

1973

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 1973

To be completed by persons of the Japanese race having no property in any protected area.

NAME: NAKASHIMA, Mutsuo

HOME ADDRESS: 344 W. 4th Ave., Vancouver, B.C.

SEX: Male AGE: 18 REGISTRATION No. 05537

OCCUPATION AND EMPLOYER: Millworker, - North Arm Lumber Co., Marpole, B.C. MARRIED? No

NAME OF WIFE OR HUSBAND: None ADDRESS: None

NAMES OF LIVING CHILDREN: ADDRESS: ADDRESS: ADDRESS: ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 8th day of April 1942.

WITNESS:

Rammond

(Signature)

M. Hastings

INFORMATION FROM R.C.M.P.

Date July 21/43

ir File No. 1973

Full Name NAKASHIMA, Mutsumi
(Surname in Block Letters)

Registration No. 05537

Male - Female
(check)

Age A pr. 30, 1923

Former Address 344 W. 4th Ave., City

Date Evacuated Apr. 10/42 Naturalized - Canadian-Born - National
(check)
per R.C.M.P. 29/11/43

Present Address

Solsqua Camp, B. C.
Midway B.C.
Greenwood, B.C.

Married - Single
(check)

Name of Wife -

Name of Husband -

Name of Mother nee (KASHIWA) Naka(Asa)

Name of Father Nobukichi #01659

Names of Children under 16 #02404

Requested by E.C.T.

Registered with Custodian yes
(Yes or No)

Additional Information Student

REAL PROPERTY SUMMARY

Files 1973, 10807

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

CATALOGUE NO: Number 325. Advertised.

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

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

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

ENCUMBRANCE: Vesting 34709 - 21st August 1943.

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

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

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

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

FUNDS: Released to the joint credit of Frank Mutsuo NAKASHIMA and John Goro NAKASHIMA, sale price \$1200.00 plus adjustments \$16.30, total \$1216.30; less advertising \$4.00, Certificate of Encumbrance \$1.00, valuation \$5.00, taxes \$325.37, registration fee \$7.43, commission on sale \$60.00, total \$397.77. Net amount released \$818.53.

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

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

DATED May 15th, 1946.
IN:ML

OLD CERTIFICATE OF TITLE No. 64919-L In names of Frank Mutsuo NAKASHIMA and John Goro NAKASHIMA is probably with C.T. 94920-L in keeping of Royal Bank, 7th and Granville, Vancouver. John Goro NAKASHIMA was requested to send both Certificates to Custodian on 22nd January 1946. Request not complied with.

Santhaphan

FIRE INSURANCE SUMMARY

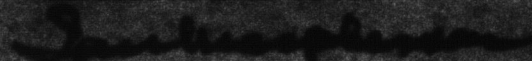
File No. 1973
10807

Re: Frank Mutsuo NAKASHIMA
John Goro NAKASHIMA

Reg. No. 05537
" " 01214

Buildings not insurable and therefore no insurance
was carried.

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



DATED May 15th, 1946.

IN:ML

PERSONAL PROPERTY
SUMMARY

File No. 1973

June 3rd, 1946.

Re: Mutsuo NAKASHIMA (Mr.)
Registration No. 05537

No personal property of any kind whatsoever belonging
to the above Japanese person is revealed on this file.

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

E. Robertson

E. Robertson.

/ER

LIABILITY SUMMARY

File Nos. 1973
10807

Re: Frank Mutsuo NAKASHIMA
John Goro NAKASHIMA

Reg. No. 05537
" " 01214.

Frank Mutsuo NAKASHIMA declared no personal or joint liability, and none was filed against him. John Goro NAKASHIMA declared a personal debt of \$75.00 owing to Guarantee Cleaners & Dyers, who have reported the debt paid.

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

John M. Harrison

DATED May 21st, 1946.

IN:NL

CHATTLE SUMMARY

File Nos. 18807
1973
1566

June 1/46

RE: John Goro NAKASHIMA
Mutsuo NAKASHIMA
Kotchei ISHIMARA
344 West 4th Ave., Vancouver

The real property at the above address was owned by John Goro NAKASHIMA, File 18807, and his younger brother, Frank Mutsuo NAKASHIMA, File 1973, but the tenant who occupied the premises was Kotchei ISHIMARA, File 1566.

John Goro NAKASHIMA and his wife Charlotte Chiako NAKASHIMA, also his brother Mutsuo NAKASHIMA, declared no personal property when they registered with the Custodian.

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

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

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

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

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

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

CHATTLE SUMMARY (Continued)

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

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

In the absence of any identification all of the chattels were sold in the name of the tenant, Kotchei ISHIMURA. *(Proof of Auction credited to Kotchei Ishimura's acct. 1/26/46)*

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

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

W. G. Lypair
U.S. Spain

✓
10807/1972


27th October, 1945.

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

Dear Sirs:

Re: Catalogue Nos. 325 & 326
Lots 3 & 4, Blk. 11, D.L.302, Op.1, N.W.D.
3/4 West 4th Ave.

We are in receipt of your letter of the 25th instant in which you submit an offer on behalf of Leonard Clegg Miles to purchase the above property for the sum of \$2,400.00 and enclosed your cheque in the sum of \$240.00.

This matter is receiving our attention and we will be writing you again in due course.

Our official receipt for \$240.00 is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FMH

encl.

~~MEMORANDUM~~

Files No. 10607 and 1973

October 30th, 1945

TO: Mr. Peters

FROM: Mr. Doust

Re: Catalogue Nos. 325 and 326
344 W. 4th Avenue, Vancouver, B. C.
Lot 4/11/302 - Apartment house & cottage
Lot 3/11/302 - Garage

Respecting the above and the attached real property names, there is no Lease involved, the property being rented on a monthly basis. Actually the rental of \$19.00 per month paid by the tenant, Mr. James Baird, relates to Lot 4, on which is the small apartment house and cottage, which is occupied by Mr. Baird. At the time these premises were rented to him there was an old greenhouse and other sheds on Lot 3, and Baird cleaned all these up and demolished the greenhouse, etcetra, in accordance with the requirements of the Fire Marshal.

In view of this it was agreed that he could use the vacant lot as a garden, which he has done, and he made the old garage into a chicken run. If the purchaser wishes to use the vacant lot there should be no difficulty in arranging this with Mr. Baird, the tenant, but this should be done through Mr. Barstone, of Western City Company, agents for the property.

PD/ER

100/7 a 1973

November 1, 1965.

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

Dear Sirs:

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

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

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$2,160.00.

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

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

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

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

Yours truly,

F. G. Shears,
Director.



10807 - 1973

AIR MAIL

November 30th, 1945

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

Dear Sir:

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

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

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

Another point arises in connection with this matter and that is fire insurance on the property. The policy, Bankers & Traders #32-28561, and the Renewal #118, are in your possession, and the policy is written in your name. The expiry date is March 12, 1948, and as the new owner of the property wishes to insure the property himself, in order that you may receive a refund for the unexpired portion of the policy it is necessary that this policy and renewal be forwarded at once to the agents of the Insurance Company, whose address is as follows: Hobson, Christie & Company Limited, 163 West Hastings Street, Vancouver, and a suitably addressed envelope is enclosed in which you can forward this policy to them.

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

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

cc to Mutsuo Nakashima, Midway, B. C.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 10807 & 1973

JAPANESE EVACUATION SECTION

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

November 15, 1945.

Wm

Mr. John Goro NAKASHIMA,
Registration No. 01214,
New Denver, B. C.

Dear Sir:

No: Catalogue Nos. 325 & 326
344 West 4th Avenue
3 & 4/11/302

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to the joint account of you and Mutsuo NAKASHIMA and will be available when the same is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

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

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

Yours truly,

George Peters
George Peters,
Administration Department.

GP:EB
Enc.

cc to Mutsuo NAKASHIMA

*Copy sent
to correct
address
307/11/45
JP*

STATEMENT RE SALE OF:

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

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

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

Catalogue Nos. 325 A326
Files Nos. 10807 & 1973
344 West 4th Ave., Vancouver
3 & 4/11/302

December 14, 1945.

LEONARD GLENN SILEO
(purchaser)

In account with: The Custodian of These Property

STATEMENT OF ADJUSTMENTS

(As at November 5, 1945)

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

BALANCE OWING BY PURCHASER \$19.81

10807 - 1973

January 22nd, 1946.

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

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

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

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

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

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

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 1

✓
~~10807 - 1973~~

February 18th, 1946

Mr. John Gore BAKASHIMA,
Registration No. 01214,
175 - Erb Street West,
Waterloo, Ontario.

Dear Sir:

Re: Bankers & Traders fire insurance
Pol. #32-38561. Renewal #118, and
344 W. 4th Ave., Vancouver, B. C.

With reference to the last paragraph of our letter of January 22nd, 1946, the Western City Company, agents for the property, have just advised us that the fire insurance policy was never in their possession and that at no time did they have anything to do with the payment of premiums, etc., this being done by you.

Hobson, Christie & Company of 163 West Hastings Street, Vancouver, confirm that they cancelled this policy as at November 30th, 1945 but that they have been awaiting the return of the policy in order to issue a cheque for the unexpired portion. If, therefore, you are unable to trace the policy we suggest that you write to Hobson, Christie & Company informing them of this and requesting them to send you direct a cheque in settlement. We are forwarding the above firm a copy of this letter for their information.

Yours truly,

P. Douet,
Administration Department

PD/ER
cc Hobson, Christie & Company

Messrs. Hobson, Christie & Co:

A copy of this letter is sent you for your information in case you hear from this Evacuee.

10807 & 1973

REGISTERED A/R

February 23, 1946.

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

Dear Sirs:

Re: Catalogue Nos. 325 & 326
344 West 4th Avenue
3 & 4/11/302

This will acknowledge receipt of your letter of February 21st enclosing cheque for \$19.81, representing closing adjustments on sale of the above property to Leonard Glegg Miles, 140 West 1st Avenue, Vancouver, B. C. Our official receipt is enclosed herewith.

As authorized by Mr. Miles, we are also enclosing Certificate of Title No. 136088-L, covering the above described property.

Yours truly,

George Peters,
Administration Department.

GP:EB

Enc. 2 - Certificate of Title
Official Receipt

cc to Mr. Leonard C. Miles.

MEMORANDUM

TO: Files No. 10807 & 1973

May 16th, 1946.

FROM: Mrs. McArthur.

Re: John Goro NAKASHIMA, #01214 - File 10807
Mutsuo NAKASHIMA, #05537 - File 1973.
344 W. 4th Avenue, Vancouver, B. C.

Re: REAL PROPERTY TITLES

John Goro NAKASHIMA declares in his JP form that Certificates of Title covering his real property were in the Royal Bank of Canada, corner of 7th Avenue & Granville Street. Since that date he stated in his correspondence with this office that he held the Certificates of Title in his effects in Ontario, that they were not readily obtainable, but he stated in his letter dated January 9th, 1946 that he would send them to this office if necessary. He was requested on January 22nd, 1946 to send the Titles but no reply has been received from him to date.

Re: CHATTELS

A complete report on chattels is required, beginning with the listing of goods left for safekeeping with tenants or others by the Japanese owner himself. Another Japanese (Kotohei ISHIMURA) claims that he left goods in care of NAKASHIMA, and while John Goro NAKASHIMA did not declare any chattels this file shows no reference to the possibility that his wife, Chiako, or his brother, Mutsuo, or his father or mother declared any of the things found on his premises. While there are not many chattels, and what there are are apparently of very little value, it is desirable to have the whole situation cleaned up at one time and memoranda covering the investigations made placed on all relative files in order that the same ground does not have to be covered again.

AGA/ER

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 10607 - 1973

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

June 14th, 1946

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

Dear Sir:

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

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

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

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

Yours truly,

A. G. McArthur,
Administration Department

AGM/ER

Enc. 5

cc Department of Labour, Japanese Division.

10807, 13254,
1973, 3587.

June 19th, 1946.

MEMORANDUM

To: The Files,

From: Ian Macpherson.

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

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

Assessed Value - Land \$1485.00 Improvements Nil.

Lot 4 - Registered owner - John Goro NAKASHIMA.

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

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

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

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

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

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

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

MEMORANDUM

June 17th, 1946

TO: Files 10807 and 1973

FROM: Mrs. McArthur *fil*

Re: John Goro NAKASHIMA, #01214, File 10807
Frank Mutsuo NAKASHIMA, #05537, File 1973

I advised Mrs. Scobie of the Welfare Department of the Department of Labour, Japanese Division, of the fact that real property belonging to Mrs. Ina Nakashima had been transferred to her two sons in August 1941 *for one dollar & affection*

The proceeds from the sale of these two properties are now in the course of being remitted to the sons, one of whom lives in Toronto, Ontario, and the other in Midway, B. C. In view of the fact that the aged parents are now on maintenance with the Department of Labour it was thought that they might be interested but Mrs. Scobie stated officially that her Department was not interested in what happened prior to the evacuation, and that unless this office is advised to the contrary funds could be considered free as far as they are concerned.

ACM/ER

W. Mc

10607 - 1973

July 4th, 1946

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

Dear Sir:

Re: CHATTEL.

In reply to that portion of your letter of June 22nd dealing with chattels recovered from 344 West 4th Avenue, all articles found at that address were sent to auction and will be found in the lists sent to you.

The lists sent to you contain everything that was found at 344 West 4th Avenue, Vancouver, and if you left a sewing machine on the premises neither our agents nor ourselves were able to find such article in any part of the building. In whose care did you leave the sewing machine?

When you registered at the Custodian Office on June 17th, 1942 you declared that you did not own any personal property. If you had done so, or if you had provided us subsequently with a list of your chattels, we would have had a guide and would have been in a position to claim every article. At this late date it is doubtful if anything can be traced.

Yours truly,

G. B. Spain,
Protection Department

GBS/ER

1973

May 22, 1951.

Mr. Frank Mutsuo NAKASHIMA,
117 Alton Ave.,
Toronto, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1271

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 ... \$36.25

Cheque in your favour is enclosed for 36.25
and we have paid the Co-Operative Committee .. Nil
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

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IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JAMES J.A. MACKINNON, SUB-COMMISSIONER.

Toronto, Ontario,
November 19, 1948.

IN THE MATTER OF THE CLAIM OF
FRANK MATSUO MARIKUMA

PROCEEDINGS AT HEARING

APPEARANCES:

H.A. CHRISTIE, Esq., K.C.,	appearing for the Dominion Government,
H.A. HUNT, Esq.,	appearing for the Claimant.
A. SMITH, Esq.,	Secretary.
G.M.B. WYTON, Esq.,	Official Interpreter.
A.G. WATSON, Esq.,	Official Reporter.

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MR. CHRISTIE: This man is a brother of the
last claimant. I suggest that the evidence and the
exhibits be applied to this claim of the brother.

THE SUB-COMMISSIONER: If Mr. Best calls the
brother to prove that he is the joint owner and just
make the broad statement that all the previous evi-
dence and exhibits shall apply in this case--?

MR. CHRISTIE: I think that is all right.

MR. BEST: He is joint owner of Lot 3.

FRANK MATSUO NAKASHIMA, the claimant herein,
being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (indicating)?

A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. And do you swear the contents of it are

true? A. Yes.

Q. I understand that you were a joint owner of
Lot No. 3 together with your brother John Goro Naka-

shima? A. That is right.

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

MR. BEST: I would suggest then your honour
that all the evidence in the case of John Goro Naka-
shima as it pertains to Lot No. 3 only be used in this
particular claim. I do not think there is any need
of any further evidence.

MR. CHRISTIE: That is satisfactory, your honour.

F.M. Sakashina
claim.

THE SUB-COMMISSIONER: The name defense?

MR. CHRISTIE: The name defense, your honour.

(PROCEEDINGS ADJOURNED SINCE DEE)

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

A.J. Veitch
A.J. Veitch,
Official Reporter.

I, John A. McElbenn, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property loss,
do certify the foregoing is a true copy
of the evidence heard on the within claim.

John A. McElbenn
John A. McElbenn,
Deputy Commissioner.

Form E.

DEFENSE BRIEF

Toronto, Ontario.
November 19, 1948.

Frank Mutsuo NAKASHIMA

File No. 1973

Case No. 1271

REAL PROPERTY CLAIM

(All Claims shown are Gross)

1. Real Property Claim - Lot 3, Blk. 11, D. L. 302, Gp. 1, N.W.D., Plan 5832.

NOTE: This Lot was owned jointly by John Goro and Frank Mutsuo NAKASHIMA. A claim for a one-half interest has been filed by each of the above persons).

	<u>Appraisal</u>	<u>Sale Price</u>
\$950.00 ($\frac{1}{2}$ interest)	\$1200.00 (full amt.)	\$1200.00 (full amt.)

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

DEFENSE: See Case No. 1270.

NOTE: Evidence and Exhibits relative to this Lot under Case No. 1270 apply in Case No. 1271 also.

Transcript, in part, from Case No. 1271 reads as follows:

Mr. Best: "I would suggest then, your honour that all the evidence in the case of John Goro Nakashima as it pertains to Lot No. 3 only be used in this particular claim. I do not think there is any need of any further evidence.

Mr. Christie: "That is satisfactory, your honour".

SUBMISSION: This is the same as that given in Case No. 1270 - Transcript 12, Lines 8 - 10 - as follows:

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

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

/ER
March 3, 1949.

Name of Claimant **BARABINA, Frank Matsus**Case **1271**

Custodian File

1973

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices	Sale Price	Total Award 125% of all Sale Prices			
						% of Total	% of Total	% of Total	% of Total		
600	30.00 6.25										36.25
PERSONAL PROPERTY											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column				
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION											36.25