajiro SHIN as Trustees for the Japanese Community (see letter of Nov. 20/43 on Master File 1694).

This Community Hall was used as Custodian Central Storage Warehouse at Nanaimo, this office paying Taxes, Insurance, and a nominal rental, there being a net credit to the property of \$54.87 for the period of Custodian administration.

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

13th December, 1946.



RGB/P.

✓

REAL PROPERTY SUMMARY

Catalogue No. 619.

File No. 1450.

Name: Yonekichi NAKATSU.

Reg. No. 07929.

Address: 1207 Stewart Avenue, Nanaimo, B. C.

Legal Description: Those parts of Lots 5, 6 and 7, in Block 114, Newcastle Townsite, of Section 1, NANAIMO DISTRICT, Plan 366 lying South of Brechin Road gazetted 31st October 1929, EXCEPT Parcel "A" of said Lot 7.

Classification: 6-room Bungalow and Outhouses.

Registered in the name of: YONEKICHI NAKATSU.

State of Title: Clear.

Title (No. 14362-N) received from evacuee owner on:

Sold to: ARNE F. LARSEN and EVELYN MAY LARSEN, Joint Tenants, for \$950.00 Cash.

As at: January 17th, 1945.

Title (No. 35440-N) delivered to new Registered Owners on: May 29th, 1945.

Net proceeds (\$895.39) released to credit of Yonekichi NAKATSU on: April 17th, 1945.

Completed sales statement to Evacuee sent on: June 1st, 1945.

Chattels: None on premises at date of sale.

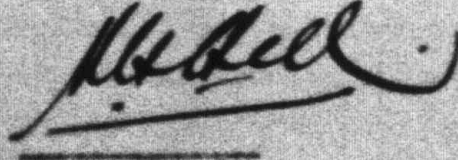
Insurance: Transferred to Purchasers (Apr. 11/45).

Administration: This property consists of part of 3 lots forming a small triangle, created by the diagonal cut across Block 114 known as Brechin Road. The 6-room building thereon was used by the owner as a Store.

The building, which was in poor condition, rented as a dwelling for \$10.00 per month.

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

17th December, 1946.



File 07929		NAME HAKATSU, Ionskichi (See also Files 1594 & 1404)		FILE NO. CARD NO. 2. 1450		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	<i>Insured under Int. Policy 1072</i> 205298	\$1,000.	July	17	1944	Lts. 1, 2, 3, Blk. 114, Newcastle Townsite, Nanaimo Dist., BC
Winnipeg Mechanics' Insurance Company	33325 <i>Transferred to Purchaser 12/15/46</i>	\$1000.00.	Sept.	18,	1948	Lot 3, Blk. 112, Newcastle Townsite, Sec. 1, Nanaimo Dist.
Eagle Star Insurance Company Limited	1204916 <i>Transferred to Purchaser 12/15/46</i>	\$1000.00.	Oct.	18,	1946	Frame building on Lot 3, Blk. 112, Newcastle Townsite, Sec. 1, Nanaimo District.

ALL INSURANCE TRANSFERRED TO PURCHASERS.

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

13th December, 1946.

Michael

RGB/P.

POLICY NO.		NAME		FILE NO.		CARD NO. 1.
07929		HAROLD HONAKIHI				1450
(See Files 1694 & 1404)						
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Michigan Fire & Marine Ins. Company	<i>(Renewed under R.N. No. 313071)</i> 6012294	\$1,000.	March	4	43	Part of Lots 5, 6, & 7, Blk. 114, Plan 364, South of Archin Rd., Newcastle B.C.
Eagle Star Ins. Co. Ltd.	[SEE FILES 1694 & 1404] 1126407	\$1,000.	Jan.	31	1939	Lt. 3, Blk. 112, Newcastle Townsite, Sec. 1, Nassimo Dist.
Eagle Star Ins. Co. Ltd.	(SEE FILES 1694 & 1404) <i>(Renewed under R.N. No. 1126733)</i>	\$1,000.	Oct.	18	1942	Lt. 3, Blk. 112, Newcastle Townsite, Sec. 1, Nassimo Dist.
Eagle Star Ins. Co. Ltd.	(SEE FILES 1694 & 1404) <i>(Renewed under R.N. No. 1203002)</i>	\$1,000.	Oct.	18	1945	Lts. 3, Blk. 112, Newcastle Townsite, Sec. 1, Nassimo District, B. C.
Milwaukee Mechanics Insurance Company	<i>(Renewed under R.N. No. 16155)</i> 16155	\$1000.	Sept.	18	1945	Lt. 3, Blk. 112, Newcastle Townsite, Sec. 1, Nassimo District, B. C.
Union Insurance Soc. of Canton, Ltd.	<i>(Transferred to New Owner - Hansen - 11/4/45)</i> 313071	\$750.	March	25	1946	1207 St wart Ave., Nassimo Dist, Newcastle Reserve, B.C.
North West Fire Insurance Company	(SEE FILES 1694 & 1404) 105111	\$500.00	July	17	1944	Lts. 1, 2, 3, Blk. 114, Newcastle Townsite, Nassimo Dist, B.C.
<i>Inured under File 1544 + 1746</i>						SEE CARD No. 2

LIABILITIES SUMMARY

File 1450.

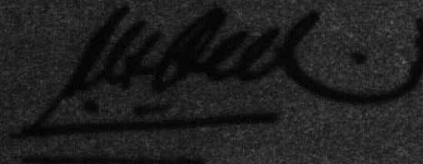
Yonokichi MAKATSU.

Reg. No. 07929.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

2nd May, 1946.

A handwritten signature in dark ink, appearing to be 'J. B. Bell', written over a horizontal line.

RCE/P.

GENERAL SUMMARY

File 1450.

Yonekichi NAKATSU.

Reg. No. 07929.

This 52-year old Storekeeper, a Japanese National, from Nanaimo, signed a Custodian "JP" declaration form on the 25th March, 1942. His wife (File 3178) signed a Custodian "No Property" card on the 2nd April, 1942. They were evacuated on the 3rd May, 1942. They declared they had no children.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summaries for particulars of Nanaimo properties.

Chattels: Chattels Schedule, dated 2nd May, 1946, shows position with regard to Chattels at this date. Summary to follow.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

Life Insurance: Evacuee declared ownership of a Beneficiary Life Society policy (A-4074) for \$2,500.00, which remained under his control.

Liabilities: There are no claims recorded in this file.

Funds: The balance standing at the credit of this account at this date is \$574.58. In a separate Joint Account (1404/1450/1694), in which is carried the Land on which the Japanese Community Hall stands, there is a debit balance of \$35.88 at this date. The personal equity, if any, in the joint account remains to be determined.

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

2nd May, 1946.



HGB/P.

Form CT-JAP-9
M.R. 1975

1450 RP
07929

DOMINION OF CANADA
DEPARTMENT OF FINANCE

N^o 189

Issued at Greenwood, B.C.

Date May 13th, 1946

The Government of Canada acknowledges that NAKATSU, Yoneichi
has surrendered property situated in Canada as described herein and agree to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

NOT NEGOTIABLE

Cash

\$2000.00

Custodian Free Balance

574.58

\$2574.58

R. G. Deau
for Comptroller of the Treasury

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
October 15th, 1946.

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

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

Re: NAKATSU, Yonekichi. No. 07929.

Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 2,574.58

Draft Issued- - - - - \$ 2,574.58

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,

F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

2386, 1404, 1450 &
1694

17th April, 1950.

Mr. Masajiro SHIKATANI,
Regn. No. 06022,
27 Beaconfield Ave.,
Toronto 3, Ontario.

Dear Sir:

Replying to your letter of 14th instant, the property known as the Japanese Community Hall, Nanaimo, and used by the Japanese Language School, was registered in the names of Yoshihiko Maeda, Yonekichi Nakatsu, and Masajiro Shin all of whom have returned to Japan.

This property was sold on July 9th, 1946 and the proceeds placed to the credit of the above three Japanese in trust for the Japanese Community Hall Nanaimo. The nett amount from the sale held in this account is \$2415.89.

Yours truly,

C.H. Reed,
Office of the Custodian.

CHH:BA

1694.
Cat. No. 618.

November 22nd, 1946.

Mr. Yoshibel HASE,
Registration No. 07938,
Greenwood, B. C.

Dear Sir:

Re: Lot 3, Block 112, Newcastle Townsite, Section 1,
Nanaimo District, Plan 366.

We are in receipt of your letter of the 18th instant asking for information regarding the above property, and requesting the remittance of "your share" if sold.

This property, consisting of the above-mentioned parcel of land, on which stands the Japanese Community Hall and School, is registered in the joint names of Yoshibel HASE, Yonakichi NAKATSU and Masajiro SHIM, who (to quote your letter of Nov. 20/43) hold it "as Trustees for the Japanese Community of Nanaimo" and "I am one of the registered co-owners of the above described land and building but the same actually belong to the Japanese Community of Nanaimo and are not my own properties."

This property was sold, as of July 9th, 1946, for \$2,500.00. Final adjustments having been made a complete statement of the transaction will shortly be placed on the file of each of the registered owners, who, however, have no personal equity in the proceeds, which are trust funds and will therefore be treated as such in our records.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGE/P.

1494, 1404, 1450

November 14, 1946.

ENCLOSURE 1/1

Mr. & Mrs. Victor Emanuel Carlson,
Chelsea Street,
Bonnino, D. C.

Dear Sir and Madam:

Re: Catalogue No. 618

Bonnino, D. C.

1/11/46/Bonnino Tennessee/366

Enclosed please find Certificate of Title

No. 41055-E, covering the above described property in the names
of Victor Emanuel Carlson and Mary Alice Carlson, as Joint Tenants.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL

Enc. - Certificate of Title

Catalogue No. 618
Files Nos. 1694, 1404 & 1490
Bannino, B. C.
3/112/1/Newcastle Townsite/366

October 23, 1946.

VICTOR EMANUEL CARLSON & WIFE ALICE CARLSON
(purchasers)

In account with: The Custodian of Enemy Property

CORRECTED STATEMENT OF ADJUSTMENTS

(As at July 9, 1946)

	DEBIT	CREDIT
Purchase price	\$2,500.00	
Cheques received		\$2,500.00
Registration fees on deed - \$2,500.00	9.25	
Purchasers' proportion of 1946 taxes paid - 176/365 x \$28.05	13.53	
Balance owing by purchasers		22.78
	<u>\$2,522.78</u>	<u>\$2,522.78</u>

BALANCE OWING BY PURCHASERS \$22.78

STATEMENT RE SALE OF:

Name: NAKATSU, Yonekichi #07929

Catalogue No: 619

File No: 1450

Street Address: 1207 Stewart Avenue, Nanaimo, B. C.

Legal Description: Pts. 5-7-Ex. A, Blk. 114, Sec. 1/366

Date of Sale and Adjustments January 17, 1945.

Sale Price

\$ 950.00

Real Estate Agents Commission

\$ 47.50

Charge for Valuation

7.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance

7.41

Taxes

1.02

~~Water~~

\$ 62.02

\$ 957.41

Net Proceeds credited to your account

\$895.39

Date:..... June 1, 1945.

Compiled by:.... George Peters
/

Catalogue No. 619,
File No. 1450,
1207 Stewart Ave., Henshaw, B.C.
Pte. 5-7, Ex. A, Blk. 114, Sec. 1,
Davenport Township, Plan 366.

April 16th, 1945.

ARNE F. LARSEN and EVELYN MAY LARSEN

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at January 17th, 1945)

	DEBIT	CREDIT
Purchase price	\$950.00	
Cheques received		950.00
Seller's proportion of 1945 taxes 16/365 x 23.25		1.02
<u>Amount of rent collected</u>		
January 17th to January 31st, 15/31 x 9.00		4.35
February 1st to February 28th		9.00
Registration fees on deed - \$950.00	5.90	
Insurance premium, 39.5% x 18.75	7.41	
Balance owing to purchaser	1.06	
	<u>\$ 964.37</u>	<u>964.37</u>

BALANCE OWING TO PURCHASER - \$1.06

6th March, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 1450
NAME: Yonekichi Nakatsu
CATALOGUE NO: 619
RE: 1207 Stewart Avenue, Nanaimo, B.C.
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Those parts of Lots 5, 6 and 7, in Block 114, Newcastle Townsite, of Section 1, Nanaimo District, Plan 366 lying South of Brechin Road gazetted 31st October 1929, Except Parcel "A" of said Lot 7.

Encumbrances: None

Taxes: 1944 taxes paid - no arrears or consolidated.

Vested: \$0524

VALUATION BY APPRAISER: \$850.00

AMOUNT OF BID: \$950.00

APPROVED BY ADVISORY COMMITTEE: 10th January, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$950.00

NAME OF PURCHASER: Arne F. Larsen and Evelyn May Larsen - Joint Tenants.

K.W. WRIGHT

KWW/DG
Attache

Catalogue No. 619
File No. 1450
1207 Stewart Avenue, Nanaimo
5,627 Ex. A/114/1/Newcastle/366
Certificate of Title No. 35440

EVACUATION SECTION	
Rec'd	MAY 18 1945
File No.	
Att.	
Referred	<i>Peter</i>

Control of property covered by Certificate of Title No. 35440 is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is also acknowledged of cheque for \$1.06 representing closing adjustments on sale to me of the above property.

Dated at *Prince Rupert* B. C., this *12* day of *May*, 1945.

Signed

Arne F. Larsen
Arne F. Larsen

Return to the Custodian

1694,
1404,
1450.

October 23, 1946.

Mr. George W. Bellamy,
Mannino, B. C.

Dear Sir:

Re: Catalogue No. 615
Mannino, B. C.
1/12/1/Doncastle Townsite/366

With reference to the Milwaukee Mechanics' Insurance Co., Policy No. 33325, this was transferred by the Custodian to the purchasers of the above property, Victor E. Carlson and Mary A. Carlson, Chelsea Street, Mannino, B. C., and consented to by you on August 26, 1946. We find, however, that the purchasers do not wish to take over this policy, so would you kindly make arrangements to have this policy cancelled and the unearned portion forwarded to this office.

We are enclosing herewith the above numbered policy.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL
Enc. - Insurance Policy.

1404, 1450 & 1694.
Cat. No. 618.

May 14th, 1946.

Mr. Masajiro SHIB,
Registration No. 07859,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Japanese Community Hall (Lot 3, Block 112,
Newcastle Townsite, Section 1, Nanaimo Dist.,
Plan 366).

We are in receipt of your letter of the 10th instant expressing the wish to have the above property sold before you are repatriated to Japan about the end of this month.

In conformity with the Dominion Government's policy of liquidation every effort has been made to find a buyer for this property, and this effort will be continued until successful. However, it is not clear how you expect to be affected by the sale because, according to our records, your interest is not a personal one but that of one of three trustees for the Japanese Community of Nanaimo. The fact that the building on the land is designed and built as a Community Hall, and school, unsuitable for conversion to a dwelling and consequently difficult to sell, would tend to confirm the status of this property as a collectively owned project.

If our records are not correct in this respect please advise us promptly what your personal interest, and that of each of the other two registered owners, consists of.

Yours truly,

R. G. Ball,
Administration Department.

RGB/P.

*orig. sent
June 17, 1943*

NAME NAKATSU, Yonekichi

REGISTRATION NO. 97929

FILE NO. 1-50

The following chattels were sold by public
auction at Nanaimo, B.C. on October 15th, 1943.

Bed Spring	\$ 4.00
Bed Spring	10.50
Bed Spring	2.00
Mattress	2.00
Gramophone	2.50
Bureau	7.50
Bureau	12.50
10 Chairs	5.00
3 Beds	9.00

Total:	(Auctioneer's Fee: \$5.50	\$ 55.00
Less Expenses:	(Advertising: 0.31	
	(Moving: <u>3.84</u>	<u>9.65</u>
Net Proceeds Credited:		<u>\$45.35</u>

Members of Custodian Staff Present. Mr. R.M. Anderson.

Extracted from Auctioneering list No. *Nanaimo 1.*

Remarks.

ing sent
1945

NAME WAKATEL, Tomokichi

REGISTRATION NO. 97929

FILE NO. 1450

The following chattels were sold by public
auction at Manama, B. C. on Nov. 22, 1943 - April 5, 1944

Vase	\$ 2.50
Pots & pans	3.50
China	1.00
Clock	4.00
Dish pans	0.70
Pans	1.25
Table	0.25

Total		\$ 13.20
Less Expenses:		\$ 2.48
(Auctioneer's Fee)	\$1.31	
(Advertising)	0.14	
(Savings)	1.03	
Net Proceeds Credited:		\$ 10.72

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering list No. Cheminus 1

Remarks.

NAME HEATH, Toshiaki

REGISTRATION NO. 07323

FILE NO. 1450

The following chattels were sold by public

auction at 771 E. Hastings St. Vancouver, B. C. on April 20th, 1946

Comforter

Transferred to
Chattel Suspense Acct -
"1450" from Kanaime (?).

12/2/47. C.G.

\$ 3.25

Total

\$ 3.25

Less Expenses:

(Auctioneer's fee \$.41
(Advertising .33
(Moving .51

\$ 1.06

Net Proceeds Credited:

\$ 2.19

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 63

Remarks.

1694
1404
1450

July 9, 1946

Messrs. Rudd Mitchell & Co., Ltd.
P. O. Box 147
Nanaimo, B. C.

Gentlemen:

Re: Catalog No. 618
Lot 3, Block 112, D.L. 1,
Newcastle, Map 366
Nanaimo, B. C.

Further to our letter of July 6, 1946, we have to advise you that we are prepared to recommend acceptance of your offer, on behalf of your clients, Mr. and Mrs. Carlson, of \$2,500.00 for the above described property.

We note that you request this property to be registered in the names of Victor E. Carlson and Mary A. Carlson, as joint tenants. Will you kindly let us have the second names of the purchasers instead of their initials. Also, state whether or not the proposed registered owners are British Subjects, using the enclosed form.

The necessary documents will 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 statements of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you. Adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

hbc
Encl. (1)

File 1450

June 6, 1945.

MEMORANDUM

To: FILE

From: Mr. Green.

Re: NAKATSU, Yonekichi

The inventory taken by Mr. E.W. Forward, on June 18, 1942, included some items which were not declared on the J.P. This inventory was signed as correct by NAKATSU on October 2, 1942.

Chattels were sold by Auctions Manaimo 1 and Chemainus 1; 2 shipments were made, leaving the following items unaccounted for:

1 Bed & spring
3 mattresses
Records - *Index of personal effects.*
Extension table
1 Step ladder
1 Scale
2 Damage bags
1 Bala Bedding

One carton of personal effects is being stored at 604 Powell St.

It is clear that the above articles are mostly of little value and could probably not have been sold.

CG.



STATEMENT RE SALE OF:

Name: NAKATSU, Yonekichi #07729

Catalogue No: 619

File No: 1490

Street Address: 1207 Stewart Avenue, Honolulu, B. C.

Legal Description: Pts. 3-7-12. A, B12. 114, Sec. 1/366

Date of Sale and Adjustments January 17, 1945.

Sale Price \$ 990.00Real Estate Agents Commission \$ 47.50Charge for Valuation 7.00Charge for Advertising 4.00Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 7.41Taxes 1.02

Water

\$ 60.02957.41

Net Proceeds credited to your account

\$895.39

June 1, 1945.

Date:.....

George Peters

Compiled by:.....

Catalogue No. 619,
File No. 1450,
1207 Stewart Ave., Herring, B.C.
Ste. 5-7, Bldg. A, Blk. 114, Sec. 1,
Newcastle Townsite, Lot 366.

April 16th, 1945.

ARNE F. LARSEN and EVELYN MAY LARSEN

(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at January 17th, 1945)

	DEBIT	CREDIT
Purchase price	8950.00	
Cheques received		950.00
Seller's proportion of 1945 taxes 15/365 x 23.25		1.02
<u>Amount of rent collected</u> January 17th to January 31st, 15/31 x 9.00		4.35
February 1st to February 28th		9.00
Registration fees on deed - 8950.00	5.90	
Insurance premium, 33.5% x 18.75	7.41	
Balance owing to purchaser	1.06	
	<u>\$ 961.37</u>	<u>961.37</u>

BALANCE OWING TO PURCHASER - 01.06

Beck
1450, 1451,
1452 & 1472.
Cat. No. 616, 617 & 615.

December 4th, 1944.

Messrs. Reid, Mitchell & Co., Ltd.,
11 Easton Street,
Buenos Aires, B. C.

Dear Sirs:

Re: Brechin (Buenos Aires) properties.

We are in receipt of your letter of the 24th ultimo.

Cat. No. 616 (File 1404): While regretting the fact that you are faced with the necessity of advising your client that the property on which he has made an offer, and paid you a deposit of \$100.00, has been sold by this office to another party, we would refer you to the conditions on which these properties have been placed on the market. These conditions are listed in our Catalogue, Clause 9 readings "The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer." and Clause 10 readings "Neither the highest nor any tender will necessarily be accepted. Cheques in respect of unaccepted tenders will be returned in due course."

Cat. No. 617 (File 1450): We note that you held 2 offers on this property; one from a Mr. A. Larsen for \$950.00, and one from the tenant (Mrs. McLeod) for \$825.00. Other things being equal it is the policy of this office to give tenant of a property preference but we cannot penalize the owner of the property by accepting less than the equivalent of the best price offered. We are prepared to give Mrs. McLeod credit for estimated cost of work done on the property (\$25.00), thus bringing her offer up to the equivalent of \$850.00 and it will be in order for you to give her the opportunity to meet the best bid (\$950.00). Should she fail to take advantage of this offer we must advise Mr. Larsen that we are prepared to recommend acceptance of his offer.

Cat. No. 615 (File 1472): The new plan of the Brechin district shows clearly the advisability of linking the sale of Cat. No. 617 to that of No. 615.

(Over)



619

June 13th. 1944

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

Dear Sir:-

I beg to tender herewith the sum of Five hundred dollars (\$500.00) for Parcel Catalogued 619, Parts of Lots 5-7 Block 114, District Lot 1, Newcastle. Map plan 366, Nanaimo Assessment District.

Ten percent deposit thereon is included in the enclosed cheque.

In connection with this tender I wish to say that I am making this tender only on the condition that I am successful in my tender for Parcel No 615 Lot A/7 which is a small portion of the North end of Lot 7 in this tender and contains a very small old dwelling which with the building on the above Parcel No 619, Catalogued as a dwelling but is really an old store will be moved off this land so as to make it a desirable residential site. Both of these buildings are an eyesore to community

The point I wish to make here that Parcel No 615 is needed to complete Parcel No 619 above from which a small portion has been lopped off and which contains this small old dwelling which practically covers all the land known as A/7.

Signed,

Harvey Murphy

Chas 612

8340

✓

File 1424, 1430 & 1404.

TO: Insurance Department.

FROM: R. G. Bell.

December 6th, 1943.

Re: Yoshitoe MAEDA - Reg. No. 07938
Yonekichi NAKATSU " " 07929
Masajiro SHIM " " 07859

A Joint Account in the above names is being opened by the Accounting Department to care for all receipts and disbursements in connection with the property (including Japanese Community Hall) registered in their names (and which they hold in trust for the Japanese Community at Nanaimo.

Insurance premium paid on the Community Hall should be transferred to this Joint Account.

RGB/P.

BRITISH COLUMBIA SECURITY COMMISSION. JUL 1 1943

CUSTODIAN RELEASE FORM

CH SECTION
File No. _____
Iss. _____
Referred _____

Address: Greenwood, B.C.Date: June 24, 1943

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, NAKATSU, Yonekichi, Police Registration No. 07929hereby request you to release to me the under-noted property stored at Nanaimo Japanese School, Nanaimo, B.C.in possession of Custodian

and I release you from any claim whatsoever with respect to such property.

Description of Property:

- 1 Sewing Machine (not crated)
- 1 Trunk containing kitchenware (please tie rope around the trunk)
- 1 Large Aluminum Pot wrapped in newspaper -

Please ask Mr. Henry Hope, Nanaimo Custodian Agent to open and examine the trunk and if the contents are missing, he wishes to have his other belongings put in its place.

Original Address: 1207 Stewart Ave., Nanaimo, B.C.Date Evacuated to Vancouver: March 20, 1942Date Evacuated to Present Address: May 4, 1942Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

Total Number in Family - 2

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION*Nakatsu*Per: *[Signature]*

Claimant Signs

ACK Rec June 30/43

GREENWOOD

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address: GREENWOOD, B. C.Date: August 31, 1942To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.I, YONEKICHI NAKATSU, Police Registration No. 07929hereby request you to release to me the under-noted property
stored at 1207 Stewart Avenue, Nanaimo, B. C.in possession of the Custodianand I release you from any claim whatsoever with respect to
such property.

Description of Property:

1 Trunk1 cardboard box containing food

Note: In shipping the above trunk, please tie it up with a
strong rope. Any charges regards this matter will
be paid by Mr. Nakatsu (claimant).

Original Address: 1207 Stewart Avenue, Nanaimo, B. C.Date Evacuated to Vancouver: March 20, 1942Date Evacuated to Present Address: May 3, 1942Number in Family - 12 years and over 2Number in Family - 5 to 11 years old Number in Family - under 5 Total Number in Family - 2I agree to pay all charges as required by the British Columbia
Security Commission.APPROVED:
BRITISH COLUMBIA SECURITY COMMISSIONPer: W. Nakatsu

Claimant Signs Here

FAC 100 8/1/43

W. Nakatsu
11/6/43

July 8th, 1942.

Mr. E. W. Forward, C. A.,
Nanaimo, B. C.

Dear Sir: Re: Yonekichi NAKATSU

We beg to acknowledge, with thanks, your report on the above dated June 29th last.

We note that this man's personal property has been removed to central storage with the exception of certain articles left with the tenant. Please obtain the tenants written acknowledgment of the articles left in his possession.

With regard to real estate, it is the usual practice for the investigating agent to recommend a real estate agent to handle the property under each file to this office. The office of the Custodian then confirms the appointment of the real estate agent direct and all further matters relative to the property are handled directly between this office and the real estate agent. Where the Japanese has made arrangements with a real estate agent to handle his property we do not disturb the arrangement unless there is a good reason to do so. In this case we note that the owner placed the property in the hands of A. S. Matthews & Co. Ltd. but the rent is presently being collected by Mr. Henry Hope. Would you kindly advise us as to which of these real estate agents you recommend be appointed to handle this property.

With regard to the Japanese Community Hall of which Nakatsu is registered part owner, if possible, please let us have the full names of all the part owners so that we may give this matter our attention.

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

Yours truly,

R. P. Alexander
Manager

CHP:ND

RECEIVED
JUL 2 1942

AGENT'S REPORT

ON

NAKATSU, YONAKICHI

REG. NO. 07929

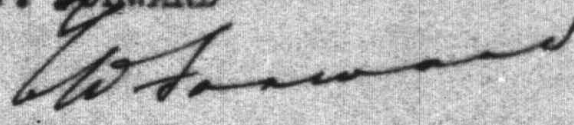
1207 Stewart Avenue,
Nanaimo District.

- (1) 4 room bungalow with stove attached, located on corner Stewart Avenue and St. George Street. Nanaimo Suburban area.
- (2) Parts of Lots 5, 6 & 7, Block 114, Newcastle Reserve of Sec. 1, Nanaimo District, Plan 366.
- (3) 4 room bungalow with 1 room store attached and shed to north side.
- (4) Inventory attached.
- (5) No information.
- (6) No information.
- (7) This property is owned by Nakatsu and 1942 taxes paid. Property is at present leased to Sidney Henly, at a rental of \$10.00, same being payable to Henry Hope, Real Estate Agent of Nanaimo, who in turn makes settlement with Custodian's Agent. Furniture and effects, excepting certain articles left with the tenant have been tagged and removed to Japanese Community Hall.

The assessed value of this property is land \$500.00. Improvements \$1000.00 and it has an approximate selling value of same. Approximate value of furniture and effects \$120.00.

In addition this party is registered as part owner of Japanese Community Hall Property described as Lot 3- Block 112, Newcastle Reserve of Section 1. Plan 366.

E. W. EDWARD



NANAIMO, B. C., June 29, 1942.

1404, 1450 & 1694.

December 13th, 1946.

Mr. Yoshihei MAEDA,
Registration No. 07938,
Greenwood, B. C.

Dear Sir:

Re: Lot 3, Block 112, Newcastle Townsite,
Section 1, Nanaimo Dist., Plan 366.

The sale referred to in our letter of the 6th July has been completed and for your information we enclose our usual statement of the transaction, showing the net proceeds (\$2,375.03) credited to the Joint Account (Masajiro SHIN, File 1404/Yonekichi NAKATSU, File 1450/Yoshihei MAEDA, File 1694) in which this property has been carried.

We also enclose our Accounting Department's statement of the above mentioned Joint Account, including the above item and showing a final credit balance of \$2,415.89. We shall be glad to supply further information regarding any item that may not be quite clear to you.

Our usual procedure would now be to transfer a one-third share of the Joint Account balance to the personal accounts of each individual but in this case our records show the property to have been held by you as Trustees for the Japanese Community of Nanaimo and the above balance will, therefore, be treated by this office as trust funds and held as such, to be dealt with at some future date.

Yours truly,

R. C. Bell,
Office of the Custodian.

RCE/P.
Encl. 2.

STATEMENT RE SALE OF:

Catalogue No: 618.

Street Address: Honolulu, H. O.

Legal Description: 1/112/1/366.

Name: SHIN, Masajiro, #07879
 Name: NAKATSU, Toshiichi, #07929
 Name: NAKATSU, Toshiichi, #07938
 File No:

Date of Sale and Adjustments 1946. 1946.

Sale Price \$2500.00

Real Estate Agents Commission \$125.00

Charge for Valuation 7.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~1st Mortgage~~

~~2nd Mortgage~~

~~3rd Mortgage~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes

13.53

~~Water~~

136.50

\$2513.53

Net Proceeds credited to your account

\$2375.03

Date: December 13th, 1946.

Compiled by: Mr. Geo. Peters.

File No. 1404, 1450 & 1694
Reg. Nos. 07859, 07929 & 07938

Masajiro SHIN
Yonekichi NAKATSU
Yoshihei MAEDE

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	July 18	Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$	
	October 5	Fire Insurance premium	22.50		
1946	March 18	Long distance telephone call	1.38		
	July 9	Taxes 1945/46	53.96		
		Credit re Sale of Property		2,375.03	
		Rent for use of hall for storage		110.00	
		Refund Fire Insurance premium		9.70	
			\$ 78.84	\$ 2,494.73	

CR \$ 2,415.89

Accounting Department
December 11th, 1946

July 24th, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 1694, 1450 and 1404.
NAMES: Yoshiko NAKAI, Yonikichi NAKATSU and
Masajiro SHIN.
CATALOGUE NO: 618
RE: Nanaimo, B. C.
- Hall.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Lot 3 in Block 112, Newcastle Townsite of Section 1, NANAIMO DISTRICT, Plan 366.
Encumbrances:	77993-0. Reservations of minerals etc., in favour of the Esquimalt and Nanaimo Railway Company.
Taxes:	1946 Taxes - \$28.05 paid.
Notes:	No. 50553.
VALUATION BY APPRAISER:	\$2200.00 to \$2500.00.
AMOUNT OF BID:	\$2500.00.
APPROVED BY ADVISORY COMMITTEE:	July 6th, 1946.
AMOUNT RECEIVED BY CUSTODIAN:	\$2500.00.
NAMES OF PURCHASERS:	Victor Emanuel Carlson and Mary Alice Carlson (Joint Tenants).

Prepared by: *D. L. L. L.*

Approved by: *J. H. H. H.*

DAC:JS

Date..... July 6th, 1946.

REAL PROPERTY MEMORANDUM

File No. 1404, 1450 & 1694.

Name..... Masajiro SHIN
Yoshikichi NAKATSU
Yoshieko NAKATSU
Registration No..... 07859
07929
07938

Re: Catalogue No. 618.

Address: Nanaimo, B. C.

Legal Description: Lot 3, Blk. 112, Sec. 1, Newcastle Townsite, Plan 366.
(Hall).

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 18514-8 Whereabouts: Applied for today.

Registered owner: Yoshieko NAKATSU, Yoshikichi NAKATSU
and Masajiro SHIN Reg. No. 07938; 07929
& 07859.

Property:

Lot 3 in Block 112, Newcastle Townsite of Section 1,
NANAIMO DISTRICT, Plan 366.

B. Charges.

Registered: 77393-G - Reservations of minerals etc., in favour of the
Esquimalt and Nanaimo Railway Company.

Vesting: D.F. 50553 (Jan. 5/43).

Unregistered: No evidence of any.

Taxes: \$26.05 (1946). Being paid today and Certificate requested.

Water: Nil.

Insurance: Milwaukee Mechanics' pol. No. 33325 for \$1000.00, exp. Sept. 18/48.
Eagle Star Ins. Co. pol. No. 1204916 for \$1000.00, exp. Oct. 18/46.

Assessed Value: Land: \$200.00. Improvements: \$1500.00.

Valuation by Appraiser: \$2200.00 to \$2500.00.

Amount of Bid: \$2500.00.

Approved by Advisory Committee: July 6th, 1946.

Paid as shown in attached letter:

Name of transferee as attached letter: Mr. and Mrs. Carlson.

ADMINISTRATION.

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

Vacant. Formerly used by Custodian for storage of Chattels.

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

Nil.

Chattels: Particulars of those stored on the premises.

Nil.

Named Agent: Rudd, Mitchell & Co. Ltd., Nanaimo, B. C.

[Handwritten signature]
B. C. S. 11

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY Yonekichi NAKATSU REG. NO. 07929.

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by Owner.

(b) Part owner (joint or in common)

Co-owners

(c) Holder of the right to purchase Equity \$

Vendor

(d) Holder as Mortgagee Equity \$

Mortgagor

(2) Cert. of Title No. 14362-M In the name of Yonekichi NAKATSU.(3) Property address 1207 Stewart Avenue, Nanaimo. Mun Unorganised.(4) Legal description Those parts of Lots 5, 6 and 7, in Blk. 114, Newcastle Townsite, of Sec. 1, Nanaimo Dist., Plan 366 lying South of I.R.O. Victoria, Brechin Rd. gazetted 31st October, 1929, EX. Parcel "A" of said Lot 7.(5) Vested in the Custodian 50524 Certificate of Encumbrance 22/3/1943.

(6) If Agricultural Lands: Type of Farm

Acreage

Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ 500.00. IMPROVEMENTS \$ 1000.00.

(8) Appraised value if any: Land \$ Improvements \$

(9) Taxes: Current \$ 22.83 (1944) paid. Arrears \$

(10) Water or other rates: Current \$ Arrears \$

(11) Encumbrance: --- Dated --- Amount \$ --- Matures ---Payments: Prin. \$ --- Due --- Bal. owing \$ ---Int. rate --- Due --- Total owing \$ --- (R.2)(12) Judgments or other charges 72562-G. Reservations of minerals etc., in favour of the Esquimalt and Nanaimo Railway Company.(13) ~~Leased~~ rented to Mrs. J. A. McLeod Amount \$ 10.00 per month.All or part All Chattels included ---Terms Month-to-month (since September, 1942).

Total owing \$

(14) Insurance: Agent Rudd, Mitchell & Co. Ltd. Company North West Fire Ins. Co.Pol. No. 313971 Amount \$ 750.00. Premium \$ 18.75. Exp. date 25/3/1946.

(15) If liquidated: Amt. realized \$ Cash \$ Outstanding \$

(16) Agent Rudd, Mitchell & Co. Ltd., Nanaimo, B. C.Dated this 11th day of January, A.D. 1945.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY Toshiko MAHAR REG. NO. 07938

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by

(b) Part owner in commonCo-owners Harajiro SHIN, Reg. No. 07939, File 1494Toshiko MAHAR, Reg. No. 07939, File 1494(c) Holder of the right to purchase --- Equity \$ ---Vendor ---(d) Holder as Mortgagee --- Equity \$ ---Mortgagor ---(2) Cert. of Title No. 14514-B In the name of Toshiko MAHAR, Toshiko MAHAR and Harajiro SHIN(3) Property address Nanaimo, B. C. Mun. Unorganized(4) Legal description Lot 3 in Block 112, Nanaimo Townsite of Section 1,Nanaimo District, Plan 344 L.R.O. Victoria(5) Vested in the Custodian 52553 Certificate of Encumbrance June 28th, 1943(6) If Agricultural Lands: Type of Farm ---Acreage --- Crops ---S.S.B. No. ---(7) ASSESSED VALUE: LAND \$ 200.00 IMPROVEMENTS \$ 1500.00(8) Appraised value if any: Land \$ --- Improvements \$ ---(9) Taxes: Current \$ 22.05 (1946) Paid Arrears \$ ---(10) Water or other rates: Current \$ --- Arrears \$ ---(11) Encumbrance: --- Dated --- Amount \$ --- Matures ---Payments: Prin. \$ --- Due --- Bal. owing \$ ---Int. rate --- Due --- Total owing \$ --- (R.2)(12) Judgments or other charges 77391-2 a Reservations of minerals etc., in favour of the Canadian and Nanaimo Railway Company.(13) Leased or rented to Vacant Amount \$ ---All or part --- Chattels included ---Terms --- (Japanese Community Hall—formerly used by Custodian for storage of Chattels).

Parsons, Brown Limited.

Total owing \$ --- Millennium Mechanics' Ins. Co.(14) Insurance: Agent Budd, Mitchell & Co. Company Star Insurance Co. Ltd.Pol. No. 120/916 Amount \$ 1000.00 Premium \$ 22.50 Exp. date Sept. 18/46(15) If liquidated: Amt. realized \$ --- Cash \$ --- Outstanding \$ ---(16) Agent Budd, Mitchell & Co. Ltd., Nanaimo, B. C.Dated this 6th day of July, A.D. 1946

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.

1450

CONFIRMATION OF OWNERSHIP

Name of Registrant:

Former Address:

NAKAE, Yoshitoki

Legal Description of Land:

Lot 3, in Block 112, Newcastle Townsite of Section 1, Nanaimo District, Plan 366.

District of Victoria.

Title in name of:

Yoshitoki NAKAE
Yonikichi NAKATSU &
Masajiro SHIN

Encumbrances:

None
No Judgments

Confirmed by Land Registry Search:

April 17th, 1942.

C. of T.

Dated

18514-2

In possession of:

December 1st, 1942.

File No. _____

Police Registration No. _____

Required - Verifying Certificate covering the above described property. 07929 & 07859

Approved: _____

Registered as No. _____

This Indenture

Made the 12th day of March in the year of our
Lord one thousand nine hundred and forty-five.

In Pursuance of the "Short form of Deeds Act"

Between

THE HONOURABLE THE SECRETARY OF STATE OF CANADA
Acting in his capacity as Custodian under the Revised Regulations
Respecting Trading with the Enemy (1943)

(hereinafter called the "Grantor")

AND

ARNE F. LARSEN, Fisherman, and
EVELYN MAY LARSEN, Wife of Arne F. Larsen,
c/o Halfmoon Bay, in the
Province of British Columbia.
(Joint Tenants)

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of Nine Hundred and Fifty (\$950.00) _____

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Province of British Columbia, and known and described as Those parts of Lots Five (5) Six (6) and Seven (7) in Block One Hundred and Fourteen (114) Newcastle Townsite of Section One (1) NANAIMO DISTRICT, Plan Three Hundred and Sixty-Six (366) lying South of Brechin Road gasetted Thirty-First of October 1929, EXCEPT Parcel "A" of said Lot Seven (7).

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed. Subject to 72562-G. Reservations of minerals etc., in favour of the Esquimalt and Nanaimo Railway Company.

AND the said Grantor releases to the said Grantee all his claims upon the said lands **PROVIDED** there shall be no personal liability upon the Grantor on any covenant express or implied.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said Grantor acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943) has executed these presents by his ^{Assistant} Deputy on the day and year as above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

Assistant Deputy Custodian.

FOR MAKER

I HEREBY CERTIFY that on the _____ day of _____, A.D. 194____, at the City of Ottawa, in the Province of Ontario, Ephraim Herbert Coleman, deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943) who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943), the Maker thereof, and whose name is subscribed thereto as a party and that he knows the contents thereof, and that he executed the same voluntarily and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Ottawa, in the Province of Ontario, this _____ day of _____, in the year of our Lord One Thousand Nine Hundred and Forty-

A Notary Public in and for the Province of Ontario.

FOR WITNESS

PROVINCE OF ONTARIO }
TO WIT:

I, Thomas Carroll of the City of Ottawa, in the Province of Ontario, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by A. H. Mathieu the part thereto, for the purposes named therein.
2. The said instrument was executed at Ottawa
3. I know the said part, and that he of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Ottawa
in the Province of Ontario, this 1st
day of March 1944.

A Notary Public in and for the Province of Ontario.
A Commissioner for taking affidavits within Ontario.

Dated *March 1st* 1945.

THE HONOURABLE THE SECRETARY OF STATE OF CANADA Acting in His Capacity as Custodian Under the Revised Regulations Respecting Trading With the Enemy (1943)

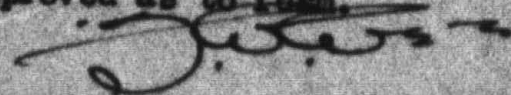
—TO—

ARNE F. LARSEN, and
EVELYN MAY LARSEN
(Joint Tenants.)

Deed of Land

Province of British Columbia, and known and described as Those parts of Lots 5, 6 & 7, in Blk. 114, Newcastle Townsite of Sec. 1, NANAIMO DIST., Plan 366, lying S. of Brechin Rd. gazetted 31st Oct., 1929, EXCEPT Parcel "A" of said Lot 7.

Approved as to form.



Date... 11th January, 1945.

REAL PROPERTY MEMORANDUM

File No. 1450.

Name..... Yonekichi NAKATSU Registration No. 07929

Re: Catalogue No. 619.

Address: 1207 Stewart Avenue, Nanaimo, B. C.

Legal Description: Pts. 5-7, Ex. A, Blk. 114, Sec. 1, Newcastle
Townsite, Plan 366. (Dwelling).

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 14362-N Whereabouts: Applied for today.

Registered owner: Yonekichi NAKATSU Reg. No. 07929

Property: Those parts of Lots 5, 6 and 7, in Block 114, Newcastle
Townsite, of Section 1, NANAIMO DISTRICT, Plan 366
lying South of Brechin Road gazetted 31st October 1929,
EXCEPT Parcel "A" of said Lot 7.

B. Charges.

Registered: 72562-G. Reservations of minerals etc., in favour of
the Esquimalt and Nanaimo Railway Company.

Vesting: D.F. 50524.

Unregistered: No evidence of any.

Taxes: \$22.83 (1944) paid. New Certificate applied for.

Water: —

Insurance: \$750.00 expiring 25/3/1946.

Assessed Value: Land: \$500.00. Improvements: \$1000.00.

Valuation by Appraiser: \$850.00.

Amount of Bid: \$950.00.

Approved by Advisory Committee: 10/1/1945.

Paid as shown in attached letter: \$950 paid in full.

Name of transferee as attached letter: A. Larsen. *EVELYN Mary*

ADMINISTRATION.

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

Mrs. J. A. McLeod @ \$10.00, month-to-month.

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

Chattels: Particulars of those stored on the premises.

Named Agent: Rudd, Mitchell & Co. Ltd., Nanaimo, B. C.

R. G. Bell.