5415

FORM "JP" BUREAU HASTINGS PARK FILE No. 5415

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: NAKATSU Tomematsu

HOME ADDRESS: c/o Sunnyside Cannery, Skeena, B.C.
or P.O.Box 103 Steveston, B.C.

REGISTRATION NUMBER 10969 SEX: Male AGE: 36

OCCUPATION: Fisherman

(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: Kimiyo

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Masami (M) Toru (M) Mieko (F)

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 7, 5, 2

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

1. LOCATION AND DESCRIPTION: Corner of Gary St. & 1st Ave.
Steveston, B.C. Building Lot, 33 ft. by 120 ft.

Official definition unknown, title deed at declarants home.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden frame 3 room bungalow
1 shed 10' X 16'

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) Abt. $9.00 per annum. 1941 paid
Township of Brighouse, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: at Declarants home.

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:

Left at home corner of Gary St. & 1st Ave. Steveston, B.C.

Two tricycles $20. ; 1 bureau $20.; 1 kitchen stove $30; 1 heating stove $10; 14 chairs $10;kitchen utensils $75; Japanese Festival Dolls $125;

Piano, Gen Sent Piano

2- Sold by auction 4/2/44 Stevenston 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

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 22nd day of April 1942.

(Signature) T. Nakatsu

Geo. Hunt
Witness

FOR DEPARTMENTAL USE

O
P
Y

INFORMATION FROM R.C.M.P.

DATE September 21, 1943

r File No. 5415

ull Name NAKATSU Tomematsu (Deceased October 29, 1943)
(Surname in Block Letters)

Registration No. 10969 Male - Female (Check) Age December 3, 1906

Former Address P.O. Box 103, STEVESTON, B.C.

Date Evacuated May 12, 1942. Naturalized - Canadian-Born - National (Check)

Present Address ~~GREENWOOD, B.C.~~ Died at Grand Forks on Oct 29/43.

Married - Single (Check) Name of Wife Kimiyo #05567

Name of Husband --

Name of Mother (nee MAEDE) Gen (Japan) Name of Father NISHI Yoshimatsu (Dec'd)

Names of Children under 16 Masami (M) March 23, 1935, Toru (M) April 28, 1937
Miyeke (F) October 3, 1939, Kenneth (M) June 21, 1942

Requested by R.C.T. Registered with Custodian YES (Yes or No)

Additional Information Fisherman. Registrant was adopted into "NAKATSU" family.

5415

Registration Number 10969

NAKATSU Tomematsu

P. O. Box 103, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Lot 18, Block 41, Sec. 3, Block 3 North, Range 7 West, Map 249, Dist. of New Westminster.

OWNERSHIP

I was unable to inspect the Title, but believe it to be the property of Tomematsu Nakatsu.

LAND AND BUILDINGS

This is a town lot in Steveston. There is on the property, a small 3 room frame, shingle roof house, with outside toilet and Japanese Bath. The property is in fair condition.

TAXES

The taxes are paid to December 31, 1941.

INSURANCE

There is no fire insurance on this property.

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

This man has been evacuated for some time and the house is completely locked and boarded up and I am informed, is packed full of furniture and effects of the man himself and a number of his friends.

RECOMMENDATION

I would recommend that this house be opened up and an inventory taken of the contents and the same moved to central storage.

I would further recommend that the property be handed to T. C. King for management on behalf of the Custodian and that a tenant be obtained for same. While the rent would be small, I do not consider it safe to leave the personal property unprotected.

June 29, 1942.

A. Mather

November 26, 1946.

REAL PROPERTY SUMMARY

JAPANESE NAME: Mrs. Kimiyo (Tomematsu NAKATSU, Reg. #05567, File #5872
Estate of Tomematsu NAKATSU (Dec'd) Reg. #10969, File #5415

CATALOGUE NO: 797

PROPERTY ADDRESS: Garry Street and First Avenue, Steveston, B. C.

LEGAL DESCRIPTION: Lot 18, Block 38 of Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Dwelling

ASSESSED VALUE:

Land	$ 90.00	Annual Taxes	$ 9.08
Improvements	$600.00	Appraisal	$450.00

TITLE: Registered in the name of Tomematsu NAKATSU.
(Tomematsu Nakatsu died on October 29, 1943, and on June 30, 1944, the title was registered in the name of Kimiyo Nakatsu "In Trust.")

ENCUMBRANCES: None registered and no indication of any unregistered.
√Vesting Order No. 25713 - April 12, 1943.

NOTE: Tomematsu Nakatsu died on October 29, 1943. On instructions of Mrs. Nakatsu, C.F. MacLean Barrister at Law, Grand Forks, B.C., applied for letters of administration. A certified copy appears on file under date of December 2, 1943. //

HISTORY OF ADMINISTRATION: The Custodian's representative reports on June 29, 1942,
"This is a small town lot in Steveston. There is on the property, a small 3 room frame, shingle roof house, with outside toilet and Japanese bath. The property is in fair condition."

Thomas C. King, Real Estate agent at Steveston, was appointed agent by the Custodian. He rented the property to Harry Tait from August 4, 1942, rental being $8.00 per month which included $2.00 charges for water. From this amount he deducted $1.00 for commission. In September, collections were taken over by C.C. Robinson, Custodian's agent. This tenancy remained the same until the sale of the property.

...2/

Real Property Summary (Continued)

Owing to the length of time in delivering the title to the purchaser, the Custodian was obliged to adjust the rents to the end of November 1944. Considerable difficulty was encountered in collecting rents from Mr. Tait and there are arrears of rent still in the amount of $6.00 which have not been collected by the Custodian.

SOLD: To William J. Deagle in the amount of $500.00. Adjustments calculated as of June 13, 1944.

After the letters of administration were taken out, this property was registered in the name of Kimiyo NAKATSU "In Trust" on June 30, 1944.

The Custodian prepared a Deed in the name of Kimiyo NAKATSU "In Trust" and William James Deagle. This document was forwarded to Mrs. Nakatsu for signature. She refused to sign this Deed and copies were returned to this office through the B. C. Security Commission. The Custodian then prepared the necessary documents on the advice of K.W. Wright, Counsel for the Custodian, (see his memorandum of October 4, 1944, in which he states in part,)

> "Mr. Stokes is now willing to accept a transmission in favour of the Secretary of State, also a conveyance in favour of Deagle and will ignore the issue of a new certificate to the Administratrix on the ground that this certificate was issued subject to our vesting and the Administratrix virtually holds a Certificate of Title that is valueless."

Funds from the sale of the property were released to the credit of Kimiyo NAKATSU as administratrix, on February 23, 1945.

Certificate of Title #180601-E was delivered to the purchaser on February 23, 1945.

A complete statement of the transaction was forwarded to Mrs. Nakatsu on March 9, 1945.

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

Geo Peters

George Peters,
Office of the Custodian.

GP/ic

Date: May 29, 1944.

REAL PROPERTY MEMORANDUM

File No. 5415

Name: NAKATSU, Tomematsu (Deceased) Registration No. 10969
Oct. 1943.

Re: Catalogue No. 797

Address: Garry Street & 1st Avenue, Steveston, B. C.

Legal Description: Lot 18, Blk. 38, Sec. 3, B. 3 N., R. 7 W., Map 249

TITLE AND ENCUMBRANCES:

A. Certificate of Title No. 111184-E Whereabouts: Unknown

Registered Owner: NAKATSU, Tomematsu Reg. No. 10969

Property: Lot 18, Block 38, Section 3, Block 3 North, Range 7 West, Map 249

B. Charges

Registered: Nil (Letters of Administration taken out certified copy on file. Wife, Kimiyo, File No. 5872, appointed Administratrix).

Vesting: 25713 April 15-1943

Unregistered: No evidence

Taxes: $9.08 (1943) paid

Water: $12.00 - ½ year, 1944 paid

Insurance: Nil

Assessed Value: Land: $90.00 Improvements: $600.00

Valuation by Appraiser: $450.00

Amount of Bid: $500.00

Approved by Advisory Committee: June 1, 1944

Paid as shown in attached letter: $500.00 - June 13, 1944.

Name of transferee as attached letter: William James Deagle

ADMINISTRATION

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

Monthly - unfurnished.

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

Chattels: Particulars of those stored on the premises.

Check - c/o tenant.

Named Agent: Nil

5872/1971.

Form No. 157. Deed of Land D-7-43 THE WILLSON STATIONERY CO. LTD., VANCOUVER, B. C.

This Indenture

Made the day of July in the year of our Lord one thousand nine hundred and forty-four.

In Pursuance of the "Short form of Deeds Act"

Between

KIMIYO NAKATSU "In Trust", Widow,
c/o Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, British Columbia.

Insert full Name, Street Address and Occupation of Grantor and of Grantee.

(hereinafter called the "Grantor")

AND

WILLIAM JAMES DEAGLE,
B.C. Electric Railroad Conductor,
of Steveston, British Columbia.

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of Five Hundred ($500.00) ——————————

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 Municipality of Richmond, in the Province of British Columbia, and known and described as Lot Eighteen (18) Block Thirty-Eight (38) of Section Three (3) Block Three (3) North, Range Seven (7) West, Map Two Hundred and Forty-Nine (249) in the District of New Westminster.

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 hi 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.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

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 parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Segni Lere
X

Signature of Witness .....

Street Address .....

City or Town .....

Occupation of Witness .....

FOR MAKER

I HEREBY CERTIFY that, on the day of 19 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of), who is personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker subscribed thereto as part thereof, and whose name , that know the contents thereof, and that executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

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

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

I, of the , in the Province of British Columbia, of make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that 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
in the Province of British Columbia, this
day of 19

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

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the day of , 19 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of) who is personally known to me, appeared before me and acknowledged to me that he is the of who subscribed his name to the annexed Instrument as , and that he is the person of the said and affixed the seal of the to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

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

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated July 1944.

KIMIYO NAKATSU "In Trust"

—TO—

WILLIAM JAMES DEAGLE

Deed of Land

Ins Willson Stationery Co. Ltd., Vancouver, B. C.
Legal Forms for the Four Western Provinces

Municipality of Richmond, in the Province of British Columbia, and known and described as Lot 18, Blk. 38 of Sec. 3, Blk. 3 N., Range 7 W., Map 249, D.M.W.

FOR ATTORNEY

I HEREBY CERTIFY that, on the day of , 19 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of), who is personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said knows the contents of said instrument, and subscribed the name of the said thereto voluntarily as the free act and deed of the said under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

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

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

CANADA
PROVINCE OF BRITISH COLUMBIA
To wit:

I, of the
of in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.
2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at
in the Province of British Columbia, this
day of A.D. 19

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

File No. 5415/5872
Catalogue No. 797

October 13th, 1944.

MEMORANDUM

TO: Mr. K.W. Wright

FROM: Mr. Ian Macpherson

Tomematsu JAKATSU - Reg. No. 05567
Municipality of Richmond
Lot 18, Blk. 38 of Sec. 3, RSW, R7W,
Map 249, D.L.W. Certificate of Title
No. 25713.

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

1. Original Certificate of Encumbrance.

2. Transmission in duplicate.

3. Deed in duplicate.....WILLIAM JAMES BEAGLE.

4. Copy of letter showing to whom sold and price paid for the property.

5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

6. Real Property Memorandum from Administration Dept.

Certificate of Indefeasible Title Number 111184-I is in the the possession of(unknown).

Ian Macpherson

IM:MH
Encls.

Catalogue No. 797
File Nos. 5415 & 5872
Cor. Garry St. & 1st Avenue
Steveston, B. C.
Certificate of Title No. 180601-E

Control of property covered by Certificate of Title No. 180601-E and described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with he sale to me of this property have been settled.

Dated at Vancouver this 23 day of February 1945.

W. James Deagle

Return to the Custodian

Catalogue No. 797
File Nos. 5415 & 5872

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

Dear Sirs:-

Re: Cor. Garry St. & 1st Ave. Steveston

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

Yours faithfully,

C. W. James Deagle .....Signed

Return to the Custodian

Tomematsu NAKATSU

File No. 5415
Reg. No. 10969

	Date	Particulars	Debit	Credit	Balance
1942	September 9	Harry Tait - rent Commission	$ 1.00	$ 8.00	
	September 28	Ck 1244 - Corp. Township of Richmond - Water Rates	6.71		
1943	January 5	Rent collected		20.00	
	March 22	Ck 2323 - Township of Richmond - Water Rates June 30/43	12.00		
	April 29	Rent collected		20.00	
	May 20	Ck 3297 - Certificate of Encumbrance - New Westminster	1.00		
	June 16	Rent collected		20.00	
	August 10	Rent collected		8.00	
	August 17	Rent collected		12.00	
					CR $67.29

Transferred to Kimiyo NAKATSU, Administratix of the Estate of Tomamatsu NAKATSU (File 5872)

Kimiyo NAKATSU as Administratix
of the Estate of
Tomematsu NAKATSU

File No. 5872
Reg. No. 05567

	Date	Particulars	Debit	Credit	Balance
1943	August 17	Balance as per statement sent	$	$ 67.29	
	September 23	Water Rates	12.00		
	October 22	Taxes	19.48		
	December 21	Rents collected 4 months at $8.00		32.00	
1944	January 5	Proceeds, Auctions Sale		77.59	
	January 17	Proceeds, Auction Sale		19.92	
	January 21	C. F. MacLean - Legal Fees	60.00		
	February 21	Proceeds, Auction Sale		18.02	
	March 11	Proceeds, Auction Sale		.35	
	March 20	Water Rates	12.00		
	March 22	Proceeds, Auction Sale		4.67	
	June 1	Water Rates	12.00		
		Taxes	11.72		
		Rents collected to 30 June and $6.00 on a/c July		62.00	
	June 13	Rental adjustment to purchaser	44.53		
		Credit re Sale of Property		505.56	
1945	January 4	Proceeds, Auction Sale		11.58	
	April 11	Payment of account July water rates $2.00, Rent Aug. $6.00			
		Water rates $2.00, Sept. rent $2.00		12.00	
	August 14	Proceeds, Auction Sale		.75	

	Date	Particulars	Debit	Credit	Balance
1946	November 25	Proceeds Auction Sales Jan. 5, 17, Feb. 21, Mar.11 March 22/44 and Jan. 4/45 taken from this account	$ 132.13	$	
		Proceeds, Auction Sale returned to account.		25.65	
		Proceeds, Auction Sale " "		4.62	
		Proceeds, Auction Sale " "		5.38	
	December 28	Cheque to Administratix	546.14		
			$850.00	$850.00	NIL

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

797

22nd.April,1944.

Catalogue #797

File #5415/5872

EXHIBIT No. 297-21
DATE 1 June 1948
FILED BY Crown

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

Dear Sir:

Re: Lot 18,Block 38,Sec.3,B3N/7W,
Map 249,Steveston Townsite

This property at the corner of Garry and 1st.Street consists of a 5 room bungalow 20 x 20' with a leanto. Exterior-Needs painting, at present pained brown, roof is fair, open foundation on posts. Interiro- Paper over shiplap, which is loose and cracked, floors, which are of fir, in good shape but uneven on account of poor foundation. Plumbing consists of sink only,(outside toilet) served with City light and heated by stoves.

A woodshed and bath house are at the rear.

These buildings are poorly constructed and of cheap materials, but in good location and surroundings

There are three fruit trees and an open ditch at the front and on side. Rented to Mrs.Tait for $6. per month.

VALUATION: Improvements $350.
Lot 100.
450.

Yours very truly,

Coulthard,Sutherland & Co.Ltd.
P.R.Coulthard.

STATEMENT RE SALE OF:

Name: NAKATSU, Kimiye
Its Administratrix

Catalogue No: 777

File No: 5872

Street Address: Steveston, B.C.

Reg. 05567

Legal Description: 18/38/3/B3N/R7W/249

Date of Sale and Adjustments ..... June 13/44

Sale Price		$ 500.00
Real Estate Agent's Commission	$	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid Vendor		
Mortgages		
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		
Taxes	6.45	
Water	13.11	
	14.09	$ 519.56
Net Proceeds credited to your account		505.56

Date: March 7th, 1945

Compiled by: Mr. George Peters

Catalogue No. 797
Files No. 5872 & 5415,
Garry St. & 1st Ave. Steveston,B.C.
18/38/3/B3N/R7W/249

February 16th, 1945

WILLIAM JAMES DEAGLE

(purchaser)

In account with: The Custodian of Enemy property

STATEMENT OF ADJUSTMENTS

(as at June 13, 1944)

	DEBIT	CREDIT
Purchase price	$500.00	
Che ues received		500.00
Amount of rent collected		
June 13th to June 30th 17/30 x$8.00		4.53
July-August, Se tember-October-November 30, 5 months$8.00		40.00
Registration fees on deed-$ 500.00	5.00	
Water paid to December 31st, 1944 201/184 x 12.00	13.11	
Purchaser's proportion of 1944 taxes 201/365 x 11.72	6.45	
Balance owing to Purchaser	19.97	
	$544.53	544.53

BALANCE OWING TO PURCHASER - $19.97

C
O
P
Y

N 5/43 Form C.

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

British Columbia

Law Stamp

$1.00

GREENWOOD ..... Registry.

BE IT KNOWN that on the 30th day of November 1943, Letters of Administration of all the estate which by law devolves to and vests in the personal representative of Tomematsu Nakatsu, late of Greenwood, British Columbia, deceased, who died on the 29th day of October, 1943, at Grand Forks, British Columbia intestate, were granted by the Supreme Court of British Columbia to Kimiyo Nakatsu the lawful Widow of the said intestate.

Succession Duty....

GIVEN under the Seal of the said Court this 2nd day of December, A.D. 1943.

Seal

"L. A. Dodd"
District Registrar.

Supreme Court

Extracted by C. F. MacLean, Esq.,
Barrister-at-Law,
Grand Forks, B. C.

I hereby certify that the within instrument is a true and correct copy of the instrument of which it purports to be a copy.

Vancouver, B.C. this 6th day of December, A.D. 1946

Original returned to Bank of Montreal Nakatsu for presentation Bank to cash cheque

A Notary Public in and for the Province of British Columbia

1946

File 5415

PROPERTY of Tomematsu NAKATSU
Registration #10969

1	Bicycle locked		From the Attic.	
1	Bridge table			
22	Chairs	15	cartons	
1	High Chair	5	wooden boxes	
3	Mattresses	✓1	large crock abandoned	
1	Gunny Sack	5	tins, 1 Bdle pictures	
1	Canvas bag, tied	5	coils manilla rope	
2	Baskets clothes	1	coil ¾ cotton line	
1	Small Basket	1	Trycycle	
1	Carton	1	Everyready Battery	
1	Buck saw	1	Cultivator	
	Bookcase	2	suitcases — KAMEKICHI HASHIMOTO	
1	anchor	1	Bdle Blinds	
1	Battery	1	Bdle	
Sold 5/1/45 1	Westinghouse gasoline washing machine	16	Cartons	
1	chest drawers	15	Wooden boxes	
3	cartons	6	Paper parcels	
2	tin boxes	1	clock	
1	Dresser with seperate mirror	1	scuttle of axes	
1	high bureau	1	basket clothes	
1	dresser with mirror attached	1	xmall chest drawers	
1	box tools	1	screened cabinet	
1	leather suitcase	4	batteries	
1	iron scales	✓1	kitchen table abandoned	
2	iron beds	1	generator	
2	springs	1	child's tricycle	
1	coal scuttle	1	Bdle Bedding	
1	wash clothes	4	Cartons?	
1	bdle blinds			
2	pails			
2	boxes			

MEMORANDUM

File 5872 March 20, 1944

TO: File

FROM: R. B. Mackedie

Re: Mrs. Kimiyo NAKATSU

Two complete beds and springs owned by the above were removed on the 18th of January from the Catholic Mission to our storage warehouse no. 3 to be sold at auction at the first opportunity.

RBM:JS

MEMORANDUM

File No. 5872 July 12th, 1944

TO: FILE

FROM: Mr. Mackedie

Re: NAKATSU, Kimiyo (Mrs. Tomematsu)

This file is in order as to chattels as these were moved on August 3rd, 1942, from a house at Garry and First Streets to warehouse #3, upstairs, as per list 36 on file.

Some of these goods were sold at Steveston Auctions Nos. 1, 2, 3, 4, 5, and 6.

Two complete beds and springs were moved on January 18th, 1944, from the Catholic Mission, to our Storage Warehouse #3.

R.B.M.

RBM/MHG

MEMORANDUM

File No. 5872 October 20th, 1944

To: The File

From: Mr. Mackedie

Re: NAKATSU, Kimiyo (Mrs. Tomematsu)

Nothing to add to memo of August 12/44 accept to note under heading of remarks, J.D. Mather's Report June 29/42.

All effects moved from the house at Garry & 1st Streets August 3/42 (list 36) were in the name of Tomematsu NAKATSU deceased husband of the above, and proceeds will be credited to her account when sold.

R.B.M.

RBM:LM

NAME NAKATSU, Kimiye (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public

auction at Steveston, B.C. on April 27, 1945

Umbrella, Wicker mats	$ 1.10
Electric iron	0.75
Coleman camp stove	1.25
Vase	1.00
Trays	2.25
Odds & ends tools	3.00
Iron pot	0.75
Kitchen ware	2.75
Books	0.25
Toys	2.25
Kitchen ware	2.60
Pictures	1.00
Pictures	2.15
Rubber coat	1.60
Suit	0.35
Suit	1.00
Suit	0.75
Sealers & chinaware	0.75
Chinaware	4.00
Odds & ends	0.95
Caulking	0.35
China boxes	2.00
Odds & ends	0.50
Trays	1.50
China & glass	2.25
Kitchen ware	0.50
China & glass	4.25
Chinaware	2.50
Total to be carried forward:	$ 44.35

Transferred to Chattel Suspense Account 21/12/46.

[redacted]

NAME NAKATSU, Kiniye (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on April 27, 1945

Brought forward:	$ 44.35
Kitchen ware and part of ash stand	0.90
China & Kitchen ware	0.70
Rubber boots, coat & pants	1.75

Transferred to Chattel Suspense Account 29/11/46

Total		$ 47.70
Less Expenses: (Auctioneer's Fee:	$4.77	
(Advertising:	3.23	$ 13.55
(Moving:	5.55	
		34.15
Net Proceeds Credited:		$

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 33.

Remarks.

NAME NAKATSU, Kimiyo (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on September 21, 1945.

Transferred to Chattel Suspense Account
29/11/45

	$
Box odds & ends hardware	0.70
2 Boxes misc. tools & hardware	0.50
Coleman fuel tank	0.50
2 Boxes misc. hardware	0.25
2 Iron pots	0.25
Suit case of wire etc.	0.25
Boiler, china etc.	0.80
Records	1.00
Toys etc.	0.25
Tray, china etc.	1.00
Xmas decorations etc.	0.70
4 Gal crock	2.25
Box misc. articles	0.10
Bag, umbrellas mirrors	0.60
Ornaments etc.	1.30
Can of ware (Kitchen) etc.	1.10
Kitchen ware	0.25
Vases	0.45
Electric Iron	1.10
Electric iron	2.00
Electric lamp	1.25
Tubs of Kitchen ware & china	1.60
Large rice kettle	0.50
Canof china	0.25
Can of china	0.50
Kitchen ware	1.35
Total to be carried forward:	0.50
	21.30

[redacted]

NAME NAKATSU, Kimiyo (Mrs. Tomomatsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on September 21, 1945.

Brought forward:	$ 21.30
Glass & china ware	0.35
Pail of china, china box etc.	1.75
Kitchen & chinaware	1.00
Hand painted plate	1.50
Can of Kitchen ware, small suit case	0.25
Fencing mask, coat hangers etc.	0.50
2 Boxes misc. hardware	0.50
Chinaware	3.00
Pictures, trays etc.	3.50
Rice kettle	0.25
China & glassware	1.75
Hand painted plate	1.75
Cash box, records & case	0.75
Iron pot & kitchen ware	0.50
Glassware etc.	1.50
Chinaware, wash board, rubber coat	0.50
Water pump	1.00
Electric fittings & wire	1.00
Mixing bowls & vase	1.10
Kitchen ware	0.25
Kitchen ware etc.	0.90
Iron pot	0.50
Platters etc.	1.50
Box for tools etd.	1.50
Chinaware	0.50
Chinaware	2.50
Pipe wrenches, hammer etc.	1.75
Total to be carried forward:	$ 33.15

Transferred to Chattel Mortgage Record 21/11/45

Less Expenses: $

Net Proceeds credited: $

Number of Certificate issued.

Receipt No.

Remarks.

NAME HARATSU, Kimiyo (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on September 21, 1945.

Brought forward:	$ 53.15
Box sundry tools	2.00
Chinaware	1.50
Glassware	0.75
Chinaware	1.30
Pails	0.35
2 Alarm clocks	0.40
Cushions, china & glassware	2.50
Boots, bookrack etc.	0.25
Coal scuttle, flat iron etc.	0.25
2 Squares	3.00
Bucksaw	0.30
Picture	0.50

Transferred to Chattel Suspense Account 29/11/46.

Total $ 66.25

Less Expenses: (Auctioneer's Fee: $6.63
(Advertising: 4.28
(Moving: 8.57 $ 19.48

Net Proceeds Credited: $ 46.77

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 38.

Remarks.

NAME NAKATSU Kiniyo (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on June 8, 1945.

Kitchen stove	$ 1.00

Total			$ 1.00
Less Expenses:	(Auctioneer's Fee:	$0.10	0.25
	(Advertising:	0.04	
	(Moving:	0.11	$
Net Proceeds Credited:			$ 0.75

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 35.

Remarks.

NAME NAKATSU, Kiniyo (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public

auction at Steveston, B. C. on May 18, 1945.

Doll buggy	$ 0.10
Go cart	0.25
Go cart	0.15

Transfered to Chattel Suspense Account
29/11/46.

Total			$ 0.50
Less Expenses:	(Auctioneer's Fee:	$ 0.05	
	(Advertising:	0.02	$ 0.13
	(Moving:	0.06	
Net Proceeds Credited:			$ 0.37

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 34.

Remarks.

NAME NAKATSU, Kimeyo (Mrs. T.) (Deceased)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public

auction at Steveston, B. C. on March 2, 1945.

Westinghouse gas washer	$ 105.00

Transferred to Chattel
Seizure Account -
29/11/46. C.G.

Now in
5266- 21/1/47
C.S.

Total		$ 105.00
Less Expenses: (Auctioneer's Fees	$ 10.50	
(Advertising:	3.72	
(Moving:	8.75	$ 22.97
Net Proceeds Credited:		$ 82.03

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 30.

Remarks. Mr. Inventory on file

Transferred to 5872 from 5415 on Nov. 25, 1946 -

Transferred -
Balance of cash - $84.66
B.C.E.R. refund 1.62
Audrey 11.03
$84.65

NAME NAKATSU, Kiniyo (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public

auction at Steveston, B. C. on November 14, 1945.

Carton of Festival goods	$ 5.00
Box of Festival goods	1.50
Pillows etc.	1.50 - Transferred to Custodian Supreme Court. 28/11/46.

Total			$ 8.00
Less Expenses:	(Auctioneer's Fee	$ .80	
	(Advertising	.27	
	(Moving	.31	$ 1.38
Net Proceeds Credited:			$ 6.62

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 42

Remarks.

NAME MAKATSU, Kimiyo (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on September 21, 1945.

Transferred to Chattel Suspense Account - 29/11/46. C.G.

Box odds & ends hardware		0.70
2 Boxes Misc. tools & hardware		0.50
Coleman fuel tank		0.50
2 Boxes misc. hardware		0.25
2 Boxes misc. hardware		0.25
2 Iron pots		0.25
Suit case of wire etc.		0.80
Boiler, china etc.		1.00
Records		0.25
Toys etc.		1.00
Tray, china etc.		0.70
Xmas decorations etc.		2.25
4 Gal crock		0.10
Box misc. articles		0.60
Bag, umbrellas mirrors		1.30
Ornaments etc.		1.10
Can of ware (Kitchen) etc.		0.25
Kitchen ware		0.45
Vases		1.10
Electric Iron		2.00
Electric iron		1.25
Electric lamp		1.60
Tube of Kitchen ware & china		0.50
Large rice kettle		0.25
Can of china		0.50
Can of china		1.35
Kitchen ware		0.50
Total to be carried forward:	$	21.30

[redacted]

NAME MAKATSU, Kiniye (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on September 21, 1945.

Brought forward:	$ 21.30
Glass & china ware	0.75
Pail of china, china box etc.	1.75
Kitchen & chinaware	1.00
Hand painted plate	1.50
Can of Kitchen ware, small suit case	0.25
Fencing mask, coat hangers etc.	0.50
2 Boxes misc. hardware	0.50
Chinaware	3.00
Pictures, trays etc.	3.50
Rice kettle	0.25
China & glassware	1.75
Hand painted plate	1.75
Cash box, records & case	0.75
Iron pot & kitchen ware	0.50
Glassware etc.	1.50
Chinaware, wash board, rubber coat	0.50
Water pump	1.00
Electric fittings & wire	1.00
Mixing bowls & vase	1.10
Kitchen ware	0.25
Kitchen ware etc.	0.90
Iron pot	0.50
Platters etc.	1.50
Box for tools etd.	1.50
Chinaware	0.50
Chinaware	2.50
Pipe wrenches, hammer etc.	1.75
Total to be carried forward:	$31.15

Transferred to Chattel Mortgage 24/11/45 C.G.

[redacted]

NAME ~~[redacted]~~

REGISTRATION NO. ~~[redacted]~~ FILE NO. ~~[redacted]~~

The following chattels were sold by public auction at ~~[redacted]~~ on ~~[redacted]~~

	Brought forward:	$ 53.15
Box sundry tools		2.00
Chinaware		1.50
Glassware		0.75
Chinaware		1.30
Pails		0.35
2 Alarm clocks		0.40
Cushions, china & glassware		2.50
Boots, bookrack etc.		0.25
Coal scuttle, flat iron etc.		0.25
2 Squares		3.00
Buckaas		0.30
Picture		0.50

Transferred to Chattel Mortgage Account.
29/10/48.
C.J.

Total			$
Less Expenses:	Auctioneer's Fee:	$6.63	$ 66.25
	Advertising:	4.28	$ 19.48
	Moving:	8.57	
Net Proceeds Credited:			$ 46.77

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 38.

Remarks. An inventory - most of the chattels already sold by us

NAME NAKATSU, Kimiye (Mrs. Tommatsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public

auction at Steveston, B. C. on May 18, 1945.

1 Doll buggy	Transferred to Chattel	$ 0.10
1 Go cart	Suspense Account - 29/11/46	0.25
1 Go cart	C.G.	0.15

Total			$ 0.50
Less Expenses:	(Auctioneer's Fee:	$ 0.05	
	(Advertising:	0.02	
	(Moving:	0.06	$ 0.13
Net Proceeds Credited:			$ 0.37

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 34.

Remarks.

NAME NAKATSU, Kiniye (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public

auction at Stevenston, B.C. on April 27, 1946

Transferred to Chattel Sundries - 29/4/46. C.G.

Umbrella, Wicker mats		$ 1.10
Electric iron		6.75
Coleman camp stove		1.25
Vase		1.00
Trays		2.25
Odds & ends tools		3.00
Iron pot		0.75
Kitchen ware		2.75
Books		0.25
Toys		2.25
Kitchen ware		2.60
Pictures		1.00
Pictures		2.15
Rubber coat		1.60
Suit		0.35
Suit		1.00
Suit		0.75
Dealers & chinaware		0.75
Chinaware		4.00
Odds & ends		0.95
Cooking		0.35
China bowls		2.00
Odds & ends		0.50
Trays		1.50
China & glass		2.25
Kitchen ware		0.50
China & glass		4.25
Chinaware		2.50
Total to be carried forward:		$ 44.35

[redacted]:

[redacted]:

[redacted].

[redacted].

[redacted].

NAME NAKATSU, Kimiye (Mrs. Tomomatsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public

auction at Steveston, B.C. on April 27, 1945

	Brought forward:	$ 44.55
Kitchen ware and part of ash stand		0.90
Chairs & Kitchen ware		0.70
Rubber boots, coat & pants		1.75

Total			$ 47.70
Less Expenses:	(Auctioneer's Fee:	$4.77	
	(Advertising:	3.23	$ 13.55
	(Moving:	5.55	
			34.15
Net Proceeds Credited:			$

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 33.

Remarks.

File No. 5872
Copy for file #5435

November 27, 1946.

Chattel Summary (Continued)

A memorandum on file to Miss C. Girard dated November 27, 1946, will show the chattels transferred to Suspense as unidentified.

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

George Peters,
Office of the Custodian.

GP/ic

File No. 5872
Copy for file #5435

November 21, 1946.

Re: Mrs. Tomomatsu (Kimiye) NAKATSU
Registration No. 05567

All trunks and personal belongings in storage at Steveston were opened and inspected in October, 1945. Goods of no value were discarded; clothing of no saleable value were turned over to U.N.R.R.A.; saleable articles were auctioned and any personal photographs or goods of a personal nature are stored ready for shipment at the request of the Japanese.

- -

T. NAKATSU
Lot No. 316

Descriptions: 3 open boxes

Auctions: festive dolls

- - - - - - - -

Descriptions: 1 tied parcel

Auctions: 1 picture frame

Personal: 1 box photographs

- - - - - - - -

Descriptions: 1 box, open

Auctions: festive toys

- - - - - - - -

Descriptions: 1 open kori

U.N.R.R.A.: 1 man's shirt
1 apron
1 smock
2 sweaters
1 woman's dress
1 pr. underclothing
socks

Discards: 1 moth-eaten sweater
rags
flour sacks

- - - - - - - -

...2/

Description: 1 large open carton, tied

Auction: festive dolls and toys
yard goods of misc. lengths

- - - - - - - - - - - - - -

Description: 1 large open carton, tied

Auction: festive dolls and toys

- - - - - - - - - - - - - -

Description: 1 small open carton

Auction: 1 small vase
1 small lacquer box
1 brass incense burner
1 glass incense burner

- - - - - - - - - - - - - -

Description: 1 small open carton

U.N.R.R.A.: 1 child's sweater

Discard: 1 man's torn shirt
trash

- - - - - - - - - - - - - -

Description: 1 small open carton

U.N.R.R.A.: 2 child's wrappers
2 child's dresses
1 kimona
1 child's sweater
1 child's woolies
4 pcs. woman's underclothing
1 child's rompers

Auction: 2 boxes of fans

Discard: rags

Personal: Personal papers
Ledger

- - - - - - - - - - - - - -

Description: 1 open carton

Personal: 1 damaged shrine

- - - - - - - - - - - - - -

...3/

Description: 1 open carton

U.N.R.R.A.: 1 hat
3 man's shirts
1 woman's waist
1 damaged blanket
2 sweaters
2 child's trousers
ties
socks
2 prs. trousers

Discard: fish-smelling canvas work gloves
rags
1 stained torn cap
2 damaged umbrellas

- - - - - - - - - - - - -

Description: 1 wrapped bundle

U.N.R.R.A.: 1 kimona
1 comforter

Auction: hangers
3 cushions

- - - - - - - - - - - - -

Description: 1 galvanized wash tub

U.N.R.R.A.: 1 kimona
1 pc underclothing
2 jackets
1 child's coat

- - - - - - - - - - - - -

Description: 1 small open carton

U.N.R.R.A.: 2 baby's pants
1 woman's dress
1 baby's rompers
1 bab 's jacket
1 pr. man's pants
1 child's dress

Auction: 3 candlesticks

Discard: rags

Personal: 1 small box of prayer beads
and medals

- - - - - - - - - - - - -

.../

Description: 1 small open cardboard box

Discard: Paper streamers

- - - - - - - - - - - - - - - -

Description: 1 open ½ kori

U.N.R.R.A.: 2 coats
1 sweater
socks

Discard: rags

- - - - - - - - - - - - - - - -

Description: 1 old open suitcase

U.N.R.R.A.: 4 women's dresses
1 pr. woman's slacks
1 blanket
1 scarf
2 men's shirts
1 kimona
1 pr. man's trousers
1 nightgown
2 woman's waists
1 apron

Discard: suitcase

- - - - - - - - - - - - - - - -

Sacramento

November 27, 1946.

A telephone call was received on November 22, 1946, from Mr. Howell, who does special work for the Custodian. He informed us that the Buddhist Temple had again been broken into and that all parcels of personal goods stored in the basement had been opened and the contents strewn on the floor. It is impossible to identify to whom they belong.

George Peters,
Office of the Custodian

GP/ic

File Nos. 5872 and 5435 November 27, 1946.

CHATTEL SCHEDULE

Re: Mrs. (Tomematsu) Kiniye NAKATSU
Registration Number 95567

Re: Tomematsu NAKATSU (Deceased)
Registration Number 10969

MRS. TOMEMATSU NAKATSU DECLARATION APRIL 23, 1942

"This is to certify I have no property of any kind whatsoever in any protected area in British Columbia."

TOMEMATSU NAKATSU DECLARATION APRIL 22, 1942

2 tricycles	1 auctioned, 1 missing
1 bureau	auctioned
1 kitchen stove	auctioned
1 heating stove	missing, never inventoried by Custodian.
14 chairs	auctioned
Kitchen utensils	chattels in Suspense, cannot identify
Japanese festival dolls	auctioned

Above left at home, corner of Garry Street and First Avenue, Steveston, B.C.

CHATTELS REMOVED FROM CATHOLIC MISSION JAN. 16, 1944 IN MRS. NAKATSU'S NAME:

2 complete beds & springs	1 auctioned, 1 missing

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

George Peters,
Office of the Custodian.

GP/ic

File No. 3072
Copy for file #3415

November 27, 1946.

CHATTEL SUMMARY

Re: Mrs. Kiniyo (Tomematsu) NAKATSU
Registration Number 05567

In his inventory of June 29, 1942, J.D. Mather, Custodian's agent, reports,

"This land has been vacated for some time and the house is completely locked and boarded up, and I am informed is packed full of furniture and fixtures of the man himself and a number of his friends."

On evacuation, Mrs. Nakatsu certified that she had no property of any kind whatsoever in the protected area. Her husband, Tomematsu Nakatsu (now deceased) declared:

2 trunks
1 bureau
1 kitchen stove
1 heating stove
14 chairs
kitchen utensils
Japanese festive dolls

left at his home, corner of Garry Street and First Avenue in Steveston, B.C.

Before this property was rented by the Custodian, chattels were removed on August 3, 1942, from Garry and First Street, under the name of Tomematsu Nakatsu to the Custodian's Warehouse #3, Upstairs. The file reveals on March 20, 1944 that two (2) complete beds and springs were removed by the Custodian's agent from the Catholic Mission to our Warehouse #3 in the name of Mrs. Nakatsu. After the sale of the property, additional goods were removed by the Custodian on May 15, 1945, under the name of T. Nakatsu, from Garry and First Street to Storage Auction #3. At that time,

1 N.M. table
1 Crock
Lino on floor

were left as of no value. On February 5, 1946, Mrs. Nakatsu was written to that among the chattels removed from her former house was a leather suitcase marked with the name of K. Hashimoto. She replied in a letter received in this office February 13, 1946, that the owner of the suitcase was Kamekichi Hashimoto, file #3515. This was transferred and dealt with on his file.

We have credited to Mrs. Nakatsu, the articles which could be identified as declared by her late husband, and also one bed and spring which was removed from the Catholic Mission in her name.

The large list of chattels which could not be identified have been transferred to Suspense. We have checked all the files with the initial of T. Nakatsu and can find no one declared goods as being left at the address of Garry Street and First Avenue. Under the date of November 21, 1946, the file will show a list of goods which were opened and inspected in October 1945. Approximately 19 boxes or parcels, although removed from T. Nakatsu's house, may belong to other parties, Any goods sold at auction, taken from these parcels, are also being put into Suspense Account.

...2/

NAME [redacted] Kimi (Mrs. T.)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public

auction at [redacted], B.C. on November 26, 1943

~~Book-case~~		$ ~~1.50~~ ✓	Transferred to Chattel Seizure Oct. 29/43
Child's tricycle		8.25 ✓	"
~~Sewing clock~~		~~2.75~~ ✓	"
~~Electric iron~~		~~5.00~~ ✓	"
~~Baby high chair~~		~~1.50~~ ✓	"
~~4 Kitchen chairs~~		~~4.00~~ ✓	"
6 Kitchen chairs		4.50 ✓	"
~~4~~ 4 Kitchen chairs	1.30	~~4.00~~ ✓	4 chairs to Seizure Oct. $2.70
6 Kitchen chairs		4.00 ✓	"
~~Bridge table~~		~~1.50~~ ✓	"
~~Upright gramophone~~		~~2.50~~ ✓	"
Dresser with mirror		14.50 ✓	"
~~Dresser — no mirror~~		~~2.50~~ ✓	"
~~Chest of drawers~~		~~35.00~~ ✓	"

From file 266 Transferred back to Chattel Seizure

Total $ [redacted] 32.55

Less Expenses: (Auctioneer's Fee: [redacted] 3.25
(Advertising: [redacted] 1.32
(Moving: [redacted] 2.83 6.90

Net Proceeds Credited: $ [redacted] 25.65

Members of Custodian Staff Present. Mr. C. C. Robinson

Extracted from Auctioneering List No. Steveston 1.

Remarks. Transferred to misc. file 40/1/42

NAME NAKATSU, ~~Tommatsu~~ Kimio (Mrs T.)

REGISTRATION NO. ~~13069~~ 06567 FILE NO. ~~5872~~

The following chattels were sold by public auction at Steveston, B.C. on December 10th, 1943

Box of sealers		$ .25 K
Dozen sealers		.75 K
Dozen sealers		.50 K
Dozen "		.35 K
Chest drawers		2.00
Bicycle		15.00
Old iron bed & coil spring		8.25 F
Total:		$ 27.10
Less Expenses: Auctioneer's fee	2.72	7.18
Advertising	1.40	
Moving	3.06	$
Net Proceeds Credited:		$ 19.92

Transferred to Chattel Suspense Account - 29/11/46. C.G.

Members of Custodian Staff Present. C.C. Robinson

Extracted from Auctioneering list No. Steveston No. 2.

Remarks. Proceeds credited to wife's file 5872. Administration of Estate - 20/1/44

NAME NAKATSU, Tomonobu (Kimiyo (Mrs. T.))

REGISTRATION NO. ~~[illegible]~~ 05567 FILE NO. ~~5415~~ 5272

The following chattels were sold by public auction at Steveston, B.C. on January 14, 1944.

✓	3 Axes & 1 Hatchet -	2.10
✓	Mirror from bureau	4.75
✓	Electric Iron	1.25
✓	2 Bamboo Blinds -	2.25
✓	Table Lamp	2.35
✓	Table Lamp	1.00
✓	4 Gal. Crock -	.75
✓	Carton Japanese tea dishes	1.00
✓	Scuttle & Hatchets -	1.85
✓	Box sealers & glass jug	.75
✓	Pails -	1.50
✓	4 Sauce pans	2.00
✗	5 Gal. crock	2.60

Transferred to Chattel Mortgage Account 29 11/46. E.G.

Total:			$ 24.15
Less Expenses:	(Auctioneer's Fee:	$ 2.41	
	(Advertising:	1.04	
	(Moving:	2.68	$ 6.13
Net Proceeds Credited:			$ 18.02

Members of Custodian Staff Present. Mr. C.C. Robinson

Extracted from Auctioneering list No. Steveston 3

Remarks.

NAME HAKATSU, Kimiyo (Mrs.F.)

REGISTRATION NO. 05567 FILE NO. 5972

The following chattels were sold by public auction at Steveston, B.C. on January 28, 1944

✓2 Wash Basins	Transferred to Chattel Insurance Act. 27/1/46. C.G.	$ .50✓

Total:		$ .50
Less Expenses: (Auctioneer's Fee:	$ .05	$ .15
(Advertising:	.03	
(Moving:	.07	
Net Proceeds Credited:		$ 0.35

Members of Custodian Staff Present. Mr. Robinson

Extracted from Auctioneering list No. Steveston 4

Remarks.

NAME NAKATSU, Kimuro (Mrs. T.)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on February 4, 1944.

		$
Dishes	Transferred to Chattel	1.50
Dishes	Suspense Account.	2.00
Dishes	29/4/46. C.G.	0.35
Dishes		2.00
Red Cross Kit		0.40 x

Total:			$ 6.25
Less Expenses:	Auctioneer's Fee:	0.62	
	Advertising:	0.21	
	Moving:	0.75	$ 1.58
Net Proceeds Credited:			$ 4.67

Members of Custodian Staff Present. Mr. C.C, Robinson

Extracted from Auctioneering list No. Steveston 5.

Remarks.

NAME NAKATSU, Kimiyo (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on February 18,1944

	$
~~1 galv. tub~~	~~1.75~~
~~pots & pans~~	~~2.50~~
~~china~~	~~0.00~~
~~cup teapot~~	~~0.50~~
~~chinaware~~	~~0.75~~ "
1 good iron bed & coil spring)	6.50
~~2 comforters~~	~~3.50~~ "

Total:	(Auctioneer's Fee:	~~1.63~~ 0.65	~~10.30~~ 6.50
	(Advertising:	~~0.78~~ 0.39	
Less Expenses	(Moving:	~~2.11~~ 0.84	~~4.52~~ 1.89
Net Proceeds Credited:			~~13.35~~ 4.62

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering list No. Steveston 6.

Remarks.

NAME NAKATSU Kimiyo (Mrs. Tomematsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B.C. on June 8, 1945.

Kitchen stove	$ 1.00

Total			$ 1.00
Less Expenses:	Auctioneer's Fee:	$0.10	0.25
	Advertising:	0.04	
	Moving:	0.11	$
Net Proceeds Credited:			$ 0.75

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 35.

Remarks.

NAME NAKATSU, Kiniyo (Mrs. Tomomatsu)

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B. C. on November 14, 1945.

Carton of Festival goods	$ 5.00
Box of Festival goods	1.50
~~Pillows etc.~~	1.50

M
Transferred to Custodian Act
28/11/46
C.G.

Total			~~$ 8.00~~
Less Expenses:	(Auctioneer's Fee	$ .80	
	(Advertising	.27	
	(Moving	.31	$ 1.38
Net Proceeds Credited:			$ 6.62

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 42

Remarks.

NAME Kimio (Mrs. Tomematsu) NAKATSU

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at

Steveston, B. C., on November 26, 1943.

Buck saw	$ 1.50
Wooden clock	2.75
Electric iron	5.00
Baby high chair	1.50
6 Kitchen chairs	4.00
4 Kitchen chairs	2.70
Bridge table	1.50
Upright gramophone	2.50
Chest of drawers	35.00

Total			$ 56.45
Less Expenses:	(Auctioneer's Fee:	$5.65	
	(Advertising:	2.31	
	(Moving:	4.04	12.00
Net Proceeds Credited:			$ 44.45

Members of Custodian Staff Present. Mr. C.C. Robinson

Extracted from Auctioneering List No. Steveston 1.

Remarks.

NAME Kimie (Mrs. Tomematsu) NAKATSU

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at

Steveston, B. C., on December 10, 1943.

Box of sealers	$ 0.25
Dozen sealers	0.75
Dozen sealers	0.50
Dozen sealers	0.35
Chest of drawers	2.00
Bicycle	15.00
Old iron bed and coil spring	8.25

Total			$ 27.10
Less Expenses:	(Auctioneer's Fee:	$2.72	
	(Advertising:	$1.40	
	(Moving:	$3.06	$ 7.18
Net Proceeds Credited:			$ 19.92

Members of Custodian Staff Present. Mr. C. C. Robinson

Extracted from Auctioneering List No. Steveston 2.

Remarks.

NAME Kimie (Mrs. Tommatsu) NAKATSU

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at

Steveston, B.C., on January 14, 1944.

3 Axes and 1 Hatchet	$ 2.10
Mirror from bureau	4.75
Electric iron	1.25
2 Bundles blinds	2.25
Table lamp	2.35
Table lamp	1.00
4 Gal. crock	0.75
Carton Japanese tea dishes	1.00
Scuttle & Hatchets	1.85
Box sealers and glass jug	0.75
Pails	1.50
4 Sauce pans	2.00

Total			$ 21.55
Less Expenses:	(Auctioneer's Fee:	$2.14	
	(Advertising:	.94	
	(Moving:	2.40	5.48
Net Proceeds Credited:			$ 16.07

Members of Custodian Staff Present. Mr. C.C. Robinson

Extracted from Auctioneering List No. Steveston 3.

Remarks.

NAME Kimie (Mrs. Tomematsu) NAKATSU

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at

Steveston, B. C., on January 28, 1944.

2 Wash basins		$ 0.50
Total		$ 0.50
Less Expenses: (Auctioneer's Fee:	$0.05	
(Advertising:	$0.03	
(Moving:	$0.07	$ 0.15
Net Proceeds Credited:		$ 0.35

Members of Custodian Staff Present. Mr. Robinson

Extracted from Auctioneering List No. Steveston 4.

Remarks.

NAME Kinio (Mrs. Tomematsu) NAKATSU

REGISTRATION NO. 05567 FILE NO. 1872

The following chattels were sold by public auction at Steveston, B.C.,
on February 4, 1944.

Dishes	$ 1.50
Dishes	2.00
Dishes	0.35
Dishes	2.00
Red Cross Kit	0.40

Total			$ 6.25
Less Expenses:	(Auctioneer's Fee:	$0.62	
	(Advertising:	$0.21	
	(Moving:	$0.75	$ 1.58
Net Proceeds Credited:			$ 4.67

Members of Custodian Staff Present. Mr. C. C. Robinson

Extracted from Auctioneering List No. Steveston 5.

Remarks.

NAME Kinio (Mrs. Tomematsu) NAKATSU

REGISTRATION NO. 05567 FILE NO. 5872

The following chattels were sold by public auction at Steveston, B. C.,
on February 16, 1944.

1 Galv. tub	$ 1.75
Pots & pans	2.50
China	0.80
Cup and teapot	0.50
Chinaware	0.75
2 Comforters	3.50

Total			$ 9.80
Less Expenses:	(Auctioneer's Fee:	$0.98	
	(Advertising:	$0.59	
	(Moving:	$1.27	$ 2.84
Net Proceeds Credited:			$ 6.96

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 6

Remarks.

MEMORANDUM

File No. 5872 54:3 January 14, 1944.

To: Miss Corker

From: George Peters

Would you kindly transfer all data from File No. 5415, Tomematsu NAKATSU, Reg. No. 10969 to File No. 5872, Kimiyo NAKATSU, Reg. No. 05567 as Tomematsu has died and the estate is being operated under his wife's name as Administratrix of the Estate.

GP:MB

G. Peters

FILE 5872 August 18th, 1944.

M E M O R A N D U M

ENEMY SECTION
Rec'd AUG 18 1944
File No.
Ans'd
Refer'd

TO: MR. WRIGHT

FROM: MR. IAN MACPHERSON

RE: Lot 18, Blk. 38, Sec. 3,
RGM. R7W. Map 249, DNW.

Deal with by Instalment 2

This property was not declared by anyone but was found to be assessed to Tomematsu NAKATSU, and vesting certificate was filed by the Custodian on April 12th, 1943, in his name, and registered as No. 25713. By letters dated August 25th and September 2nd, 1943, Tomematsu NAKATSU confirmed his ownership.

Tomematsu NAKATSU died on October 29th, 1943, intestate, and Letters of Administration were granted to Kimiyo NAKATSU, wife, on November 30th, 1943. The sale of this property to Mr. Deagle has been negotiated and a Deed from Kimiyo NAKATSU to Mr. Deagle was submitted to Mrs. Nakatsu for execution. Mrs. Nakatsu refused to execute this deed.

Vesting of this property was six months prior to the decease of the owner. May we not question the transfer of the title by the Registrar?

Ian Macpherson

IM:AM

File No. 3872
Copy for file #5435

November 27, 1946.

MEMORANDUM - Miss C. Girard

Re Mrs. (Tomemon) Kiniye NAKATSU
Registration Number 05547

Would you kindly put the following chattels into Suspense as they cannot be identified as belonging to the above-named Japanese. These were removed from Garry and First Street, Steveston, B.C. to Custodian Warehouse No. 3 - Upstairs, under the name of NAKATSU, August 3, 1942, List No. 36. Goods were also removed on May 15, 1945, in addition to List No. 36.

Article	Price	Auction
Pillows etc.	$1.50	42
All of Steveston Auction		38
All of Steveston Auction		34
All of Steveston Auction		33
All of Steveston Auction		30
1 galv. tub	1.75	6
pots and pans	2.50	6
china	.80	6
cup teapot	.50	6
chinaware	.75	6
2 comforters	3.50	6
All of Steveston Auction		5
All of Steveston Auction		4
All of Steveston Auction		3
All of Steveston Auction		2
Bunk saw	1.50	1
Wooden clock	2.75	1
Electric Iron	5.00	1
Baby high chair	1.50	1
4 kitchen chairs	2.75	1
6 kitchen chairs	4.00	1
Bridge table	1.50	1
Upright gramophone	2.50	1
Dresser - no mirror	9.50	1
Chest of drawers	35.00	1

GP/lo

Accounting Department (See over)

COPY

File No. 5872. 4th October, 1944.

MEMORANDUM

TO: Mr. Ian Macpherson

FROM: Mr. K. W. Wright

Re: Kimiyo NAKATSU and
Lot 18, Blk. 38, Section 3, Block 3 North,
Range 7 West, Map 249, New Westminster Dist.

When Mr. Shears and the writer were at New Westminster yesterday we called upon Mr. Stokes in connection with the title that has been issued to Kimiyo Nakatsu (In Trust) Administratrix of the Estate of Tomematsu Nakatsu.

We pointed out that Tomematsu Nakatsu was an evacuee and that his death occurred subsequently to evacuation and under the Regulations this does not affect the right of the Custodian to convey. We also called his attention to the Certificate of Vesting that was filed No. 25713.

This property has been sold to one William J. Deagle but we have not proceeded with the sale for the reason that there was a Certificate of Title outstanding in the name of the Administratrix.

Mr. Stokes is now willing to accept a transmission in favour of the Secretary of State, also a conveyance in favour of Deagle and will ignore the issue of a new certificate to the Administratrix on the ground that this certificate was issued subject to our vesting and the Administratrix virtually holds a Certificate of Title that is valueless.

Will you, therefore, proceed with the transmission and registration of conveyance as though the title had not been changed since the issue of Certificate of Encumbrance dated 13th April, 1943 showing the registered owner to be Tomematsu Nakatsu.

I believe that the money has already been received but this is a matter for the Administration Department to deal with when the documents are returned from Ottawa.

K. W. WRIGHT

KWW/DG

5872 and 5415 December 7, 1946.

MEMORANDUM.

To: Accounting Department.

From: A. G. McArthur.

Re: Estate of Tomematsu NAKATSU, #10969, Deceased, and Kimiyo NAKATSU, #05567, widow of the Deceased and Administratrix of the Estate of Tomematsu NAKATSU, according to Grant in her favour dated December 2, 1943.

According to a memorandum from Mr. Peters with reference to File 5872, Kimiyo Nakatsu owned nothing in her own right in the Protected Area of British Columbia. All the funds at present in her account represent proceeds from liquidation of real property and chattels belonging to Tomematsu Nakatsu, Deceased. Would you therefore alter the name of this account by adding after Kimiyo's name, Administratrix of the Estate of Tomematsu Nakatsu, Deceased. You might also indicate that the beneficiaries are Kimiyo Nakatsu, widow, and four minor children.

AGM:AS

File No. 5872 MEMORANDUM September 5, 1950.

Accounting Department

Charge Chattel Suspense Account and credit File 5872, Kinio (Mrs. Tomomitsu) NAKATSU, Registration No. 05567.

Steveston 1 - entered in Chattel Suspense - Jan.22/47					
Credit 5872	Realized:	$56.45	Less Expenses:	$12.00	Nett - $44.45
Steveston 2 - entered in Chattel Suspense - Dec.6/46					
Credit 5872	Realized:	$27.10	Less Expenses:	$ 7.18	Nett - $19.92
Steveston 3 - entered in Chattel Suspense - Dec.6/46					
Credit 5872	Realized:	$21.55	Less Expenses:	$ 5.48	Nett - $16.07
Cr. Chattel Suspense	" :	$ 2.60	" "	$ 0.65	Nett— $ 1.95
		$24.15			$18.02
Steveston 4 - entered in Chattel Suspense - Dec.6/46					
Credit 5872	Realized:	$ 0.50	Less Expenses:	$ 0.15	Nett - $ 0.35
Steveston 5 - entered in Chattel Suspense - Dec.6/46					
	Realized:	$ 6.25	Less Expenses:	$ 1.58	Nett - $ 4.67
Steveston 6 - entered in Chattel Suspense - Dec.6/46					
	Realized:	$ 9.00	Less Expenses:	$ 2.84	Nett - $ 6.96

J. Spratt

/jp

GENERAL SUMMARY

File No. 5415 Tomematsu NAKATSU, Dec'd. Reg. NO. 10969

Tomematsu NAKATSU died at Grand Forks on October 29, 1943. He was survived by his widow, Kimiyo, file 5872, and four minor children, three sons, Masami, Toru and Kenneth, and one daughter, Miyeke.

On instructions from Mrs. NAKATSU, C. F. MacLean, Barrister at Law, Grand Forks, B. C., applied for Letters of Administration on her behalf. Letters of Administration were granted to Kimiyo NAKATSU, Widow, on November 30, 1943. A certified copy appears on file.

Tomematsu NAKATSU declared to the Custodian that he owned a three-roomed, frame bungalow on the Corner of Garry Street and 1st Avenue in Steveston. He also declared that he was leaving chattels in this house.

The Real Property of the deceased was disposed of as shown on the Real Property Summary on file and the proceeds derived therefrom released to the credit of Kimiyo NAKATSU, Administratrix of the Estate of Tomematsu NAKATSU, Deceased. The Personal Property of the Deceased was disposed of as indicated on the Personal Property Summary on file and all funds to the credit of the Deceased were transferred to the account of Kimiyo NAKATSU by Mr. Peters' Memorandum to the Accounting Department, dated January 14, 1944.

The B. C. Security Commission filed a claim on December 15, 1943, for the sum of $89.00 to cover funeral expenses of the Deceased but this was withdrawn by the Department of Labour on December 5, 1946. A claim for $60.00 for legal fees was paid to C. F. MacLean, Barrister at Law, at the request of the Administratrix.

The balance of funds to the credit of Kimiyo NAKATSU, Administratrix of the Estate of Tomematsu NAKATSU was forwarded to Mrs. NAKATSU on December 19, 1946, with the suggesting that she consult her Lawyer relative to making application to the Court for leave to use the share of the money which belongs to the minor children for their benefit while they are under twenty-one years of age.

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

January 3, 1947.

/AC

MEMORANDUM

File 5872 June 21, 1949.

TO: MISS F. MATHESON

FROM: MRS. A. G. McARTHUR

Please transfer from Chattel Suspense to the account of Kimie (Mrs. Tommatsu) NAKATSU, Registration No. 05567, File 5872, the following chattels which were transferred to Chattel Suspense in November 1946. Mrs. Nakatsu claimed for these goods:

STEVESTON 1

Buck saw	$1.50
Wooden clock	2.75
Electric iron	5.00
Baby high chair	1.50
6 Kitchen chairs	4.00
4 Kitchen chairs	2.70
Bridge Table	1.50
Upright gramophone	2.50
Dresser - no mirror	9.50
Chest of drawers	35.00

STEVESTON 2

Box of sealers	.25
Dozen Sealers	.75
Dozen sealers	.50
Dozen sealers	.35
Chest drawers	2.00
Bicycle	15.00
Old iron bed & coil spring	8.25

STEVESTON 3

3 Axes & 1 Hatchet	2.10
Mirror from bureau	4.75
Electric Iron	1.25
2 Bundles Blinds	2.25
Table Lamp	2.35
Table Lamp	1.00
4 Gal. Crock	.75
Carton Japanese tea dishes	1.00
Scuttle & Hatchets	1.85
Box sealers & glass jug	.75
Pails	1.50
4 Sauce pans	2.00

STEVESTON 4

2 Wash Basins	$ .50	.50

STEVESTON 5

Dishes	1.50	
Dishes	2.00	
Dishes	0.35	
Dishes	2.00	
Red Cross Kit	0.40	6.25

STEVESTON 6

1 Galv. tub	1.75	
pots & pans	2.50	
china	0.80	
cup teapot	0.50	
chinaware	0.75	
2 comforters	3.50	9.80

131.15

121.65

File No. 5872
Copy for file #5415

November 27, 1946

PERSONAL PROPERTY SUMMARY

Re: Mrs. Kimiyo (Tomematsu) NAKATSU
Registration Number 05567

CHATTELS: See chattel summary.

SPECIFIED ARTICLES: There are no cameras, radios, fire arms or motor vehicles revealed in the registration or the file.

ACCOUNTS RECEIVABLE: Refund of B. C. Electric Light Security Deposit Amount.....$2.62

Neither Mr. nor Mrs. Nakatsu declared nor do their files reveal any personal property other than those mentioned above.

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

George Peters,
Office of the Custodian.

GP/ic

MR. HUNTER:

Re: Claim of Kimiyo NAKATSU for Personal Property.

As Mrs. Nakatsu declared no property in the Protected Area and as her deceased husbnad, Tomematsu, declared only a very few articles, credit derived from sale of a large quantity of goods taken from their house at Steveston was transferred to Chattel Suspense Account. Mrs. Nakatsu's claim for chattels appears to be based entirely on auction sheets sent to her before this transfer was put through and it is still doubtful whether even those goods claimed belonged to either Mrs. Nakatsu or her husband.

For your information we attach other Auction Sheets, copies of which Mrs. Nakatsu has not received, covering the balance of goods sold in her name and later transferred to Chattel Suspense. If Mrs. Nakatsu does not revise her claim to cover these it would appear safe to assume they did not belong to her. If she is asked if they belonged to her she will, no doubt, claim for them.] Note

File No. 5872
Copy for file #5435

November 27, 1946.

MEMORANDUM SUMMARY

Re: Mrs. Kinkyo (Tomemitsu) HAKATEU
Registration Number 25267

On December 10, 1944, a claim was received through the B. C. Security Commission for $89.00 recovery of burial expenses of Tomemitsu HAKATEU, Deceased. The file reveals no action taken by the Custodian.

A claim for $60.00 was received from C.F. MacLean Esq., Barrister & Solicitor, for legal charges re the probate of The Estate of Tomemitsu HAKATEU, deceased. This was paid on January 14, 1944.

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

George Febers,
Office of the Custodian.

GF/lc

December 4, 1946.

In connection with the claim of $89.00 from the B.C. Security Commission, the writer has been advised by Mrs. Scobie of the Department of Labour, Japanese Division, that they are withdrawing this claim. This will be confirmed by letter within the next few days.

George Febers,
Office of the Custodian.

GF/lc

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 5415

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

P.O.Box 635,
Steveston,B.C.
18th November 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 19 1942

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

Dear Sir: Re: NAKATSU,Tomematsu - Reg.#10969

Replying to your letter of the 10th inst.

Mr Harry Tait is now in the army. Under date of the 17th inst.,we wrote to him care of the Vancouver Barracks calling his attention to the arrears amounting to $24.00 and requesting that he give this his attention by the 23rd inst.

We have also written to Mrs Tait, who we understand works at the Gulf of Georgia Cannery.

The house is still occupied and we are endeavouring to trace the connection of the present tenants with Mr and Mrs Tait.

We will advise further on the above before the end of the present month.

Yours truly,
C.C.Robinson

CCR-HJS. C.C.Robinson

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

Thats Peers.

PHONE PACIFIC 6121
PLEASE REFER TO
FILE No. 5415

OFFICE OF THE CUSTO
JAPANESE SECTION
RECEIVED
DEC 3 1942

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

23rd November, 1942

Harry Tait Esq.,
1st Avenue,
Steveston, B. C.

Dear Sir:

The Office of the Custodian has been charged with the responsibility for the protective custody of property left in prescribed areas by Japanese who have been evacuated.

As you are aware, there is a Japanese interest in the property you are now occupying.

For the past few months Mr. Thomas C. King has been the Agent collecting rentals on our behalf, but he has recently given up this work.

Will you please accept this Notice that in future and until further advice all rentals are to be paid to Mr. C. C. Robinson at Steveston, who is an employee of our office and whose receipt will be a full and sufficient acknowledgment of any payments made to him on our behalf.

All rentals must be paid promptly and in advance and any enquiries regarding the property or the affairs of the Japanese owner should be referred to Mr. Robinson.

Your co-operation will be appreciated.

Yours truly,

F. G. SHRARS

Manager.

FGS/PMH

Form letter No.84

5415.

December 8, 1942.

Mr. C. C. Robinson,
P. O. Box 635,
Steveston, B. C.

Dear Sir:

Re: Tomematsu NAKATSU

With reference to your letter of November 18th regarding the arrears of rent due by Mr. Harry Tait for the property of the above, we will be glad to have your further advice of any new developments in this matter.

Yours truly,

G. H. Peers,
Administration Department.

GHP/P.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

Peers
on Nakatsu

PHONE PACIFIC 8121
PLEASE REFER TO
FILE NO. 5415

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 11 1942

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

P.O.Box 635,
Steveston,B.C.,
9th December 1942.

Mr G.H.Peers,
Administration Department,
Office of the Custodian,
506vRoyal Bank Bldg.,
Vancouver,B.C.

Dear Sir: Re: NAKATSU,Tomematsu

Replying to your letter of the 8th inst., it is only to-day that we have been able to locate the Taits. All previous notices to them have been returned.

We find that he is in the army and that Mrs Tait is working at the Imperial Cannery.

We have to-day notified her that the arrears and the current month's rental must be paid by the 15th inst.

We will advise you on the above date.

Yours truly,

C.C.Robinson

HJS.

C.C.Robinson

DEPARTMENT OF LABOUR
CANADA

EVACUATION SECTION
Rec'd DEC 16 1943
File No. 5415
Ans.
Referred Peters

out to McKenzie

BRITISH COLUMBIA SECURITY COMMISSION

15th December, 1943.

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

Dear Sir:

Re: Tomematsu NAKATSU - Deceased
No. 10969

We wish to make claim for recovery of the sum of $89.00 from the estate of the above deceased, to cover the cost of funeral expenses paid by this Commission in connection with burial.

For your information, Mr. Nakatsu died in the Grand Forks Hospital, October 29th, 1943.

Our Treasury cards indicate that the deceased carried an insurance policy with the Sun Life Assurance Company.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

M. L. Brown

M. L. Brown,
Office Manager.

/MH

Stevestow, B.C.
June 12, 1944.

Rec'd JUN 12 1944
File No. Swis 5977
Ans.
Returned HARRAP

Dept of the secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.
Hastings & Granville,
Vancouver, B.C.

Dear Sirs: Re: 6415 5872

I have received your letter of June 6, advising that you have prepared to recommend the acceptance of my offer for Catalogue No 797, Carey St & 1st ave.

as per your request, I am enclosing herewith a certified cheque for Four hundred and fifty dollars ($450.00) for the balance of the purchase price.

This property is to be registered in the name of the Writer, William James Deagle, Stevestow, B.C., B.C. Electric Railroad Conductor. The purchaser is a British Subject born in Canada, his parents also being British subjects born in Canada.

Trusting this is the information required, I remain,

Yours truly,

William James Deagle

5415/5872

June 13th, 1944

Mr. William James Deagle,
Steveston, B.C.

Dear Sir: Re: Catalogue No.797,
Cor. Garry St. & 1st,
Steveston, B.C.

This will acknowledge receipt of your letter of June 12th, in which you enclosed your certified cheque for $450.00. We have now received $500.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of William James Deagle, Steveston, B.C., B.C. Electric Railroad Conductor, and that you are a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.G. Shears,
Director

FGS:lm

5872.

July 4th, 1944.

Mr. M. L. Brown,
Office Manager,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Catalogue No. 797.
Kimiyo NAKATSU - Reg. #055677
Lot 18, Blk. 36 of Sec. 3,
Blk. 3 N., Range 7 W., Map 249,
Municipality of Richmond, N.W.D.

We enclose herewith a Deed in duplicate covering the above described property, made by Kimiyo NAKATSU "In Trust" to William James Deagle, for the sum of $500.00. Will you kindly have your Representative at Greenwood call on Mrs. Kimiyo NAKATSU and have her sign this Conveyance in duplicate and have it properly witnessed and sworn to, either before a Commissioner for taking Affidavits or a Notary Public.

We have notified Mrs. NAKATSU that this property has been sold and that you will present the Deeds for signature. Please inform her that according to todays prices she is receiving a good substantial price for her property, and that the money will be sent to her as soon as we receive the signed Deeds and the adjustments are made.

Thanking you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:JS
Encl.

5872.

July 4th, 1944.

Mrs. Kimiyo NAKATSU,
Registration No. 05567,
Greenwood, B. C.

Dear Madam: Catalogue No. 797.
Lot 18, Blk. 38 of Sec. 3, Blk. 3 N., Range 7 W., Map 249, Municipality of Richmond, D. N. W.

Referring to our letter of June 23rd, we have decided that it will be more convenient to have you sign the Deeds to the Purchaser of this property, and we have forwarded the Deed in duplicate to the head of the Security Commission in your district, and he will present them to you and will be in a position to witness your signature and have it properly certified. As soon as this is done, and we have received the returned Deed, properly signed, we shall remit you the proceeds less the adjusting fees which will be slight. Also, if you have sent in the Title as asked for, will you please let us know.

Thanking you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:JS

DEPARTMENT OF LABOUR
CANADA

5872

EVACUATION SECTION
Rec'd AUG 4 1944
File No. 5872
Ans.
Referred Cramer
out to you

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
August 3rd 1944

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

Attention Mr D.A.Cramer

Dear Sir,

Re Kimiyo NAKATSU #05567
Custodian File #5872

Replying to your letter of the 4th ulto., in which was enclosed a deed for signature by the above named, we have now heard from our Supervisor who writes as follows:-

"Replying to your memos of July 5th and July 26th in regard to the above, we have interviewed Mrs Nakatsu in regard to the deed of sale forwarded by the Custodian for signature and return."

"Mrs Nakatsu, however, acting on the advice of relatives, states that the property was sold without her consent and she will not, therefore, be a party to sign the deed. We have tried, on several occasions to persuade Mrs Nakatsu to change her mind but without success. Please advise us what further steps you wish us to take in regard to this matter."

Yours truly,

M.L.Brown
Office Manager.

MS

5415, 5872

December 19, 1946.

Mrs. Kimiyo NAKATSU,
Registration No. 05567,
Greenwood, B. C.

Dear Madam:

Re: Estate of Tomematsu NAKATSU, #10969, Deceased.

We have your letter of December 3, in which you ask that the full amount of funds at credit be sent to you as Administrator of the above Estate.

We have been in touch with the Department of Labour and, since you are now self-supporting and require your funds, we are enclosing Custodian cheque, drawn in your favour as Administratrix, in the sum of $546.14. It will probably be necessary for you to produce your Grant of Letters of Administration to the bank when presenting this cheque and we are enclosing original Grant, having taken a copy for our file.

You will understand, of course, that you are entitled, in your own right, to only one-third of this amount, namely $182.05. The balance of the money, under the Administration Act, belongs to the children in equal shares, and it may be that you will be required to apply to the Court for leave to use this money for their benefit while they are below the age of twenty-one years. You would be wise to consult the Lawyer who assisted you in obtaining your Letters of Administration in this regard.

The sum of $546.14 represents the proceeds from sale of your late husband's house on Garry Street, Steveston, together with proceeds from sale of chattels which can be identified as belonging to him, together with a refund of British Columbia Electric Light security deposit in the sum of $2.62.

A statement of account, made up since the death of Mr. Nakatsu, is attached.

You will note on this statement a deduction of $132.13. This sum represents proceeds from sale of certain articles which are believed to belong to other persons and this sum has, therefore, been withdrawn from the account until the ownership of the goods can be investigated.

Mrs. Kimiyo NAKATSU December 19, 1946.

Would you kindly acknowledge receipt of this cheque, using the enclosed stamped, addressed envelope for your reply and sign your letter with your full name as "Administratrix of the Estate of Tomematsu NAKATSU, deceased."

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

Encs. (3)

5872 & 5415

June 23, 1944.

Mrs. Kimiyo NAKATSU,
Registration No. 05567,
Greenwood, B. C.

Dear Madam:

Re: Catalogue No. 797
Cor. Garry St. & 1st Ave.
18/38/3/B3E/R7W/249

Please be informed that property registered in your late husband's, Tomematsu Nakatsu, name and known as Lot 18, Block 38, Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, 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 your account as Administratrix. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, New Westminster, Title No. 111184-E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:EB

ANALYSIS OF REAL PROPERTY CLAIM

File No. 5415
5872

Catalogue No. 797

CLAIMANT: Kimiyo NAKATSU, Administratrix of the Estate of Tomematsu Nakatsu, Deceased.

LEGAL DESCRIPTION: Lot 18, Block 38 of Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

being situated at the corner of Garry Street and First Avenue, Steveston, B. C.

DETAILS OF CLAIM:

Land	$ 100.00
Buildings	1100.00
	$1200.00
Less	500.00 (selling price)
	$ 700.00

TITLE: Registered in the name of Tomematsu Nakatsu (#111184E)

ASSESSED VALUE:

Land	$90.00	
Improvements	600.00	Annual Taxes $9.08

ADVERTISED: March 30, 1944, Catalogue No. 797.

APPRAISED: April 22, 1944, by Coulthard, Sutherland & Co. Ltd.

Improvements	$350.00
Lot	100.00
	$450.00

TENDERS:
April 26, 1944 - C. A. Graves - $450.00
April 27, 1944 - W. J. Deagle - $500.00

SOLD: As at June 13, 1944, to William J. Deagle for $500.00

CASE NO. 227

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

Grand Forks, B.C.
June 1st, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) KIKUYO NAKATSU

PROCEEDINGS AT HEARING

APPEARANCES:

HAROLD W. McINNES, Esq., appearing for the Dominion Government.

A.E. COHEN, Esq., appearing for the Claimant.

L.A. DUNN, Esq., Secretary to Grand Forks Sub-Commission

G.N.R. UPTON, Esq., Official Interpreter

G. HAMILTON, Esq., Official Reporter.

MR. COBUS: The claim, your honour, of Nakatsu, Mrs. Kimiyo, which is No. 65 on the Secretary's List, and it becomes case No. 297.

(MRS) KIMIYO NAKATSU, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the claim, which is a claim, first, for real property.

THE COMMISSIONER: Yes.

MR. COBUS: We are amending only in this respect, that instead of breaking down the land and buildings, we are simply showing a total of $1200.00, so in fact there is no real amendment as far as realty goes. The credit remains the same, at $500.00, and the claim for realty is still $700.00.

With respect to the claim for personal property, we have eliminated the typed portion under 5 (e) and have described the claim generally as chattels in the amount of $348.40.

THE COMMISSIONER: This list all goes out, then, does it, the attached list?

MR. COBUS: Yes, your honour. The list itself is all right, but the values have been amended, as I will point out in the personal property exhibit to be filed later.

THE COMMISSIONER: You are changing this to a general blanket claim, are you, then?

MR. COBUS: Yes, your honour, and if you will amend the

amount $590.70 to $548.40.

MR. McINNES: $548.40.

MR. COBUS: That is correct.

THE COMMISSIONER: And you call that "general chattels" do you, or is it merchandize?

MR. COBUS: We have described it as "chattels."

THE COMMISSIONER: Chattels. And how much did you say, now?

MR. COBUS: $548.40. We are crediting the Custodian with $170.20, which leaves a net claim for chattels of $178.20.

THE COMMISSIONER: To which we add $700.00 for the real estate.

MR. COBUS: That is correct, your honour, which makes a total claim of $878.20.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, you are the administratrix of the estate of your husband, Mr. Tomematsu Nakatsu, is that correct? A: Yes.

MR. COBUS: I believe my learned friend has in the Custodian's file a certified copy of Letters of Administration.

MR. McINNES: Well, I can either produce that now and it can be filed, or I will admit, for the purposes of the record, that this lady here is the administratrix of the estate of Tomematsu Nakatsu.

MR. COBUS: I think perhaps if that is just admitted, your honour, it will save us unnecessary exhibits.

THE COMMISSIONER: Yes, all right.

Q: Now, witness, I produce to you a statement concerning the real property for which you have submitted a claim. Did you instruct Mr. Lockie to prepare this statement and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the real property statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the appraisal on the real property?

(Handed to Mr. Cobus)

MR. COBUS: I produce, your honour, a letter dated the 22nd of April, 1944, from Coulthard Sutherland and Company, Limited, real estate dealers in New Westminster, which appears to be the appraisal on the property. I file it on behalf of the Crown.

(LETTER MARKED EXHIBIT NO. 2)

MR. McINNES: The amount had better be stated.

MR. COBUS: The valuation is $450.00, made up of improvements, $350.00, and Lot, $100.00.

Referring to the real estate statement, your honour, which is Exhibit 1, the subject matter of the claim is a dwelling of three rooms located at the corner of Gurry Street and 1st Avenue in Steveston Townsite. It is a one storey building 20 feet by 20 feet with a leanto added. There was an outside toilet, the sink in the kit-

chem. The house had electric light installed and was heated by stoves. The building was a frame building, on posts. There was no cellar. It was shingle roofed. The interior was shiplap, papered. The floor was of fir. A woodshed and a bath house was built at the rear of the house. The lot upon which the dwelling was built was 35 feet, more or less, by 120 feet. It was purchased about 1934 by the deceased husband of the claimant as bush land, at a cost price of $75.00. The claimant describes the locality as being residential and being in a good location.

As to improvements made on the land, in 1934 the land was cleared by hired labour and by the labour of her husband. The claimant is unable to estimate the cost of clearing. In 1937 the house as described already was erected and the leanto added in the same year. A small barn or shed was bought by the husband and moved on to the lot in 1938 or 1939. The bought house was erected in 1937. She believes that the house, the leanto and the bath house would have cost about $700.00, the barn or shed about $25.00, and she also believes that repairs of about $30.00 in all were made on the property.

With respect to the appraisor's report, the witness says that the exterior painting and the wallpaper inside were in quite good condition when she left the house. The floors, she says were even, and the foundations were all right. She

considers that the valuation at $450.00 in April, 1944, was much below a fair market value for the property. She goes on to say that the property was very well located in a good residential district and that the lot is level, and that there were two apple trees and a cherry tree, all bearing fruit, growing on the land. She gives as her belief that the land and the whole of the property would be worth at least $[illegible].00 when sold by the Custodian in June, 1944, for $500.00

I am given to understand that the assessment in 1944 was $690.00. I wonder if my learned friend would admit that assessment? Unfortunately, I can't give the breakdown of that assessment.

THE COMMISSIONER: Is that on the Custodian's file?

MR. McINNES: I am just going to see what I have. I have a memorandum here that the assessed value was, land, $90.00, improvements, $600.00. That corresponds with your total.

MR. COHUS: Yes.

MR. McINNES: I haven't the date of that assessment, but I take it that it was 1944; that is when all the other figures relate to.

MR. COHUS: Yes. Thank you, Mr. McInnes.

THE COMMISSIONER: $690.00 altogether, then.

MR. McINNES: $690.00. Taxes annually were $9.00.

THE COMMISSIONER: Yes.

MR. COHUS: Q: Now, witness, I produce to you a statement concerning the personal chattels for which you are submitting a claim. Did you instruct Mr.

Leckie to prepare this statement for you and is that your signature? A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

Q: I produce to you, witness, a document which is headed "Analysis of Personal Property Claim," in your name, Mrs. Kimiyo Nakatsu, administratrix of the estate of Tomematsu Nakatsu. In the third column under "Details of Claim" are a list of items, and to the left of those figures, or items, rather, and under a pencilled heading "Revised Claim" are a series of amounts. Did you instruct Mr. Leckie as to the amounts placed to the left of the items? A: Yes.

Q: And those amounts, do they represent what you estimate to be a fair market value for the item to which each amount relates? A: Yes.

MR. COBUS: I would ask to file the document Analysis of Personal Property Claim, your honour, indicating, of course, that the pencilled figures to which the witness' attention has been directed are our figures.

THE COMMISSIONER: They are not on the separate personal property list.

MR. COBUS: We haven't a separate list, your honour; this will take the place of it.

Now, I would prefer, your honour, that this become part of the personal property statement which I shall be asking to file in just a moment.

THE COMMISSIONER: You want to put those in together.

MR. COBUS: The personal property claim and the analysis attached.

THE COMMISSIONER: Yes.

MR. COBUS: I would ask to file, your honour, the personal chattels statement with the revised claim and list as found on the Analysis sheet attached.

(STATEMENT AND ANALYSIS MARKED EXHIBIT NO. 3)

MR. COBUS: Referring to the personal chattels statement, Exhibit 3, your honour, only the major items are set out under the list "Description of Major Items." The goods, the witness says, were left in the house on Gurry Street and 1st Avenue, Steveston, B.C., and the house was locked. She then says the goods listed above, and other goods for which she is claiming, are listed, with estimated values, on the Custodian's Analysis of Personal Property Claim. She adds that she has allowed for depreciation on all articles claimed.

Referring to the Analysis Sheet, which forms part of Exhibit 3, your honour, I would call attention to the column under "Sales, Auction." It can be seen that each item for which claim is being submitted was sold by the Custodian at auction.

Your witness.

MR. McINNES: Perhaps I might deal with the personal property claim first, your honour. All I have to say is that it will be submitted that the goods

were sold for their fair market value.

Dealing with the real estate, I would say that the real estate was sold for its fair market value. My friend has filed an appraisal which shows it was appraised at $450.00. Several offers were received, the highest of which was $500.00, and that is the price for which it was sold. For the further information of my friend, the property was being rented for $8.00 a month, out of which $2.00 water rates was paid by the landlord. In other words, there was a net rental of $6.00 monthly.

I just wish to direct the attention of your honour to the description of the property in the appraisal. "Exterior needs painting, at present painted brown, roof is fair, open foundation on posts. Interior: Paper of shiplap, which is loose and cracked, floors, which are of fir, in good shape but uneven on account of poor foundation. Plumbing consists of sink only (outside toilet) served with City light and heated by stoves."

MR. COBUE: Your honour, it is clear that that appraisal is filed on behalf of the Crown.

MR. McINNES: Oh, yes; what-ever you said.

MR. COBUS: Well, that is what I hope I said.

MR. McINNES: Well, I didn't say anything different.

MR. COBUS: No, except that normally, your honour, I don't think the appraisal, without proof of one sort or another, should be read into the record.

THE COMMISSIONER: Well, it is just in for what it is worth, and the exhibit shows it is filed by the

Crown.

MR. COBUS: Yes, your honour. It is not customary to read the appraisal into the record, and I wanted to make it clear I had not filed it on behalf of the claimant.

MR. McINNES: That is all, your honour.

THE COMMISSIONER: How was the real estate sold, Mr. McInnes, by tender?

MR. McINNES: It was catalogued, so that would be by tender, yes.

THE COMMISSIONER: Yes. No further questions, Mr. Cobus?

MR. COBUS: Nothing, your honour.

THE COMMISSIONER: All right, then, Mrs. Nakatsu, that is all we can do now.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

E.P. Dawson
Sub-Commissioner

Defence Brief

GRAND FORKS
1 June 1948

(Mrs.) Kimiyo NAKATSU

Claiming as Administratrix of Estate of her husband
File No.s 5415.
Tomematsu Nakatsu 5872 d. Oct 29. 43
Case No. 297

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Lot 18, Block 38, Sec. 3, Block 3, N. Range 7, Map 249, Steveston.

Claim	Appraised at	Sale Price
$1200.	$450.00	$500.00

See authority in Kerr-wright's memo Oct 4. 1944.

Witness: Appraisers, Coulthard Sutherland.

Claimant's husband, Tomematsu NAKATSU, died 29/10/43 and Letters of Administration were granted to his widow, the claimant. Dec 2, 43.
Vancouver Province Apr 12. 43. Advert. Statement re Two tenders were received for this property, the higher being accepted. Mch 30. 44
Sale as of June 13. 44
Proceeds turned over to Administratrix
Appraisers (Coulthard Sutherland) report - Exterior of house needs painting, roof fair, floors uneven owing to poor foundation. Buildings are poorly constructed but are in a good location.

It is submitted that the real estate was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Household Goods

Amended Claim	Sold by Auction for
$348.40	$170.20

(Trans. Page 3)

Not correct -

A large number of these goods were declared by claimant's husband on his P.P. Form.

All goods claimed for were sold by auction.

It is submitted that the goods were sold for their fair market value.

Summary of Defence Witnesses	Where required	
Coulthard Sutherland	1	Appraiser Real Estate
Thompson & Co.	2	Auctioneers
Mr. Wills	2	Staff
Mr. Harris	2	"
C.C. Robinson	2	"

BMP/mw

Name of Claimant NAKATSU, Kiniyo for Tonenatsu(Deceased) 297

Custodian File 5672 & 5415

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		500	50.00	00 12.50							62.50

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 & Not Found & 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	
335.40	170.20	51.06		14.00	7.10			58.16

TOTAL RECOMMENDATION 120.66

1540

5872 & 5415

December 20th, 1950.

Mrs. Kiniyo NAKATSU,
c/o Nelson Bros. Fisheries,
Port Edward, B. C.

Dear ~~Sir~~:Madam:

Re: Japanese Property Claims Commission

Case No. 297

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 ... $120.66.

Cheque in your favour is enclosed for $103.14
and we have paid the Co-Operative Committee .. $ 17.52
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.