

5010

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: NAKAZAWA, Yoshio

HOME ADDRESS: 378 Powell St., Vancouver, B.C.

REGISTRATION NUMBER 01973 SEX: Male AGE: 56

OCCUPATION: Merchant

(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: Sono

ADDRESS OF WIFE OR HUSBAND: same address as above

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION:

2303 E. Georgia is
owned by above. 8 room
stucco house - rented

2. BUILDINGS AND OTHER IMPROVEMENTS:

H. H. Bragg & Co. 940 ft
milk

See Pemberton
Report

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
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: Lives at 378 Powell St., Vancouver, B.C.
5 storeyed Brick Bldg.,
2. LANDLORD'S NAME AND ADDRESS: Step-son (Mr. Kiyoshi Shibuya) at same
address as above
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY _____

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

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

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

~~500.00 Victory Bonds of 1942 issue in owners' possession.~~

8. BANK ACCOUNTS: \$2000.00 Bank of Montreal, Hastings & Main, Vancouver, B.C.
Passbook No. cannot remember at present.

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 16th day of April 1942.

Geo. H. H. H.
Witness

(Signature)

[Signature]

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date July 16/43

File No. 5010

Full Name NAKAZAWA, Yoshio
(Surname in Block Letters)

Registration No. 01973

^VMale - Female
(check)

Age Apr. 18/1885

Former Address 378 Powell Street, City.

Date Evacuated 16/9/42

^VNaturalized - Canadian-Born - National
(check)

Present Address

22 Coady Ave. Sarnia. 8 mi.
Sarnia, B. C.

^VMarried - Single
(check)

nee
Name of Wife (SHIBUYA) Sono #03288

Name of Husband - - -

Name of Mother Deceased.

Name of Father Deceased

Names of Children under 16

Requested by L.F.

Registered with Custodian Yes
(Yes or No)

Additional Information Merchant - Owns house at 2303 E. Georgia St., City

Owns business at 378 Powell St., Owns 1940 Desoto Sedan Car.

Not declared

Not declared

1149-C
DATE OCT 20 1946
FILED BY

SUMMARY

Reg. No. 01973

REAL ESTATE

File No. 5010

Catalogue No. 113
Japanese Name: Yoshio Nakazawa
Civic Address: 2303 East Georgia Street, Vancouver, B.C.
Legal Description: Lot 14, Block 5, District Lot 264 A, Plans 1771 and 1135, Vancouver, B.C.
Classification: Dwelling

Registered in name of: Yoshio Nakazawa

Title: Clear

Sold to: Hedley Barclay Bragg and Grace Bragg, Joint Tenants,
for \$3650.00 Cash as of August 24, 1943.

Title delivered to: H. Barclay Bragg as of December 3, 1943.
Title No. 93398-L. Adjustments made.

Funds released to: Account of Yoshio Nakazawa as Nov. 23, 1943.
NOTE: One-half of proceeds arising from this property
paid to Sono Nakazawa, his wife, as per his letter of
August 25, 1944 on file No. 5010.

Chattels: Not involved.

Fire Insurance: Transferred to New Owners and Policy delivered November
17, 1943.

The foregoing is certified as in
accordance with information on file.
August 12, 1946.

B. R. Dusenbury

B. R. Dusenbury,
Administration Department.

BRD/AC

File No. 5010

-- SUMMARY --

August 15, 1946.

-- GENERAL --

Re: Yoshio NAKAZAWA,
Reg. No. Q1973

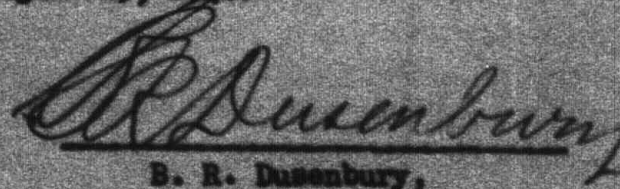
The principal asset of Yoshio Nakasawa as revealed on the file was property at 2303 East Georgia Street, Vancouver, B.C. On this Realty was an 8 room Dwelling of the newer type and in excellent condition. It was rented at \$40.00 per month to a Mr. H. B. Bragg as from June 15, 1942. He later, in August 1943 became, with his wife, the purchaser and owner. Pembertons were the agents for the property reporting to this office in the collection of rents and the supervision of the premises. The furnace was beyond repair (Thoreau's letter, May 7, 1943) and a new one was installed at a cost of \$156.00. Nakasawa in his letter of May 26, 1943, approved. Later in June 1943 a tile drain was put in by J. Glover at a cost of \$53.65 approved also by Nakasawa. Apart from these two instances, no further expenditure for repairs appears to have been made.

When the property was sold Nakasawa objected as indicated by his letter of September 24, 1943, also by his letter of August 25, 1944. When asked by us in a letter dated September 22, 1943 for Certificate of Title, he did not comply with our request so far as the file indicates. ----- The funds arising from the property were divided 50/50 with his wife, Sono, who received a credit of \$717.93 on September 7, 1944 from this source. This was as per written authority of Yoshio Nakasawa August 25, 1944.

The Chattels dealt with at various times on the file were all disposed of by shipment to his wife, Sono, or sold for her account. He did not declare any personal effects and according to Memo of October 19, 1943, (Green) signed a release on September 29, 1943 in respect to the chattels involved.

Reference is made on "Information from "R.C.M.P." dated July 16, 1943 of ownership of a 1940 DeSoto Sedan Car but none was declared by Yoshio Nakasawa in his registration dated April 16, 1942 and no reference to one is made throughout the file. It is assumed that he disposed of it prior to evacuation as so many of them did. In our letter of even date herewith we are mentioning this matter to him and requesting his comments.

The foregoing is certified as in
accordance with information on file.
August 15, 1946.



B. R. Dusenbury,
Administration Department.

BRD/AC

File No. 5010

-- SUMMARY --

August 14, 1946.

-- PERSONAL PROPERTY --

Re: Yoshio NAKAZAWA,
Registration No. 01973

Chattels:

Registration of Yoshio Nakazawa, dated April 16, 1942, does not reveal any chattels declared. His file, however, shows a long list of personal effects, Warehouse #397, in his name as June 17, 1943 at 604 Cordova Street. Subsequently, according to memorandum of Green, about November 19, 1943, "Everything including chattels as per list #397 sold or shipped to wife". Yoshio Nakazawa "signed release of September 29, 1943 enclosed with Mrs. Nakazawa's of that date" (Green). See Memorandum October 19, 1943. From then on file 5010 does not make any further reference relating to chattels and, presumably, all chattels relating to the Nakazawa's were shipped to or sold for account of Sono Nakazawa, wife of Yoshio Nakazawa.

Bonds:

On page 3 of registration of Yoshio Nakazawa, dated April 16, 1942, is recorded the following:

"\$500.00 Victory Bonds of 1942 issue in owners' possession."

as these did not vest with the Custodian, no action was taken by this office.

Bank Account:

Page 3 of registration of Yoshio Nakazawa, dated April 16, 1942, records the following:

"\$2000.00 Bank of Montreal, Hastings & Main, Vancouver, B.C. Passbook No. cannot remember at present."

As this did not vest with the Custodian, no action was taken by this office.

Life Insurance:

No Life Insurance is declared in the registration of Yoshio Nakazawa dated April 16, 1942. However, later in the file as per letter of March 18, 1944, from Canada Life Assurance Co., Cash Surrender Value of Policy 419535 was received by this office from that Company in behalf of Yoshio Nakazawa. This cheque for \$1596.86 was forwarded by this office per our letter of March 23, 1944 to Yoshio Nakazawa.

A memo on file is noted referring to a Monarch Life policy #84433, in the name of Yoshio Nakazawa. As life insurance did not vest in the Custodian, no action was taken by this office in respect to this policy.



File No. 5010

-- SUMMARY --

-- PERSONAL PROPERTY (Cont.) --

August 14, 1946.

Accounts Receivable:

An amount of \$70.00 was received January 12, 1945, from Crysdale Estate and credited to account of Yoshio Nakazawa, of which he was advised January 13, 1945.

Specified Articles:

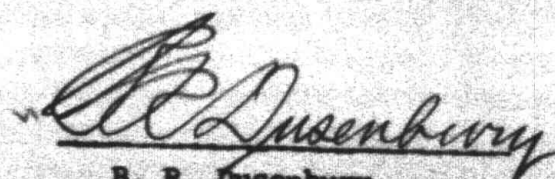
Motor Vehicle - The registration of Yoshio Nakazawa dated April 16, 1942, does not reveal ownership of any Motor Vehicle. However, "Information from R.C.M.P.", dated July 16, 1943, indicates ownership by Nakazawa of a "1940 Desoto Sedan Car". Except for this reference nothing on the file would indicate that he had any interest in a Motor Vehicle of any kind at the date of his registration. It is assumed that he must have disposed of such prior to his evacuation.

No radios, cameras, vessels or other motor vehicles are indicated on the file.

No other personal property is revealed on the file.

The foregoing is certified as in accordance with information on file.
August 14, 1946.

BRD/AC


B. R. Dusenbury,
Administration Department.

230

BRD/AG

File No. 5019

-- SUMMARY --

Reg. No. 01773

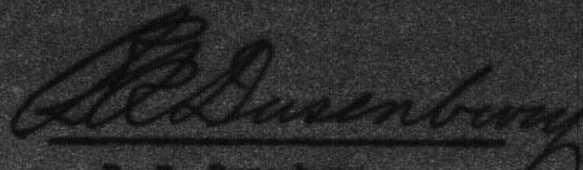
-- LIABILITIES --

Re: Yoshio NAKAZAWA
Reg. No. 01773

An indebtedness of \$81.91 to the Bank of Montreal, Main and Hastings Street, Vancouver, B.C. is revealed on the file. A letter dated October 10, 1945, advises that this indebtedness was liquidated and that Nakazawa was not indebted to them in any way at that time.

No claims against or other indebtedness of Yoshio Nakazawa are revealed on the file.

The foregoing is certified as
in accordance with information on file,
August 12, 1946.



B. R. Dusenbury,
Administration Department.

BRD/AC

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Yoshio Nakazawa

File No. 5010

Sharon B.C.

Reg. No.

01913

Company Canada Life Assur. Co.

Agency

Policy No. 419 535

Premium - \$ 167.85

Payable: Annually, Semi-annually or monthly

Month October Day 14

REMARKS:

CLN
as 18-3-44

*The Receiver
r. 7.6*

Letter sent 14/9/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Nakazawa Yoshio

File No. 5010

Slocan, B.C.

Reg. No. 01973

Company Monarch Life

Agency Vancouver

Policy No.

84433

Premium - \$ 277.75

Payable: Annually, Semi-annually or monthly

Month May

Day 16

REMARKS:

Letter sent 8/2/4

NAKAZAWA, Yoshio
2303 E. Georgia St., Vancouver, B.C.
Evac. File 5010



Picture Taken April 9, 1943

C. J. LOEWEN
NOTARY PUBLIC

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE STAR AND BRITISH
DOMINION INSURANCE
COMPANY LIMITED
OF LONDON, ENGL.

EXHIBIT No. 1149-2

DATE Aug 20 1943

FILLED BY K. A. Shier

LOEWEN & HARVEY, LIMITED

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

751 DUNSMUIR STREET
VANCOUVER, B.C.

17th August 1943.

A. ROY HARVEY

VACUATION SECTION	
Rec'd	AUG 21 1943
File No.	TELEPHONE MEXICO CITY
Ans.	CODES A.B.C. 5TH EDITION WESTERN UNION
Referred	CABLE ADDRESS "LOWHAR"

The Department of the Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

File 5010

Dear Sir:-

re 2303 East Georgia Street, Lot 14, Block 5,
District Lot 264A. Catalogue Group A. No. 113.

I have examined the above property and report as follows:

It is situated on the North East corner of Garden Drive and Georgia Street East, the lot being 33 by 115.3 feet. There is no lane. The two city blocks to the west are used as a park known as Templeton Park, giving the property an open outlook in this direction.

The house, as at present constituted, contains 7 rooms and sun room off the kitchen. It was built in 1925 with 6 rooms, 3 bedrooms, but an additional bed-room at the back and the sun room have since been added. The entrance hall, living room and dining room have hardwood floors, and are attractive, with brick fireplace in the living room. All other floors are edge grain fir, sanded and in fair condition. The kitchen is large but the sink is in a small crowded pantry which is not a satisfactory arrangement. There are four bedrooms, two downstairs and two up. The attic stair leads off the kitchen and has a bad turn. The bathroom contains full standard plumbing but is convenient to only one bedroom.

The foundations and basement floor are of concrete and are good. There is a coal and wood hot air furnace in good condition and laundry tubs.

There is a double garage with cement floor facing Garden Drive at the back of the lot.

The exterior of the house and garage have been refinished in stucco of good quality and both roofs reshingled with duroid shingles.

All windows however are loose and while the interior decoration is fair the woodwork requires attention, window sills being particularly poor.

The whole property is attractive and a fair valuation is \$3,300.00

Yours faithfully,
Loewen & Harvey, Limited.

A. Roy Harvey
Director.

5010

JUN 29 1942

41080
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 30 1942

REPORT FOR CUSTODIAN
Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

Registration No. _____

Name Y. NAKAZAWA

Address: 2303 East Georgia Street

Type of Property: Residence.

Description of Land and Buildings: This is an eight room stucco sand-bungalow consisting of living room, dining room, kitchen, two bedrooms, sunroom and bath-room on the main floor. Two bedrooms on the second floor. This house has oak floors in the main rooms and a duroid roof. Basement with hot air furnace. Two car garage at rear of property. This is a newer type of house and is in excellent condition. The grounds are well taken care of. The property has been rented to Mr. H. B. Bragg at \$40.00 per month from June 15, 1942 on a one year lease.

Inventory of Contents: _____

No personal effects to be left on the property

Insurance

<u>Amount</u>	<u>Company</u>	<u>Number</u>	<u>Type</u>	<u>Premium</u>	<u>Expiry</u>	<u>Agent</u>
<u>Owner will furnish insurance information direct to the Custodian.</u>						
<u>1000.00</u>	<u>Northwest Fire</u>	<u>205021</u>	<u>Fire</u>	<u>\$7.00</u>	<u>Jul.7/43 (owner wishes thi</u>	
					<u>policy to lapse on expiry)</u>	
<u>4000.00</u>	<u>Lumberman's Ins.</u>	<u>5706</u>	<u>Fire</u>	<u>20.00</u>	<u>May 8/45</u>	

We understand that this is Clear Title

Name of Mortgagor _____ Address _____

Name of Mortgagee _____ Address _____

Amount of Mortgage _____ Int. Rate _____ Payable _____

Dates Int. Payable _____ Principal Repayments _____

Mortgage Due _____

Recommendations: We have a signed agency agreement from Mr. Nakazawa and would recommend that the Office of the Custodian confirm our appointment as agents in this connection.

PEMBERTON REALTY CORPORATION LIMITED.

W. Johnston

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 4, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 5 1942

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

Attention Mr. Alexander

Re: Yoshio NAKAZAWA, File 5010

01473

Dear Sirs:

I am enclosing you herewith an order signed by Yoshio Nakazawa, in which he is expressing his wishes that half the net rents in respect to 2303 East Georgia Street be paid to his wife.

We are enclosing you herewith our cheque for \$14.50 which according to this arrangement should be paid to Mrs. Nakazawa, Mr. Nakazawa having drawn \$16.50, and Mrs. Nakazawa being evacuated has received no money from this account. We can show this cheque when we send over our monthly statement and in the meantime, you might find it convenient to have it paid to Mrs. Nakazawa, as Mr. Nakazawa has been rather anxious for her to get some money.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BC
Enc. 2

EXTRACT OF LETTER FOR FILE #5010

Alpine Lodge,
Christina Lake, B. C.
Sept. 5, 1942.

The Custodian's Office,
Dept. of Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

" Re: Property at 2303 East Georgia St., rented to Mr. H. Bragg
for \$40.00 per month by Mr. Yoshio Nakazawa, my husband."

"Through arrangements with my husband and Pemberton's, a half of
the rental monies is to be deposited to the credit of my account
at the Bank of Montreal, Main & Hastings Branch. I hope that
this money will also be deposited in my Bank at your earliest
convenience, as the house is clear of all mortgages etc., and
the 1942 taxes already paid. I am a Naturalized British subject.

"Naturally, I am rather anxious about the rental monies etc., as
I have evacuated to a self-supporting project, receiving no
allowances from the government, and having no other sources of
income except income from my properties, on which to exist.

"I trust that you will be good enough to look into this matter
and will be able to give me some form of assurance. Thank you.

(Signed) Sono Nakazawa
(Mrs. Yoshio)

MEMORANDUM.

To: Mr. Hillman (Russell)

From: A. G. McArthur.

Re: 2303 E. Georgia St. Vancouver
14/5/264 A Smelling

Acceptance of a bid of ~~26.50~~^{26.50} on the above property is being recommended to the Secretary of State.

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

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

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

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

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

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

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

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

Aug 24/43

A. G. M.

Slocan, B. C.,
August 25th, 1944.

The Custodian Office,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	AUG 25 1944
File No.	5010
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sirs:

You have informed me that my property located at 2303 East Georgia Street, Vancouver, B. C. has been sold. As you are aware, I have never consented to the sale nor ratified it but have at all times and do now object to the sale of my said property. Because, however, I am in destitute circumstances I am now deprived of the income from my property which formerly enjoyed, I have to request from you, the proceeds of the sale of the property in order to maintain myself and family but in doing so I wish it made clear that it is only being accepted under protest and without prejudice to any rights which I have or may have arising out of what I consider the wrongful sale and disposition of my property.

Now I request you to forward me the half share of proceeds at your earliest convenience, and I hereby authorize you to pay other half share to my wife Sono Nakazawa when requested.

Yours truly,



Yoshio NAKAZAWA.

3425 82

September 24th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 5010
NAME: Yoshio NAKAZAWA
CATALOGUE NO: 113
RE: 2303 East Georgia Street, Vancouver, B.C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, Lot 14, Block 5, District Lot 264 A, Group 1, New Westminster District, Plans 1771 and 1135.
Encumbrances:	None
Taxes:	1943 taxes of \$96.68 paid. No arrears.
Vested:	No. 34755
VALUATION BY APPRAISER:	\$3,300.00
AMOUNT OF BID:	\$3,650.00
APPROVED BY ADVISORY COMMITTEE:	August 18th, 1943.
AMOUNT RECEIVED BY CUSTODIAN:	\$3,650.00

KW/W

K. W. WRIGHT

Important
File 5010

SLOCAN CITY, B. C.
September 24/43

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

EVACUATION SECTION	
Rec'd	SEP 27 1943
File No.	5010
Ans.	<i>[Signature]</i>
Referred	Russell
out to McArthur	

Dear Sir:

I acknowledge receipt of your letter dated September 22nd, with regard to my title certificate of my property.

I wish to advise you that I am a member of the Japanese Property Owner's Association and matters have been taken care by the association Lawyer Norris and McLennan Law Office.

Any information you require with regard to my property will have to be taken up with our lawyer in Vancouver.

Yours truly,

[Signature]
(Mr.) Y. NAKAZAWA, #01973

MY

FILE NO. 5010

REAL PROPERTY MEMORANDUM.

File No. 5010

Name: Yoshio NAKAZAWA.

Catalogue No. 113

Re: 2303 E. Georgia Street, Vancouver.
Dwelling.

14/5/264 A.

TITLES AND ENCUMBRANCES.

A. Title No. 358966

Property: Lot 14, Blk. 5, D.L. 264A, G. 1. D.N.W. Plan 1171 & 1135.

Name: Yoshio NAKAZAWA.

Whereabouts: Not clear. Possibly with owner. written for.

B. Charges.

Registered: None.

Vested: 34755

Unregistered: None evident.

Taxes: \$96.68 net 1943, paid no arrears or consolidated.

Insurance: \$4000. Lumbermens 9-5706 Ex. 8/5/45.

Assessed Value: Land \$430.00

Improvements. \$2550.00

Valuation by Appraiser. \$3300.00

Amount of Bid: \$3650.00

Approved by Advisory Committee; August 18, 1943.

Paid as shown in attached letter. \$3650.00

Name of transferee as attached letter. Hedley Barclay Bragg, merchant,
and Grace Bragg, his wife, both of 2303 E. Georgia St., Vancouver.

ADMINISTRATION.

Tenancy:

\$40.00 month. Tenant is present purchaser.

Chattels.

Yes, in a locked room. Contents not known. See Spain's memo
of 24/6/43, other chattels inventoried on 17/6/43 left with
tenant.

21/9/43

MEMORANDUM

File No.: 11080
1010

October 19th, 1943

For: Mr. Spain

From: Mr. Jones

Re: Mr. & Mrs. Yoshie MATSUDA

Pursuant to my memorandum of October 5th, this lady has written us further and we have also heard from the Security Commission. The gist of these communications is as follows.

Shipment is to be made as per Release enclosed with the Security Commission's letter of October 15th with the exception of the lampshade and cushion to be given to Mrs. Matsuda. I am not clear if this Release also covers the locked room mentioned in memo of June 11th and you might let us know what is decided about this. Possibly the locked room refers to part of the furniture which was not moved as per inventory 297 on the evidence file.

I feel we are quite justified in making this shipment to the wife as the husband declared no personal effects and had, moreover, signed the Release of September 29th enclosed with Mrs. Nakamura's of that date.

Mr. Brady came in this afternoon and paid us \$35.00 as per receipt herewith for the purchase of the two beds, springs and mattresses. Apparently one of the mattresses was removed by Mr. Smith as Mr. Brady did not want it and the latter suggested that he be credited with the proceeds if it is sold. From our conversation this afternoon, this appears unlikely, but if sale can be arranged, the proceeds should be credited to Mr. Brady.

I rather understand the Security Commission already has this shipment on hand and that it will be going forward very shortly. As soon as you know what is happening about this, will you please promptly advise Mr. Wilson and draw to his attention this lady's letter of October 14th in which she asks for a large sum of money. When Mr. Wilson sends her the money, he could at the same time, advise that shipment has gone or is shortly going forward.

WJG:17

November 18th, 1943.

MEMORANDUM

TO: Mr. P.J. Russell

FROM: Mr. D.A. Gramer

Yoshio HAKAZAWA
Lot 1A, Blk. 5, D.L. 264 A,
Op. 1, N.W.D., Plans 1771
and 1133.

With reference to the above property which was recorded in the Vancouver Land Registry Office, November 9th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 93397-L dated November 9th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 93398-L dated November 9th, 1943, registering the property in the names of Hedley Barclay Bragg and Grace Bragg - Joint Tenants (Deed).
3. Duplicate of Transmission dated October 15th, 1943.
4. Duplicate of Deed dated October 15th, 1943 - Secretary of State to Hedley Barclay Bragg and Grace Bragg - Joint Tenants.
5. Certificate of Indefeasible Title number 93398-L dated November 16th, 1943, covering the above property in the names of Hedley Barclay Bragg and Grace Bragg - Joint Tenants.

D.A. Gramer

DAG:JB
Encs.

5010
2

Catalogue No. 113

Control of 2303 E. Georgia Street is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled. I also acknowledge receipt of Insurance Policy, Lumbermen's Insurance Company, No. 9-5706, duly assigned to me.

Dated at Vancouver, B. C., this 17th day of November, 1943.

(Sgd.)

J. B. Bragg

Revised
Catalogue No. 113
File No. 5010

Receipt of Certificate of Title No. 93398-L is by us hereby acknowledged
and we agree that all adjustments and incidents connected with the sale
to us of the property covered by the said certificate have been settled.

Dated at Vancouver, B. C., this 3rd day of December 1943.

H. Baulby

STATEMENT RE SALE OF:

Name: **NAKAZAWA, Yoshio**Catalogue No: **113**File No: **5010**Street Address: **2303 E. Georgia St.
Vancouver, B.C.**Reg. No. **01973**

Legal Description:

14/5/264A**Aug. 24/43**

Date of Sale and Adjustments

Sale Price

\$ 3650.00

Real Estate Agents Commission

\$ 182.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

~~Unpaid taxes~~~~Mortgage~~~~Interest on taxes~~~~Other charges~~

Adjustments:

Fire Insurance

11.94

Taxes

34.64

Water

4.98**195.00****\$ 3701.56****3506.56**Net Proceeds credited to your account
as at Aug. 24/43.Date:..... **December 18th., 1945.....****Mr. George Peters**

Compiled by:.....

*Should not be forwarded
as amount does not
correspond with amount
in general statement as
general statement was forwarded
before these forms were in use.*



ESTABLISHED 1847

THE CANADA LIFE ASSURANCE COMPANY

TORONTO 2, CANADA

December 4th, 1943.

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

Dear Sir:

Re: Policy No. 419 535 - Yoshio Nakazawa

The above numbered policy was included in a list of Japanese Evacuees in Canada which was supplied to Mr. G. W. McPherson, Executive Assistant of the Custodian's Office in Ottawa, under date of May 18th, 1943. Further particulars of this policy are to the effect that it was issued on October 14th, 1927 on a Twenty-Year Endowment Plan for \$3,000 with the assured's wife, Sono Nakazawa, as beneficiary. The annual premium is \$167.85 and premiums for 16 years have been paid.

The assured has now submitted his policy and asked for payment of the cash surrender value which presently amounts to \$2,187 less loan indebtedness as shown on the attached copy of the regular surrender discharge form.

Would you please advise whether it will be in order to proceed with making payment of the balance of cash value available to the assured and his wife or if not, no doubt your Office will instruct us as to the procedure you wish us to follow.

The case comes under the jurisdiction of our Vancouver Branch located at 640 West Hastings St. who have been supplied with the original discharge form for presentation to the assured and wife for signature if this is in order. Would you please therefore communicate your instructions to Mrs. A. C. Shrapnel, our Cashier at the Vancouver Branch office.

Yours very truly,

J. G. Murray

J. G. MURRAY, Supervisor,
Loan & Surrender Department.

JGM/MW

EVACUATION SECTION	
Rec'd	DEC 9 1943
File No.	5010
Ans.	104-2-2
Referred	<i>[Signature]</i>

*No claims in either
file
5010
11080*

5010 & 11080

January 11th, 1944

Mr. Yoshio NAKAZAWA,
Reg. No. 01973,
Sloan, B. C.

Dear Sir:

We do not appear to have received a reply to our letter of November 20th in connection with your property at 2303 East Georgia Street. As previously advised, we have received from your wife, Sono NAKAZAWA, a certified copy of an Agreement made between you and your wife on the 11th day of May 1942, in which you have agreed with her to transfer the property at the above address to your wife and yourself as joint tenants.

As this property has been sold, will you kindly write us that it is in order to pay half the proceeds from the sale of the property to your wife, Sono.

Yours truly,

G. D. Milson
Administration Department

GDM/GH



BRITISH COLUMBIA SECURITY COMMISSION
360 Homer Street,
Vancouver, B. C.
Sept 7th 1944

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

Attention Mr G.D.Milsom

EVACUATION SECTION	
Rec'd	SEP 7 1944
File No.	5010
Ans.	out to you
Referred	Milsom

Dear Sir,

Re NAKAZAWA Yoshio #01973
NAKAZAWA Sono #03288
Custodian File #5010

Referring to your form letter of August 29th, which is returned herewith, we wish to advise that as Mrs. Sono NAKAZAWA is residing in a self-supporting area we have no objection to her funds being released to her.

However as regards Mr NAKAZAWA we would point out that he is still residing at Slokan and it is not the policy of this Commission to release entire funds to any Japanese still remaining within our Projects. We will ask you, therefore, not to make any remittances to Mr NAKAZAWA unless first recommended by us.

Yours truly,

M.L. Brown
Office Manager.

MMS
enc

*Harris, Bull, Wilson & Bull**Barristers, Solicitors
Notaries, etc.**Office: 205 Rogers Building,
470 Granville Street.**Robert Wilson Harris, K.C.
Thomas Edgar Wilson**Alfred Edwin Bull
Thomas McConney Bull**Vancouver, Canada*

January 9, 1946.

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

5010

Dear Sir:

re. Charles Agnew Crysdale Estate
and Yashio Nakazawa.

0

H 01973

We have now received from Mr. Nakazawa a release of the executrix, completed by him. Pursuant to the writer's telephone conversation with you some weeks ago, we enclose the executor's cheque payable to Mr. Nakazawa in the sum of \$70.00. In a letter which we today received from Mr. Nakazawa, he asks us, if possible, to send the cheque direct to him. We have replied and have told him that your office insisted that the cheque must be sent to you.

Yours truly,

HARRIS BULL WILSON & BULL,

Per. *Edgar Wilson*

TEW:MGP.

*John Crysdale Jr. - Monarch Life -
Kennedy of Monarch Life - Br. Manager.
Previous address: 16 May 1934 - 378 Powell St.
age: 18 Apr 1885 - G. Shibuya*

111 Broadview Ave.
Toronto, 8, Ont.

Messrs. Custodian's Office
Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
REC'D SEP. 8 1945	
File	3010
Ans.	
Referred	Duncanburg

Gentlemen -

I beg to inform you that
I have removed to the above
address from Stouan City, B.C.

I find that it is necessary
to possess a small house in
the suburbs of this city, and I
am intending to call my family
here, therefore I am urgently
in need money, and ask you
to kindly send me the balance
of my account which you are
now holding for me. will much
oblige.

Thanking you in Advance.

~~Noted for
for
for~~

Yours Truly
Yoshio Nakazawa
Reg # 01973.

YOSHIO NAKAZAWA.

5010

October 5th, 1945.

Mr. Yoshio MAKAZAWA,
Reg. No. 01973,
22 Condy Avenue,
Toronto, 8, Ontario.

Air Mail
10th

Dear Sir:-

We are in receipt of your undated letter advising that you have moved to Toronto and requesting that we forward funds to you from your credit balance with the Custodian. We are enclosing to you herewith our cheque for \$1200.00 in your favour, and are charging your account with like amount.

Owing to the large number of files under review at the present time, we regret that this remittance has been delayed. It is anticipated that your file will receive further consideration before long, and the remaining balance of your account made available to you.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

BRD/DO.
Enc.

cc. to Dept. of Labour, Japanese Division.

[Signature]
B.R. Dusenbury,
Administration Department.

5010

REGISTERED.

August 22nd, 1946

Mr. Yoshio NAKAZAWA,
Reg. No. 01973,
22 Condy Avenue,
Toronto, 8, Ont.

Dear Sir:-

In further acknowledgment of your letter of the 29th June last, we wish to now advise that, on the return of the writer from vacation, the review of your file and affairs that vested with the Custodian, had our attention as promised.

Preparatory to making this report to you, we have checked as indicated above.

Your principal asset that vested with the Custodian was 2303 East Georgia Street, Vancouver. This property you had placed with Pemberton Realty Corporation to be looked after in your behalf and we did not disturb this arrangement. They collected the rents from Mr. Bragg, the Tenant, and forwarded them to this office where they were placed to your credit on our books. The file indicates that you were kept fully advised of their actions in the handling of the property as well as ours in the general administration. In August 1943 the property was sold to Mr. Bragg, the Tenant, and you were so advised as per our letter of November 23rd, 1943, and the proceeds were placed to your credit on our books. Subsequently on August 25, 1944 you authorized us to transfer one half the funds arising from this property to your wife Sono, which was done. A statement was forwarded to you in September 1944 when your account showed a credit balance of \$1,717.93. We are now enclosing a statement from that balance and showing a balance of \$1457.93. Since the enclosed statement was prepared, you have received \$1200.00 which was forwarded with our air mail letter of the 5th October last. That remittance reduced the balance to the present amount of \$257.93 for which we are enclosing our cheque herewith.

You did not declare any chattels in your registration dated April 16th, 1942 and all that are revealed on the file, were either shipped to or sold for the account of your wife, Sono, as per your instructions.

A 1940 DeSoto Sedan Car is indicated in "information from R.C.M.P." as belonging to you but as you did not make any reference to any car in your registration and as there is no other mention of one on your file, it is assumed that you must have disposed of same prior to being evacuated. In replying to this letter, please indicate what happened to the car above mentioned.

In the foregoing, and in the very considerable correspondence, reports and statements indicated on the file it would appear that we have accounted for those matters and things of yours that vested with the Custodian, and in order that you may acknowledge the within cheque, and confirm same, we are enclosing a self-

File No.
9010

ANALYSIS OF
CLAIM

July 28, 1948
REAL PROPERTY
SECTION

Yoshio NAKAZAWA
Reg. No. 01973

REAL PROPERTY --

2303 East Georgia Street,
known as
Lot 14,
Block 5,
D.L. 264A
Plans 1171 and 1135

Catalogue No. 113

Yoshio NAKAZAWA makes claim for
(Gross) -

\$7000.00

Sales price (Gross)

3650.00

Appraisal -

Loewen & Harvey Ltd. - \$3300.00

Tenders-

- (a) Chin Lin \$2500.00 rejected
(b) H. Barclay Bragg- \$3650.00 accepted

Acceptance of tender (b)

3650.00

Assessed Value 1943

Land - 430.00
Improvements 2550.00
\$ 2980.00

NOTE: -

The Land Registry office records indicated that the title to this property stood in the name of Yoshio NAKAZAWA. However Custodian records show that by agreement of May 11/42 between Yoshio NAKAZAWA and Sono NAKAZAWA, his wife, Yoshio NAKAZAWA agreed to transfer this property to his wife and himself as joint tenants. Later by his reply letter of Aug. 22/44 (with claim file) Yoshio NAKAZAWA authorized Custodian to pay "other half share to my wife Sono NAKAZAWA." Mrs. NAKAZAWA was advised of this as Custodian letter Sept. 7/44 (with claim file).

RECAP: - Cat. #113

Gross amount of claim
as "Sole owner". -

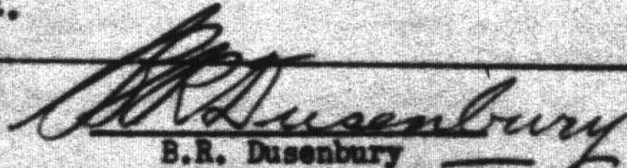
\$7000.00

Gross amount of sale
of Cat. #113 -

3650.00

NOTE: -

On page 1 of claim it would appear that the claimant has made an error in 4(e) of \$1000.00 as the Custodian's letter of Nov. 23/43 (with claim file) reads "\$3467.50" and not "\$2467.50" as he has it.


B.R. Dusenbury
Office of the Custodian.

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

DAMAGED PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. McLEOD, SUB-COMMISSIONER.

Toronto, Ontario,
October 20, 1932.

IN THE MATTER OF THE CLAIM OF
YOSHIO KAWAZUMI

APPEARANCES:

H.A. CHRISTIE, B.A., B.C.,

appearing for the
Dominion Government,

H.A. HUNT, B.A.,

appearing for the
Claimant.

A. SMITH, B.A.,

Secretary,

G.W.E. UPTON, B.A.,

Official Interpreter,

A.G. VENTON, B.A.,

Official Reporter.

the claimant herein, being then
only seven, testified as follows:

Q. Is that your signature? (Indicating)

A. Yes.

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

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

A. Yes.

MR. MEYER: I file as Exhibit 1 Particulars of
Real Estate Other than Farm Land.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM LAND,
DATED MARCH 20, 1943)

MR. CHRISTIE: Your Honor, I tender as Exhibit 2
the Appraisal of Messrs. Lawson & Harvey, Limited. It
is dated August 17, 1943. The appraised value is
\$5,200.

(APPRAISAL, DATED MARCH 20, 1943)

MR. MEYER: Q. I understand that you lived in
and owned a house at 2205 East Georgia Street, Vancouver,
prior to vacation. Is that correct?

A. Yes.

Q. And is it on that house or property that
you are claiming. Is that correct?

A. Yes.

Q. I am showing you a picture of a house and
lot. Was that your house at 2205 East Georgia Street?

A. Yes, sir.

Q. When was that picture taken?

A. I do not remember exactly but I think 1939.

MR. MEYER: I am tendering as Exhibit 3 a photograph
of property.

(PHOTOGRAPH OF CLAIMANT'S PREMISES,
MARKED EXHIBIT No. 3)

MR. CHRISTIE: I tender as Exhibit 3 the Tax
Statement, 1943, on which is noted the assessed value.

(TAX STATEMENT, 1943, MARKED EXHIBIT No. 4)

MR. BRY: Q. Now, you purchased this house
in 1934 for \$3,500. Is that correct?

A. Yes.

Q. Was the house the same size then as it was
at the time of expropriation?

A. He added a sunroom which made it larger,
and one room - the bedroom.

Q. I see. Now, I take it that this room
which you have mentioned on your claim as being
built in 1941 was that bedroom. Is that so?

A. Yes.

Q. I see. And, at the same time you put a
toilet in the basement?

A. Yes.

Q. That was done you say at a cost of \$950.
Does that represent the total cost of labour and
materials for the addition?

A. Everything.

Q. And the same year you built this sunroom
on the house?

A. Yes.

Q. It is not apparently from this picture
just where the sunroom was. Was it at the rear of
the house? A. This is the front (indicating)?

Q. Yes? A. The sunroom was about here
(indicating).

T. Ballman,
Mr. Q.

Q. At the rear of the house?

A. At the rear of the house, and the room which was added was also at the rear of the house.

Q. In respect of this double garage which you built in 1935, a stucco garage, did it have a floor in 1935?

A. Yes, a concrete floor.

Q. In respect of the new roof which you put on in 1931, was that on the entire house?

A. Yes. It was on the house and also on the garage.

Q. To whom did you rent this property for \$40.

per month? A. A neighbour, Mr. Craig. I am not quite sure regarding his name but I think it is Mr. Craig. He was a close neighbour.

Q. And you, yourself, rented it to him?

A. Yes.

Q. That was at the time of evacuation, I take it?

A. Yes.

Q. There is a remark in the appraisal which was made in August 1943, that "All windows, however, are loose and while the interior decoration is fair the woodwork requires attention, window sills being particularly poor." What do you say about that?

A. I do not think so. I did not notice anything of this nature, myself.

Q. Were these window sills painted inside or were they varnished?

A. Varnished.

Q. That is all, thank you.

F. Mahan,
CPA.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing a J.P. Form, Mr. Mahan,
dated April 14, 1948. Whose signature is that (Indi-
cating)? A. Mine.

MR. CHRISTIE: I am tendering the J.P. Form
as Exhibit 2.

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

Q. Is this property situated on a corner?

A. Yes.

Q. And I note the measurements are 33 --

A. No; 33 by 115.

Q. 33 by 115? A. Yes.

Q. Now, where does the 33 feet front?

A. This way (indicating); the front.

Q. And 115 feet here (indicating)?

A. Yes. That is right.

Q. On this side (indicating) there is a
house close to it?

A. That is my neighbour's house.

Q. Where garage is that to the left rear of
the picture?

A. That is my garage.

Q. Is that lawn inbetween there (indicating)?

A. Yes; oh, yes.

Q. In your claim you state you spent \$500.
in landscaping?

A. Yes. I spent \$500, and maybe more.

Q. Now, who did your landscaping?

A. I contracted with a gardener.

T. HANCOCK,
S.P.

Q. And at that \$500, how much was spent for labour and how much was spent for plants?

A. \$200, to \$400, for the gardener, that is approximately, and \$100 to \$200, on plants.

Q. Did you, yourself, do any work?

A. No, I did not do anything of it.

Q. And what kind of plants were there?

A. Roses. You can pay from \$5. up to \$7.50 for certain types of rose plants.

Q. From where are the roses? Where are they?

A. There and there (indicating) and in the back and in two or three places.

Q. There are three trellises. You say this was in 1934, in your claim, \$500, was spent?

A. This is in 1939.

Q. Maybe I am wrong.

MR. HART: In 1934 he says he spent the money but the picture was taken in 1939.

MR. CHRISTIE: Q. And the money, according to your claim, was spent in 1934. Look at this claim form?

A. Yes. It was planted in 1934.

Q. But, that was the year you spent the \$500. That is what you have in your claim. I want to be clear about that.

A. Yes.

Q. That is all, thank you.

RE-EXAMINATION BY MR. HART:

Q. Within point about the garden and plants, 1934 was the year you bought the house? A. Yes, sir.

Y. Robinson,
Esq.

Q. And was there a garden or any plants around the house at the time you purchased it?

A. There was nothing there at all, just bush. It was all bush and we cleared it out and put soil in there.

Q. Put soil in. You mean you put ---

A. There was all clay soil underneath and we had to remove the soil and put in new earth.

Q. I take it that that was the expensive part of the business, then?

A. Yes.

Q. I see. All right. A. I brought many truck loads of soil.

MR. CHRISTIE: I am tendering as Exhibit 6 the Certificate of Insurance.

(CERTIFICATE OF INSURANCE, MARKED EXHIBIT NO. 6)

As Exhibit 7 I tender two tenders; one by Chin Lin, dated July 23, 1943, in the amount of \$2,500; there is a second tender by a Mr. Bragg, dated July 16, 1943, and it is in the amount of \$5,000.

(TWO TENDERS, MARKED EXHIBIT NO. 7)

And finally as Exhibit 8 I tender the Real Property Summary.

It is submitted that this property was sold at its fair market value.

MR. BEST: Let me ask the claimant;

Q. Apparently this man Bragg, who purchased

I. Malibon.

Q. Now, was the man you pointed to not

A. Yes.

Q. Is that right? A. Yes.

MR. NEW: Thank you.

There was just that one, little, point I
wanted to clear up, your honor.

THE SUB-COMMISSIONER: Very well.

MR. CHRISTIAN: That concludes the defense, your
honor.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED AND RE-OPENED)

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

A. J. Vetter
"A. J. VETTER"
Official Reporter.

I, J. A. Malibon, Deputy Commissioner,
appointed to be a Commissioner to investigate
claims of Japanese Canadians for property
lost, do certify the foregoing is a true
copy of the evidence heard on the within claim.

J. A. Malibon
J. A. MALIBON,
Deputy Commissioner.

Name of Claimant

NAKABAWA, Yoshie

Case

1149

Custodian File

5010

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
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		
3690.00	182.50 12.50									195.00
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										195.00

5010

November 28th, 1950.

Mr. Yoshio NAKAZAWA,
22 Goady Avenue,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1149

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 ... \$195.00.

Cheque in your favour is enclosed for \$183.40
and we have paid the Co-Operative Committee .. \$ 11.60
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director