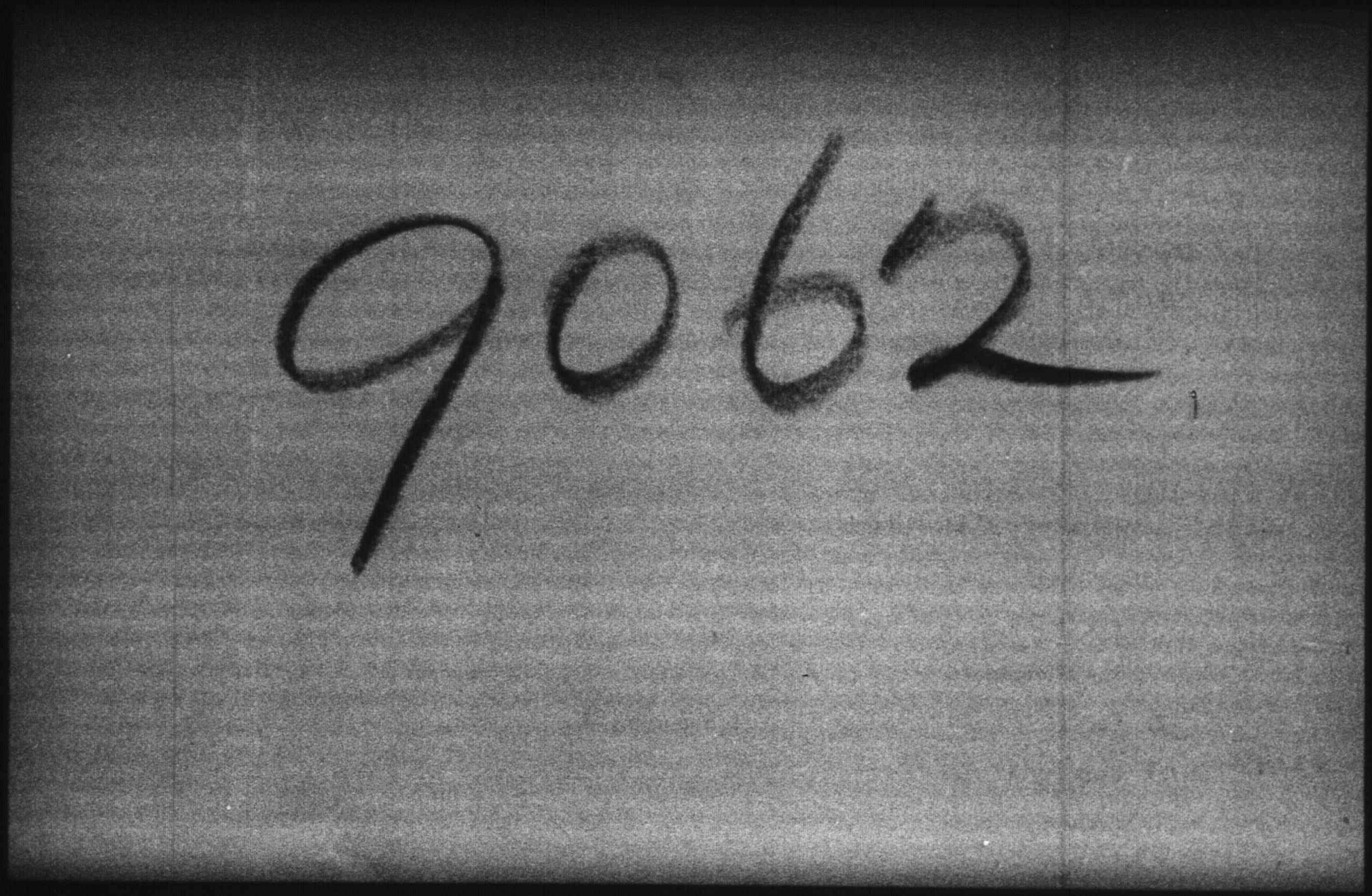

9062

FORM "JP"

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 9067 C

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: NAKADE, Shinichi

HOME ADDRESS: P.O.Box 20, Steveston, B.C. On Chatham St., near 5th.

REGISTRATION NUMBER 04992 SEX: Male AGE: 24

OCCUPATION: Carpenter, doing business under name of Nakade Boat Works.

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

EMPLOYER: Self

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: On Chatham St. near 5th.--Lots 10 and 11 Block 12 of Section 10 Block 3 North Range 7, West Map 249 In the District of New Westminster. Steveston.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey wooden dwelling house.

3. INSURANCE (Give particulars; state where policies are) Policy No. 205124 North West Fire Insurance Co.--(Tanaka Insurance Agency, 415 Powell St., Vancouver, B.C.) Policy in owner's possession.

4. TAXES (Amount and where payable) Amount unknown, payable at Richmond Town Hall Paid ~~XX~~ Nov. 1941 Paid. Richmond, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by Mrs. N.W.Trites. $13,00 a month, paid to date. Mrs. Trites has leased the house for two years, with renewals. Agent. Mr. King. Steveston. B.C. who drew up Lease.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: On corner of 5th & Chatham, Steveston, B.C.
2 storey 9 roomed stucco house.

2. LANDLORD'S NAME AND ADDRESS: Owned by father, Mr. Yasujiro
Nakade, same address.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:
None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
None

(1940 Mercury, Lic No. 72749, Seat Covers, Manifold Heater in custody of R.C.M.P. at Hastings Park.)

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 dog. Declarant will look after the disposal of it.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY
None

C

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)
3 $100 Victory Bonds, 1 $50 Victory Bond, $50 in War Savings Cert.
All in declarant's possession.

8. BANK ACCOUNTS: About $2500 Royal Bank, Steveston, B.C. Account No. N232

9. LIFE INSURANCE: Sun Life Assurance Co. No.2,197,559, $1000, (20 Yr Endowment)
Beneficiary father. In declarant's possession

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 14th day of May 1942.

(Signature) Wakade

D. M. Chope.
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date June 22/42 Nov 24/42

Full Name NAKADE, Shinichi
(Surname in Block Letters)

Registration No. 04992

Male - Female (check)

Age July 6, 1917

Former Address P.O. Box 20 Steveston, B.C.

Date Evacuated Mar. 6/42.

Naturalized - Canadian-Born - National (check)

Present Address Grand Forks, B.C.
8/10/46 c/o R Lawson, Grand Forks, B.C.

Married - Single (check)

Name of Wife

Name of Husband

Name of Mother NAKADE, Yoshie - 05644

Name of Father NAKADE, Yasujiro - 05641

Names of Children under 16

Our File No. 9062

Registered with Custodian Yes
(yes or no)

Requested By E. Bridson

Additional Information Carpenter

RP
1.

Registration Number 04992

NAKADE, Shinichi

P. O. Box 20, Steveston, B. C. (Chatham St. near 5th)

LOCATION AND NATURE OF PROPERTY

Property is correctly described as in Form "JP".

OWNERSHIP

The property is in the name of the above Shinichi Nakade.

LAND AND BUILDINGS

The building is an old 6 room frame, shingle roof dwelling, in fair condition only.

INSURANCE

Policy #205124, North West Fire Insurance Company for $1000 on dwelling.

TAXES

The taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Can find no personal effects. He has been living with his father, Yasujiro Nakade, 5th Ave. and Chatham Street, which adjoins his own property.

REMARKS

The above property has been rented for several years to a Mrs. N. W. Trites for $13 per month, Nakade paying taxes and water rates. This lease has just been renewed for a period of 2 years with option of further renewal.

RECOMMENDATION

I would recommend that the property be handed to T. C. King for management on behalf of the Custodian.

June 4th, 1942.

K. Mather

Catalogue No. Steveston.

File No. 9062

Name. NAKADE, Shinichi

Civic Address. 40 Chatham Street, Steveston, B. C.

Legal Description. Lots 10 and 11, Block 12, Section 10, Block 3 North Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

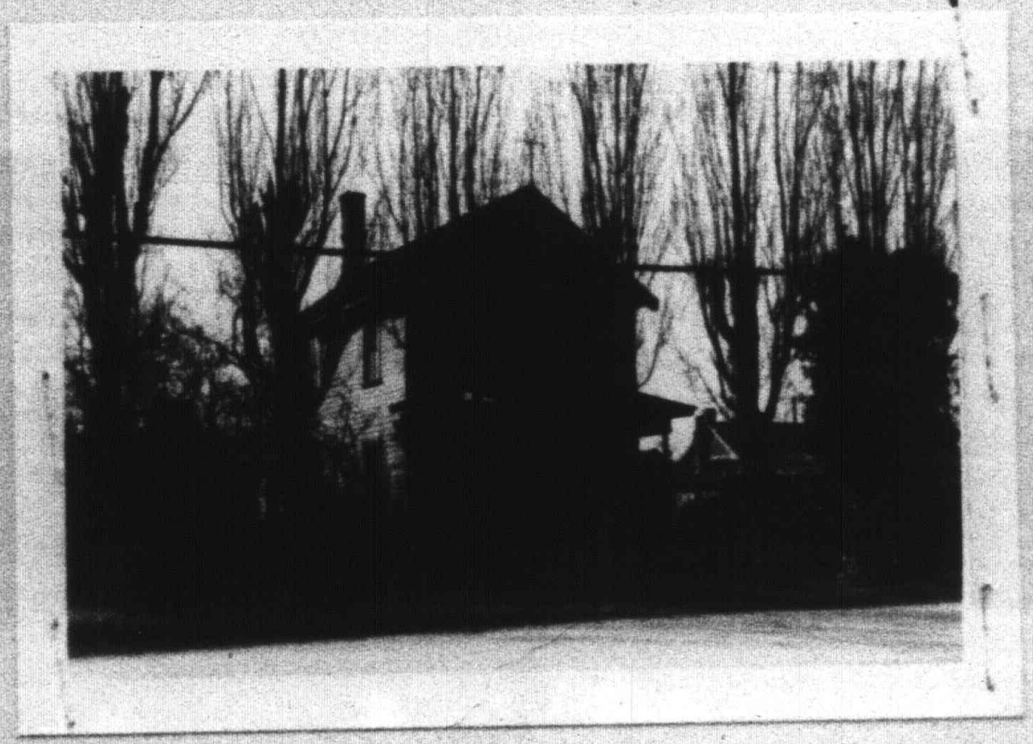
Classification. Dwelling.

----SOLD------

This property has been sold to The Canadian Fishing Company Ltd., of Vancouver. See Mr. Shear's letter of October 14, 1943.

RP
4

NAKADE, Shinichi
40 Chatham, Steveston, B.C.
Evac. File 9062



Picture Taken April 13, 1943

CABLE ADDRESS
"CANFISCO" VANCOUVER
ALL CODES

INCORPORATED APRIL 30TH 1908

BANKERS
THE CANADIAN BANK OF COMMERCE
VANCOUVER, CANADA

AP
5

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

EVACUATION SECTION
Rec'd MAR 20 1943
File No. 9062
Ans.
Referred Russell

Gulf of Georgia Cannery,
Steveston, B.C.
March 19th, 1943.

Mr. P.H. Russell,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear sir:

File No. 9062 - S. Nakade.

In reply to your letter of March 9th in regard to the property of the above S. Nakade in Steveston, B.C. The Canadian Fishing Company Limited wish to make the following offer for the purchase of this property:

Lot 10	- Block 12	.....	$300.00
Lot 11	- Block 12	.....	$300.00

Yours very truly,

J.R. Townsend.

JRT:T

Manager - Gulf of Georgia Cannery.

...TMENTS AND CONTRACTS ARE CONTINGENT UPON FIRE, STRIKES, ACCIDENTS, AND ALL OTHER CONDITIONS BEYOND OUR CONTROL. ALL CONTRACTS ARE SUBJECT TO APPROVAL ... AN OFFICER OF THE COMPANY. UNLESS OTHERWISE SPECIFIED ALL PRICES ARE F.O.B. SHIPPING POINT. WE RESERVE THE RIGHT TO CORRECT STENOGRAPHIC ERRORS.

C.I.F. QUOTATIONS FURNISHED

Shinichi Nakade
To Mr R. Lawson
Grand Forks B.C.

Mar 26, 1943

Office of Custodian
Vancouver. B.C.

...TION SECTION
Rec'd MAR 29 1943
File No. 9062
Area
Referred Russell

Dear Mrs. Russell:

Thank you very much ~~for your letter~~ about my property Lot 10+11 Block 12 in Steveston an offer for 600.00 ~~cash~~. It is very cheap than the price I was offer before we evacuate.

However, if you foward me all the cash 600.00 I will sell it. If you dont send me all the cash. I think I'll just keep it as you see, it is no use selling my house if I don't get all my money.

I like to find out about my boat house and ways which I build ~~on~~ two years ago on end of ~~Granville~~ Chatham St. spend about $2500.00 the property belong to A.B.C. packer so we didn't put through Custodian.

Please let me know about this in Return mail.

Thanking you I am Yours Truly

Shinichi Nakade

EXHIBIT No. 251-4
DATE 1 mar 1978
FILED BY
J. W. G. Hunter

RP 12

MEMORANDUM

March 31, 1943.

File No. 9062

To: Mr. C. C. Robinson

From: P. H. Russell

Re: Shinichi NAKADE

We have an enquiry from the above, which reads as follows:

> "I like to find out about my boathouse and ways which I build two years ago on end of Chatham St. spend about $2,500.00 the property belong to A.B.C. packer so we didn't put through Custodian."

Will you please make enquiries of the persons on whose property his boathouse and ways stand and discover the situation - thereafter reporting.

PHR:NDE

251-6

EXHIBIT No.

1 Mar 1948

DATE

FILED BY J.R.McMaster

9062

March 31, 1943

Mr Chinkichi NAKADE
Registration No.04992,
Grand Forks, B. C.

Dear Sir:

We are in receipt of your letter of the 26th inst.,

With regard to the condition you suggest, please know that it is the policy of the Custodian to maintain as high a credit balance as possible for all of its Japanese wards. The reason for this will be plain to you. It is the practice to disburse whatever may be needed for maintenance monthly, so that funds will not be dissipated more quickly than is necessary.

On the other hand, in any case in which there is any reason for which any person requires the funds at credit, consideration will be given. This applies to the present case. If, therefore, there is any reason why you need the whole fund to be derived from your house on Chatham Street, please so state, explaining fully. We shall not proceed with the matter of the proposed sale until we hear from you.

Inasmuch as you did not put the boathouse and ways into the charge of the Custodian, we have no knowledge of it at present, but enquiry will be made. Can you give the lot and block number of the property on which your boathouse and ways were built?

Yours truly,

P.H.Russell
Administration Department.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

April 10th 1948

M. Saaby

KF

EVACUATION SECTION
Rec'd APR 5 1943
File No. 13
Ans.
Referred

Memorandum

File # 9062

P.O.Box 635,
Steveston,B.C.,
2nd April 1943.

To: Mr.P.H.Russell

From: C.C.Robinson

Re: NAKADE,Shinichi

Replying to your memorandum of the 31st ult.,the A.B.C.Packers say that the Jap left his machinery,etc.,on the property and refused their offer of purchase; and later sold it all to another party.

This includes machinery and winches,etc., outside building,and A.B.C.Packers consider the Jap has no further interest in the property.

CCR-HJB.

R'
14

3062

April 5, 1943.

Mr. Shinichi NAKADE,
Registration No. 04992,
Grand Forks, B. C.

Dear Sir:

With regard to your recent enquiry concerning your boathouse and ways, we are told that you left all your machinery on the property belonging to A.B.C. Packers, later selling it to someone else.

The A.B.C. Packers consider that you have no further interest in the building as you abandoned it.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

MEMORANDUM

May 14, 1943.

File No. 9062

To: Mr. Sheare

From: P. H. Russell

Re: Shinichi NAKADE
— Lots 10 & 11, Blk. 12 of
Section 10, Blk. 3 N., R. 7 W.,
Map 249, D. N. R.

The Canadian Fishing Company offer $600.00 for this property. This offer has been accepted by the Japanese, but nothing further has been done. acceptance not on file

Will you please say what has to be done here? Do you wish to submit this to the Advisory Committee or shall sale be completed?

Please see Nakade's letter dated March 26th.

PHR:NDE

CABLE ADDRESS
"CANFISCO," VANCOUVER
ALL CODES

INCORPORATED APRIL 30TH, 1906

BANKERS
THE CANADIAN BANK OF COMMERCE
VANCOUVER, CANADA

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

PRODUCING AND COLD STORAGE PLANTS:
Vancouver, Canada
Butedale, "
Prince Rupert, "
Ketchikan, Alaska
Seattle, Wash., U.S.A.
Kalama, " "

RESEARCH LABORATORIES:
Vancouver, Canada

SALMON CANNERIES
BRITISH COLUMBIA:
Vancouver
Bones Bay
Butedale
Carlisle
Goose Bay
Gulf of Georgia
Hayesport
Kildala
Koprino
Lagoon Bay
Lockeport
Manitou
Margaret Bay
Nanaimo
Oceanic
Porcher Island
Talhso
Wales Island

PACKERS OF:
NEFCO RAPID FROZEN PRODUCTS
BELLEANNA, IMPERIAL, COLUMBIA, SUPERB, SUPREME AND VALUE BRANDS:
Fresh, Frozen and Smoked Fish
Mild Cured Salmon
Dry Salt Herring
Fish Meal and Oil

CANNED FISH
REGISTERED BRANDS:
Gold Seal, Blue Seal, Red Seal, Pink Seal, White Seal, Aquarium, Angler, Bell, Colonial, Conqueror, Excello, Fisherman, Gold Leaf, Heron, Rover, Red Breast, Supreme, Sea Wave, Superb, Valse.

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

June 14, 1943

EVACUATION SECTION
Rec'd JUN 15 1943
File No. 906 2
Ans. Mrd
Referred Russell
cut to Gibson

Mr. P.H. Russell,
Administration Dept.
Japanese Evacuation Section,
506 Royal Bank Bldg.
VANCOUVER B.C.

Dear Sir: Re. Shinichi Nakade-
Your File 9062

We want to acknowledge and thank you for your letter of the 3rd in reference to the purchase of lots 10 and 11, block 12, Section 10 formerly owned by the above named Japanese and which are now offered for sale.

We have discussed the matter with our Manager at Steveston and are informed that an appraisal has been made of this property and that the offer which we have made you of $600.00 for these two lots is a good price. Furthermore that they are only assessed at $450.00. (Car for $150 improvements)

We cannot blame the Japanese for trying to get all that he can, particularly when he knows that a company is trying to buy same but we feel our offer is a better offer than he could secure from any private purchaser and we regret that we can not see our way clear to increase same.

We were under the impression that definite action was being taken to dispose of Japanese owned property and if your office is satisfied that our offer is a fair one, we trust that some pressure can be brought to bear to clean up the situation without further delay.

Yours very truly,
THE CANADIAN FISHING CO. LTD.
Jas B Eckman

JSE:AH

ALL AGREEMENTS AND CONTRACTS ARE CONDITIONAL ON FIRE, STRIKES, ACCIDENTS, AND ALL OTHER CONDITIONS BEYOND OUR CONTROL. ALL CONTRACTS ARE SUBJECT TO APPROVAL BY AN OFFICER OF THE COMPANY. UNLESS OTHERWISE SPECIFIED ALL PRICES ARE F.O.B. SHIPPING POINT. WE RESERVE THE RIGHT TO CORRECT STENOGRAPHIC ERRORS.

C.I.F. QUOTATIONS FURNISHED

9062

June 19, 1943.

Mr. Shinichi NAKADE,
Registration No. 04992,
Grand Forks, B. C.

Dear Sir:

Your letter of June 14th is received and is having consideration. We will write to you further on the subject you mention as soon as possible.

With regard to your letter of March 26th, in which you agreed to accept $600.00 for Lots 10 & 11, Blk. 12, Steveston, please be informed that we have been trying to get more money for you, but have not been able to get the purchaser to increase the offer of $600.00.

In these circumstances, we are telling this purchaser, The Canadian Fishing Company, that their offer is accepted, and we are asking them to prepare the Deeds and submit them for your signature.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

9062

June 19, 1943.

The Canadian Fishing Co., Ltd.,
Foot of Gore Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Shinichi NAKADE

We acknowledge your letter of June 14th and you should know that the name of the prospective purchaser of any property is not submitted to the Japanese. All that was done was that a proposal was submitted without naming the person making the offer.

We now have on file an acceptance of your $600.00 offer for Lots 10 & 11, Blk. 12, Sec. 10, and if you will submit Deeds for the transference of title we will send these out for signature.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

Davis, Pugh, Hossie, Lett & Marshall
Barristers & Solicitors

TELEPHONE MARINE 8521
CABLE ADDRESS DAMARELL
CODES A.1 TELEGRAPHIC, WESTERN UNION, BENTLEY'S

E.P. DAVIS, K.C. (1940) | O.N. HOSSIE K.C.
J.S.W. PUGH (1940) | GHENT DAVIS
SHERWOOD LETT | D.G. MARSHALL
J.E.T. McMULLEN | L.L. SALTER
W.H.Q. CAMERON

Royal Trust Building
626 Pender Street W.
Vancouver, B.C.

July 8th, 1943.

Deliver:

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

attention Mr. Peters:

Dear Sirs: re: The Canadian Fishing Company Limited
and Shinichi Nakade

Referring to our telephone conversations, we have drawn and enclose herewith a deed from Shinichi Nakade to The Canadian Fishing Company Limited, covering Lots 10 and 11, Block 12, Section 10, Block 3 North, Range 7 West, Map 249, New Westminster District, for the consideration of $600.00. We would be obliged if you would kindly forward this to Nakade for signature, and, if you will let us know when it has been returned properly executed, we will obtain a cheque from our client. We will also require the Certificate of Title.

The deed should be signed by Nakade in the presence of a witness, who should write in his name, post-office address and occupation. The acknowledgment for maker should then be taken by Mr. Nakade before a Commissioner or a Notary Public.

We are also enclosing a letter addressed to Mrs. Trites to be signed by Mr. Nakade, authorizing the payment of all future rents to The Canadian Fishing Company Limited. We would be obliged if you would kindly let us have, as soon as possible, a copy of the lease to Mrs. Trites.

We presume adjustments of taxes and rents, etc. will be made up to the actual date of sale.

Yours truly,

DGM:TH
ENCL

MEMORANDUM

File No. 9062 July 20, 1943.

To: Mr. McKay

From: Geo. Peters

With reference to the above file, you will notice an offer and deed covering properties known and described as Lots 10 & 11, Block 12, Section 10, Block 3 North, Range 7 West, Map 249, which are ear-marked for the Soldiers Settlement Board.

You will notice correspondence revelant to this property whereas solicitors for the purchasers have requested us to renew their offer to the Soldiers Settlement Board.

Your comments will be appreciated.

GP:EB

TO: Mr. Geo. Peters July 23, 1943.

FROM: Mr. G. T. McKay.

At the present time I doubt whether the solicitors for the purchasers referred to above could persuade the Director of Soldier Settlement to sell the Japanese property mentioned. The present understanding is that those lands bought by that Department will be held until after demobilization, for re-sale only to the returning members of the armed forces.

GTM/MFP

Davis, Pugh, Hossie, Lett & Marshall
Barristers & Solicitors

E.P. DAVIS, K.C. (1940) — D.N. HOSSIE, K.C.
J.S.W. PUGH (1940) — GHENT DAVIS
SHERWOOD LETT — D.G. MARSHALL
J.E.T. McMULLEN — L.E. SALTER
W.H.Q. CAMERON

Royal Trust Building
626 Pender Street W.
Vancouver, B.C.

TELEPHONE MARINE 6521
CABLE ADDRESS DAMARELL
CODES A.1 TELEGRAPHIC, WESTERN UNION

EVACUATION SECTION
Rec'd AUG 7 1943
File No.
Ans.
Referred Peters

August 6th, 1943.

George Peters, Esq.,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:- Re: Shinichi Nakade Lots - Steveston

Your letter of August 2nd and the preceding correspondence in this matter, has been brought to the attention of the Canadian Fishing Company Limited, whose offer to purchase these Lots was accepted in June last.

These two Lots are an integral part of the Gulf of Georgia Cannery property, which belongs to this Company. A Japanese, many years ago, secured title to these Lots by arrangement with the then Manager of the Cannery, but, as he was an employee at the Cannery this did not make any difference. It will be another matter entirely, however, if those Lots were to fall into the hands of anyone not connected with the Cannery. It was for that reason that the Company made the offer to purchase which was accepted.

Will you please refer to your letter of June 19th, addressed to the Company, and, in the light of the foregoing information, endeavour to have this matter completed in accordance with the contract.

Yours truly,

DNH:TH

MEMORANDUM

File No.: 9062 August 13th, 1943

To: Mr. Sheare

From: Mr. Peters

Re: Shinichi NAKADE

On March 19th, 1943, the Canadian Fishing Company Limited made an offer of $600.00 for lots 10 and 11 of Block 12, Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond. On March 26th you will notice the Japanese' reply; on May 14th Mr. Russell's memorandum to Mr. Sheare; on June 3rd Mr. Russell's letter to the Canadian Fishing Company; on June 14th the Canadian Fishing Company's reply; on June 19th Mr. Russell's letter to the Canadian Fishing Company.

At this time this file was turned over to the writer for completion of this deal and had a telephone conversation with Davis, Pugh, Mossie, Leth and Marshall, with reference to having the deed prepared for the Japanese' signature.

On July 8th they forwarded to us the deed drawn ready for signature by the Japanese and at that time the writer found that this property was included in the parcels sold to the Soldier Settlement Board.

The writer then brought this matter to the attention of Mrs. McArthur and I was instructed to write as per my letter of July 9th, 1943. You will note Solicitors' reply to this letter on July 10th. On July 20th you will note memorandum to Mr. McKay and his answer on the same memorandum and in the matter of courtesy I wrote to the Solicitors on August 2nd.

The attached letter will show you the reply received from the Solicitors in reply to ours. At the time of cancelling negotiations we were under the impression that $600.00 was a ridiculous figure, the assessed value being $450.00 for each lot and $950.00

File #9062

20th August, 1943.

MEMORANDUM

To: Mr. Peters

From: Mr. Shears.

Re: Shiraki WATADE and The Canadian Fishing Company Limited.

Referring to your Memorandum of August 13th.

In view of the fact that negotiations were started in March last and that the Japanese owner agreed to a sale and also on June 19th we intimated to the Canadian Fishing Company Limited that we would offer no objection to the deal and asked them to prepare documents, it would have been better if this matter had not been referred to the Soldier Settlement of Canada.

I can see that this was done because the suggested purchase price appeared to be out of line with the valuation of the property. Seeing this point has been cleared up I think we should recommend closing the deal with the Canadian Fishing Company Limited.

For the time being you can advise the Canadian Fishing Company Limited that if they will prepare documents as previously suggested, we will recommend the acceptance of their offer. I will then endeavour to get the approval of the Rural Advisory Committee.

As regards our deal with The Director, The Veterans' Land Act, the arrangement is that if we are unable to deliver title to any property the appraised value of such property is deducted from the total sale price.

Will you please prepare and let me have a memorandum in duplicate something along the following lines:

"Re: The Director, The Veterans' Land Act's offer to purchase , Municipality of owned by , (property description).

This is to advise you that the above property has been sold to The Canadian Fishing Company Limited, the deal being negotiated in March 1943."

F. G. Shears,
Director.

FGS/PBH

MEMORANDUM

File No. 9062 August 23, 1943.

To: Mr. Shears

From: Mr. Peters

Re: The Director, the Veteran's Land Act's offer to purchase Lots 10 and 11, Block 12, Section 10, Block 3 North, Range 7 West, Map 249, N.W.D., owned by Shinichi NAKADE.

This is to advise you that the above property has been sold to the Canadian Fishing Company Limited, the deal being negotiated in March, 1943, and the purchase price being $600.00. The Deed and necessary documents have been received from the solicitors of the Canadian Fishing Company Limited, and have been forwarded to the Japanese in question for signature.

GP:EB

RP 1

Aug 27, 1943.
Grand Forks B.C.

Mr. George Peters
Custodian office
Vancouver, B.C.

EVACUATION SECTION
Rec'd AUG 31 1943
File No. 2867
Ans.
Referred Peters

Dear Sir

I have received yours letter and a copy of Deed of Land to Canadian Fishing Co. Yesterday.

about the offer they made ~~cost~~ are not much as I got from Mrs. Nancy Yates she offered me $800.00 and I would like to let her take it. She has been living ~~there~~ in that house for more than twenty five years.

I am sending back this Deed of Land agreement. Please write to Canadian Fishing About it

Thanking you I am.

Yours Truly
Wakada

EXHIBIT No. 251-5
DATE 1 Mar 1948
FILED BY J. W. G. Mumford

Phoned Mumford Jan 5/48

B.C. for D.P.

Steveston B.C. Sept 10th 43

To Dept. of Secretary of State
Office of Custodian
Japanese Evacuation Section
615 Royal Bank Bldg
Vancouver B.C.

File No. 91 62

Attn. W. W. Peters. (Administration Dept.)

Dear Sir-

I, the undersigned am Sir by entrusting my offer of $800.00 to the Custodian of Japanese property for the property of Tsuneki Nakade. described as Lots 10 & 11 Block 12. Section 10. Block 3 North. Range 7 West. Map 249. and which I am now occupying. For terms to be cash.

I am enclosing my cheque for 10% of purchase price as well.

Very Truly Yours
(Mrs) Nancy M. Fiske
Steveston
B.C.

REGISTERED

9062

September 13, 1943.

Mr. Shinichi NAKADE,
Registration No. 04992,
Grand Forks, B. C.

Dear Sir:

We have just received from Mrs. Nancy Trites, a cheque for $80.00, being deposit on account of purchase of your property at Steveston, known as Lots 10 & 11, Block 12, Section 10, Block 3 North, Range 7 West, Map 249, for the total sum of $800.00 cash.

If this is acceptable to you, as suggested in your previous letter, it will be necessary for you to employ a solicitor to draw the necessary deed. If you have no a particular firm that you wish to employ, kindly let us know, otherwise we will have the Custodian's solicitor prepare this deed for you.

Yours truly,

George Peters,
Administration Department.

GP:EB

9062

September 22, 1943.

Mrs. Nancy Trites,
Steveston, B. C.

Dear Sir:

Your offer on Lots 10 & 11, Block 12, Block 3 North, Range 7 West, has been considered and we regret, cannot be accepted.

We are returning herewith your deposit of $80.00, kindly acknowledge.

Yours truly,

George Peters,
Administration Department.

GP:EB
Encl.

R.P.D.A

912 Royal Bank Building,
Vancouver, B. C.
September 27th, 1943

873
Legal Dept.

The Canadian Fishing Company Ltd.,
Foot of Gore Avenue,
Vancouver, B. C.

Attention: Mr. J.S. Eckman

Re: Lot 1, of the West Part of Block 8,
Section 10, Block 3N, Range 7W,
Map 6392, New Westminster District

Dear Sirs

In reply to your letter of the 21st instant, offering to increase your bid in connection with the purchase of the above property to a price of $750.00, the amount of the highest tender received by the Custodian, we beg to advise you that in the meantime we have received a letter from the person who made the highest bid stating that their bid was made in error and is withdrawn.

Our understanding of the situation is that the person who made the $750.00 bid speaks very poor English and cannot write. It evidently was this person's intention to submit three bids, one on the above property for a lesser amount and a bid of $750.00 on other properties advertised for sale by the Custodian at the same time.

In view of the above, we feel that it would be unfair to accept your offer to purchase this property at a price of $750.00, and we can now give consideration to your previous offer to purchase this property at a price of $600.00.

The deposit of $60.00 submitted to us with your tender has been returned to your Gulf of Georgia Cannery Office, and upon receipt of your letter renewing your offer of $600.00, we will be pleased to forward your offer to the Custodian in Ottawa for his decision with our recommendation for acceptance. Should

your offer be accepted by the Custodian, we will then send you a Statement of Adjustments, so that you may make remittance of the full amount covering the transaction.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWP/JT

Davis, Pugh, Hossie, Lett & Marshall
Barristers & Solicitors

E.P. DAVIS, K.C. (1940) — D.N. HOSSIE, K.C.
J.S.W. PUGH (1940) — GHENT DAVIS
SHERWOOD LETT — D.G. MARSHALL
J.E.T. McMULLEN — L.L. SALTER
W.H.Q. CAMERON

TELEPHONE MARINE 8821
CABLE ADDRESS "DAMARELL"
CODES: A-1 TELEGRAPHIC, WESTERN UNION, BENTLEY'S

Royal Trust Building
626 Pender Street W.
Vancouver, B.C.

EVACUATION SECTION
Rec'd OCT 1 1943
File No.
Ans.
Referred Peters
and to Phears

September 30th,

George Peters, Esq.,
Japanese Evacuation Section,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir: re: Shinichi Nakada - your file 9062

Confirming our telephone conversation of today we beg to advise that we have been instructed by our client, The Canadian Fishing Company Limited, to offer on their behalf the sum of $850.00 for lots 10 and 11, Block 12, section 10, Steveston.

Yours truly,

DGM:DB

S.C. Mrs. McArthur.

9062

14th October, 1943.

The Canadian Fishing Company Ltd.,
Foot of Gore Avenue,
Vancouver, B.C.

Dear Sirs:

Re: Lots 10 & 11, Block 12, Section 10,
Steveston, B.C.

In accordance with the agreement reached with your Solicitor, Mr. Marshall, we are prepared to recommend the acceptance of your offer of $850.00 for the purchase of the above property.

We will prepare the necessary Transmission and deed in connection with same and will be obliged if you will supply us with the correct description in which you wish this property to be registered. We presume it will be The Canadian Fishing Company Limited and you might advise if your company has a Dominion or Provincial Charter. Upon receipt of your reply we will forward these documents to Ottawa for signature.

Kindly let us have your cheque for $850.00 and a statement of adjustments will be prepared as soon as the deed is returned from Ottawa.

Yours truly,

F. G. Shoars,
Director.

FGS/PMH

10 c

STATEMENT RE SALE OF: Name: NAKADE, Shinichi #04992

Catalogue No: — File No: 9062

Street Address: 40 Chatham St., Steveston, B. C.

Legal Description: 10-11/12/10/BEM/R75/249

Date of Sale and Adjustments ..... October 14, 1943. .....

Sale Price		$ 850.00
~~Real Estate Agents Commission~~	$	
~~Charge for Valuation~~		
~~Charge for Advertising~~		
Land Registry Office Transmission Fee	3.40	
Encumbrances:		
~~Unpaid Vendor~~		
~~Mortgage~~		
~~Arrears of Taxes~~		
~~Other Charges~~		
Adjustments:		
Fire Insurance		1.00
Taxes		6.90
~~Water~~		
	$ 3.40	$ 857.90
Net Proceeds credited to your account as of Oct. 14/43		$854.50

Date: February 15, 1946.

Compiled by: George Peters.

506 Royal Bank Building,
Vancouver, B.C.

1st November, 1943.

9062

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Chatham Street, Steveston, B.C.
Re: Shinichi NAKADE.

We are enclosing Transmission and Deed of Land in connection with the above property.

This is a case where negotiations were started in March 1943 and the Japanese agreed to sell to the Canadian Fishing Company for $600.00. We offered no objection and the Canadian Fishing Company were asked to prepare the documents.

This property was included in the Veterans' Land offer and they were advised that we were not able to deliver title, their offer was for $638.00.

The Japanese then refused to sign stating that he could get $800.00 from the tenant. The Canadian Fishing Company claim that this land is an integral part of their property and they referred the matter to their Solicitors who stress the fact that the offer to purchase had been accepted.

We have reached an agreement with them under which they have increased their offer to $850.00 and Transmission and Deed are enclosed herein for signature.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

encl.

VIA AIR MAIL

Rec'd NOV 5
File No.
Ans.
Returned

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

November 3, 1943.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Shears:

Re: Shinichi Nakade

I have your letter of November 1st, with enclosures.

I note that you have received an offer of $850.00 but this would appear to be a case where you should get Judge Whiteside's committee to approve the sale. I have no doubt you can obtain his approval in view of the statements you have made in your letter about the Japanese stating he could get $800.00 for the property.

Yours very truly,

G. W. McPherson
Executive Assistant.

GWMcP/FC.

VIA AIR MAIL

Rec'd NOV 8 1943
File No.
Ans.
Noted

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

November 5, 1943.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Shears:

Re: Shinichi Nakade

Further to my letter of November 3rd I wish to advise that Mr. Murchison has been in touch with me this morning concerning this matter and it appears that we may be getting a little off the rails again with the Soldier Settlement people in Vancouver due, no doubt, to misunderstandings.

Mr. Murchison states that Mr. Chandler has advised him that this property was included in the Master Document recently signed by the Deputy Custodian and is one of the properties sold to the Director. Mr. Murchison claims that if this property was sold to the Canadian Fishing Company in March 1943, it should not have been included in the Master Document. I read him your letter of November 1st and he made the observation which I anticipated he would make that if the offer of the Canadian Fishing Company had been accepted according to the advice of their solicitors, they would not have been prepared to increase their offer by $250.00 but would have stood by their original offer of $600.00.

I am anxious, as I know you are, to avoid any friction with Mr. Barnett's organization and particularly anxious to have all of the facts on any disputed case before I discuss it with Mr. Murchison since I have been able to build up with him considerable good-will. I would appreciate it if you would let me have a statement of the facts in this case, giving full particulars as to the original sale by the Japanese and in the meantime would ask you to take no action to place the Canadian Fishing Company in occupation.

I am holding all of the documents here pending the receipt of your letter.

Yours very truly,

G. W. McPherson
Executive Assistant

GWMcP/FC.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
AIR MAIL

SOLDIER SETTLEMENT & VETERANS' LAND ACT

Ottawa, November 5, 1943.

G. W. McPherson, Esq.,
Executive Assistant, Office of the Custodian,
Ottawa.

Dear Mr. McPherson:

Shinichi Nakade - Lots 10 and 11,
Blk. 12, Blk. 3N, Range 7W, Richmond

During our telephone conversation this afternoon you stated you would hold up delivery of title to the purchaser of the above property until you had a chance to examine the correspondence in your Vancouver office, which may contain an explanation as to why this land has been disposed of.

For your information I quote hereunder from memorandum originating in your Vancouver office, dated the 21st October:

"Re: The Director, The Veterans' Land Act and
Schinichi Nakade

The Director, the Veterans' Land Act's offer on this property is $638.00. The Japanese owner negotiated the arrangements for the sale of this property to the Canadian Fishing Company. These arrangements have now been completed so that it will be necessary for this property to be withdrawn from the Veterans' Land Act deal.

Geo. Peters."

Mr. Chandler advises me that this property is on the list of leases furnished him and a notice of assignment was signed by Mr. Shears and sent to Mr. Trites, the tenant, who paid $13. for October rent to our Vancouver office on October 4th. Up to that time there had been no word of any sale of the property outside our general purchase agreement.

Mr. Horton, our Treasury representative, found on examination of the Vancouver office books that the Canadian Fishing Company paid $850. as the purchase price on the 21st October, 1943. He found that there were some previous negotiations with the tenant of the property (who has occupied it for twenty years and is probably the Mrs. Trites above referred to) who offered $800. for the property upon which she paid the Custodian a deposit of $80. This offer was refused and the $80. refunded. It appears further that rent for 1943 in the sum of $150. has been paid and since the land was included in the schedule covered by the master conveyance from the Secretary of State to the Director it is difficult

to understand why these sales negotiations were proceeded with.

Your early advice on the above matter will be appreciated.

Yours very truly,

(Singed) G. Murchison
Director.

506 Royal Bank Building,
Vancouver, B.C.

9062

9th November, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Shinichi NAKADE

I regret that further explanations are necessary in regard to this matter.

The property was one of those included in the offer to purchase by The Director, The Veterans' Land Act.

According to your letter of the 5th instant Mr. Murchison states that Col. Chandler has advised him that this property was included in the Master document and is one of the properties sold to The Director. Col. Chandler was insistent that the schedule to the master document should be identical with the offer to purchase, while at the same time it was realized that certain properties would not actually be transferred.

In view of this it therefore is not consistent to say that because a property is in the schedule of the master document that it is sold to the Director, neither is it correct to say that if the property was sold in March 1943 it should not have been included in the document in view of the instructions and arrangements made by Col. Chandler.

This is a deal which was finally referred to me and I take full responsibility for its completion although the deal may have been somewhat poorly handled.

The brief facts outlined in my letter of November 1st were correct and I think would normally have been sufficient. Enlarging upon these facts the story is as follows:

May 14th, 1942. Nakade registered with us. Arrangements had been made by him for occupancy by Mrs. N.W. Trites at $13.00 per month, lease for two years with option for renewal.

9062

G.W. McPherson, Esq.

February 10th, 1943. Canadian Fishing Company desired to purchase this and some other Japanese properties which they stated to be adjacent to buildings owned by their company.

You will know that the Order-in-Council P.C. 469, dated 19th January 1942 revoked the Soldier Settlement Order-in-Council of the 29th June, so that we were in a position at this time to deal with this property if we so wished without reference to the Soldier Settlement.

March 19th, 1943. The Canadian Fishing Company made an offer of $600.00.

This was submitted to Nakade and on

March 26th, 1943 was accepted by him.

At this stage the deeds should have been prepared and sent to the Japanese but apparently our office thought that the offer could be improved upon and correspondence ensued with the Canadian Fishing Company. This you will note took place before we received the offer to purchase from The Director, The Veterans' Land Act.

June 14th, 1943. The Canadian Fishing Company maintained that their offer was a fair one and on

June 19th, 1943 our office advised Nakade that we had been trying to have the offer increased, but without success, and that we were therefore advising the Canadian Fishing Company to prepare deeds in accordance with the arrangement made and submitted them to the Japanese for signature.

July 9th, 1943. Davis, Pugh, Hossie, Lett & Marshall, Solicitors for Canadian Fish prepared the deed and sent it to us for completion by Nakade.

At this time Mr. Peters advised the Canadian Fishing Company that this property was included in the Soldier Settlement deal. Davis, Pugh enquired whether the deal

9062

G. W. McPherson, Esq.

could be completed through the Soldier Settlement Board. The matter was brought to the attention of Mr. McKay and naturally he was non-committal.

August 6th, 1943. Davis, Pugh referred to previous correspondence and asked to have the matter completed in accordance with the contract.

August 20th, 1943. It was at this stage that the matter was referred to me. My memorandum to Mr. Peters was as follows:

"In view of the fact that negotiations were started in March last and that the Japanese owner agreed to a sale and also on June 19th we intimated to the Canadian Fishing Company Limited that we would offer no objection to the deal and asked them to prepare documents, it would have been better if this matter had not been referred to the Soldier Settlement of Canada.

I can see that this was done because the suggested purchase price appeared to be out of line with the valuation of the property. Seeing this point has been cleared up I think we should recommend closing the deal with the Canadian Fishing Company Limited.

For the time being you can advise the Canadian Fishing Company Limited that if they will prepare documents as previously suggested, we will recommend the acceptance of their offer. I will then endeavour to get the approval of the Rural Advisory Committee.

As regards our deal with The Director, The Veterans' Land Act, the arrangement is that if we are unable to deliver title to any property the appraised value of such property is deducted from the total sale price."

G. W. McPherson, Esq.

August 23rd, 1943. Deed sent to Nakade for signature.

August 27th, 1943. Nakade returned deeds and stated that Mrs. Nancy Trites would pay $800.00 and asked us to write to the Canadian Fishing Company about it.

Mr. Peters thought that this might be a bluff to raise the price and wrote Mrs. Trites to ask if she was interested.

September 10th, 1943. Mrs. Trites offered $800.00 and sent cheque for $80.00.

September 13th, 1943. Mr. Peters wrote Nakade in regard to the offer and stated that if the offer was acceptable for him to employ a Solicitor to draw the necessary documents.

Nakade replied asking us to handle the matter.

Deposit of $80.00 was returned to Mrs. Trites.

September 30th, 1943. Davis, Pugh wrote confirming a telephone conversation to raise their offer to $850.00.

The file came to me again at this stage and I had an interview with Mr. Marshall of the firm of Davis, Pugh, Hossie, Lett & Marshall.

October 14th, 1943. Wrote to the Canadian Fishing Company as follows:

"In accordance with the agreement reached with your Solicitor, Mr. Marshall, we are prepared to recommend the acceptance of your offer of $850.00 for the purchase of the above property.

9062

G. W. McPherson, Esq.

We will prepare the necessary Transmission and deed in connection with same and will be obliged if you will supply us with the correct description in which you wish this property to be registered. We presume it will be The Canadian Fishing Company Limited and you might advise if your company has a Dominion or Provincial Charter. Upon receipt of your reply we will forward these documents to Ottawa for signature.

Kindly let us have your cheque for $850.00 and a statement of adjustments will be prepared as soon as the deed is returned from Ottawa."

This was done because of the original deal between The Canadian Fishing Company and Nakade and in view of the fact that the Canadian Fishing Company thought it was only right that the deal should be completed. They were prepared to raise their offer so that the Japanese might be precluded from any complaint in regard to the selling price.

Your further letter of November 6th in which you enclose copy of letter from Mr. Murchison mentions that Col. Chandler has advised that this property is on the list of leases furnished him and that a Notice of Assignment was signed by Mr. Shears and sent to Mr. Trites, the tenant. This I find to be true and at that time I signed I believe something like 400 assignment of leases, and here again the general understanding with Col. Chandler was that we would get assignments into the hands of tenants so that future rents would be paid to the Soldier Settlement, and that if by any chance any errors had been made they could readily be adjusted as between the two offices.

A statement which they say Mr. Horton, their representative, made after examination of our files is correct as far as it goes, but it omits what we consider the vital factor, namely, the consummation of the deal entered into and agreed upon by the Japanese owner in March 1943.

G.W. McPherson, Esq.

Col. Chandler must know that as far as we are concerned we have no wish to refrain from transferring any property unless there is a good and sufficient reason for not doing so. Irrespective of whether this matter was handled in the best manner possible, the fact is that we felt there was an obligation to complete this deal on behalf of the Japanese, partly to avoid the starting of any action on the part of the Solicitors for the Canadian Fishing Company.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

File No. 9062.

January 7th, 1944.

MEMORANDUM

TO: Mr. P. M. Russell

FROM: Mr. D. A. Cramer

Shinichi NAKADE
Municipality of Richmond
Lots 10 and 11, Blk. 12,
of Sec. 10, Blk. 3 N.,
Range 7 W., Map 249, N.W.D.

With reference to the above property which was recorded in the New Westminster Land Registry Office, December 16th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 166531-E dated December 16th, 1943, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 166532-E dated December 16th, 1943, registering the property in the name of The Canadian Fishing Company Limited (Deed).

3. Duplicate of Transmission dated November 26th, 1943.

4. Duplicate of Deed dated November 26th, 1943 - Secretary of State to The Canadian Fishing Company Limited.

5. Certificate of Indefeasible Title number 166532-E dated December 23rd, 1943, covering the above property in the name of The Canadian Fishing Company Limited.

D'Arcy Cramer

DAC:JS
Encls.

RP 10A

7

9012

January 11, 1944.

Mr. Shinichi NAKADE,
Registration No. 04992,
Grand Forks, B. C.

Dear Sir:

Lot 40 Chatham Street

Please be informed that 40 Chatham Street, Steveston, has been sold as of October 14th for the sum of $850.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

and appraised for Custodian Corresponding $850 for Co-operative Ltd MWS

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The proceeds of this sale are available to you in the usual way.

Yours truly,

P. H. Bunnell,
Administration Department.

PH:MA
cc B. C. Security Commission

File No. 9062
STEVESTON
40 Chatham Street
10 & 11/12/10/BK3N/R7W

Receipt of Certificate of Title No. 166532-E is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of North West Fire Insurance Company policy No. 205124 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 1 day of March 1944.

THE CANADIAN FISHING COMPANY LTD.

per P. E. Paulsen
Gen. Superintendent

File No. 9062
40 Chatham Street
10 & 11/12/10/BK3N/E7W

ADJUSTMENTS

As of October 14, 1943 - 78 days to go.

Debit purchaser		
78/365 x $32.85 taxes for 1943	$ 6.90	
4/72 x $18.00 insurance premium (expiry 18/12/43)	1.00	
Registration fees on deed - $850.00	5.80	
Total Debits	$13.70	
Credit purchaser		
Proportion rents for month of October - 17/31 x $11.00		$ 6.03
Rents collected for month of November		11.00
Total Credits		$17.03
Less Total Debits		13.70
DUE TO PURCHASERS		$ 3.33

Catalogue No. STEVESTON
File No. 9062
40 Chatham Street
10 & 11/12/10/Bk3N/R7W

POST OFFICE ACKNOWLEDGMENT OF RECEIPT OF TITLE

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE OTHER
Le soussigné déclare que l'envoi mentionné d'autre part

SIDE WAS DULY DELIVERED ON THE } 19
a été dûment livré le

Date stamp of office of destination
Timbre du bureau destinataire

JAN 17 19

SIGNATURE OF THE ADDRESSEE } (1) .....
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE } (2) .....
du représentant du destinataire

OF THE POSTMASTER OF THE OFFICE OF DESTINATION } .....
de l'agent du bureau destinataire

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.

(2) When delivery is made to the authorised representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

CABLE ADDRESS
"CANFISCO" VANCOUVER
ALL CODES

INCORPORATED APRIL 30TH, 1905

BANKERS:
THE CANADIAN BANK OF COMMERCE
VANCOUVER, CANADA

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

Gulf of Georgia Cannery,
STEVESTON. B. C.

February 19, 1948.

EVACUATION SECTION
Rec'd FEB 20 1948
File 9062
Ans.
Referred

Custodian of Enemy Property,
675 West Hastings Street,
VANCOUVER. B. C.

Dear Sir :

Re : Nakade Boat Works.

Referring to Mr. Cumming's telephone enquiry concerning a claim which Mr. Nakade, formerly of the Nakade Boat Works, has made concerning machinery supposedly sold from his Works in early 1942, we wish to advise that this Company purchased a lot of machinery from this man personally before he moved away from Steveston. Details of the machines involved are not now available, but on looking back through our records we find the Plant Copy of a bank draft, our No. 8519, dated April 2nd. 1942, for the sum of One thousand Two hundred and Twenty five Dollars ($1,225.00), payable to the Nakade Boat Works, and marked "Purchase of Machinery etc."

Trusting that this is the information you require,

Yours very truly,

THE CANADIAN FISHING COMPANY LTD.,

W.W. Tinker
Plant Manager.

WWT/T.

GRAND FORKS Case 15316 Doc 3

ALL AGREEMENTS AND CONTRACTS ARE CONTINGENT UPON FIRE, STRIKES, ACCIDENTS, AND ALL OTHER CONDITIONS BEYOND OUR CONTROL. ALL CONTRACTS ARE SUBJECT TO BY AN OFFICER OF THE COMPANY. UNLESS OTHERWISE SPECIFIED ALL PRICES ARE F.O.B. SHIPPING POINT. WE RESERVE THE RIGHT TO CORRECT STENOGRAPHIC ER

C.I.F. QUOTATIONS FURNISHED

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Shinichi Nakade — File No. 9062

Grand Forks B.C. — Reg. No. 64992

Company Sun Life — Agency Vancouver Agency

Policy No. 2197559

Premium - $ 25.78

Payable: Annually, Semi-annually X or monthly

Month April — Day 1

REMARKS:

30

Letter sent 16/7/43

REG. NO.	NAME	FILE NO.
04992	NAKADE, Shinichi	9062

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	Transferred to Can. Pending Re. 23-11-43. 205124	$1,000.	Dec.	18	1943	S. side Chatham St, btw. 5th & 6th Ave. Steveston, B. C.

2

MEMORANDUM

To: File 9062

From: Specified Articles Department 24th June, 1943.

Re: NAKADE, Shinichi-Reg. 04992

ARTICLE	DESCRIPTION	APPRAISED VALUE
CAR	1940 Mercury Sedan No. C-23 License No. (42) 72747	$785.00

Sold to: R. C. M. P. Date: Nil

Selling Price: $785.00

K.C

251-3
EXHIBIT No.
DATE 1 Mar 1948
FILED BY J.R.McMaster

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT Seizure No.23

Re: Shinichi NAKADE Fifth and Catham Box 20 Steveston, B.C.

on Mar 9 1942 I Goodfellow K.E.

Came into possession of the following goods by:-

LICENSE NO:	(42) 72747
MAKE & MODEL	Mercury (40)
SERIAL NO.	1D5930
ENGINE NO.	"
SPEEDOMETER READING	10678
CONDITION	Appears Good
EXTRA EQUIPMENT	Seat covers Manifold Heater

TIRE NUMBERS 5

DESCRIPTION AND CONDITION VERIFIED. Prestone Anti-Freese

"S. Nakade"
04992

Handed over to representative of Custodian whose signature in receipt thereof appears hereunder.

"E.A.Cruise"

Mar 9

"K.E.Goodfellow
Signature of member su mitting report

Attached to this report is a B C Motor Vehicle Licence (1940)
for Mercury Sedan 214181 11/9/40 Licence Plate No 19137

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: April 10th 1948 m w "E. Saxby"

File No. 9062 November 27th, 1942.

MEMORANDUM

TO: ACCOUNTING DEPARTMENT

FROM: MR. ALEXANDER

Re: Shinichi NAKADE

Please issue a cheque for $100.00 payable to Mr. Shinichi Nakade, Registration No. 04992. He has a credit balance on our books of $799.15 of which $785.00 represents proceeds of sale of car number 23 which had no liens against it, the balance of $14.15 representing net rentals accrued. There are no claims on file.

I have discussed this matter with Mr. Read who agrees that $100.00 should be sent to Mr. Nakade at this time.

Please provide us with a statement in duplicate covering Mr. Nakade's rent account.

RPA/EM

9062

2nd December, 1942.

Mr. Shinichi NAKADE,
Registration No. 04992,
Grand Forks, B. C.

Dear Sir:

Thank you very much indeed for your letter dated November 23rd. It is our pleasure to confirm to you that your car has been sold and proceeds have been credited to your account with us.

Your request for funds has been noted and we are sending to you attached our Cheque No. 1016 payable to your order and amounting to $100.00. We would appreciate your acknowledging receipt of this cheque.

You will also find attached copy of our ledger covering rental of your house, from which you will note that on this score you have a credit balance at this time of $14.15.

If, as and when you require further funds for your own maintenance please advise us fully as to your needs and you may be sure that your requests will be very sympathetically considered.

In passing we note that at the time you registered your assets with us on May 14th you declared that you had a bank account in Steveston of about $2,500.00. In order that our records may be complete would you be kind enough to indicate the present status of your bank account.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Registered

9062

15th December, 1942.

Mr. Shinichi HAKADE,
Registration No. 04992,
c/o Mr. R. Lawson,
R. R. No. 1,
Grand Forks, B. C.

Dear Sir:

Thank you very much for your letter dated December 10th. We are pleased to note that you have received the cheque for $100.00 sent to you with our letter dated December 2nd.

We trust also that the Canadian Bank of Commerce in Grand Forks has duly credited your account with the sum of $2,621.04 drawn by you from your account in the Steveston branch of the Royal Bank of Canada.

A formal statement regarding cars sold by the Custodian is in course of preparation, and you may expect to receive a statement in so far as your own car is concerned in the near future.

Yours truly,

R. P. Alexander
Manager

RPA:LF

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9062

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

P.O.Box 635,
Steveston,B.C.,
8th February 1943.

JAPANESE EVACUATION SECTION
Rec'd FEB 9 1943
File No. 9062
Ans.
Refer Milsom

Mr.G.D.Milsom;
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver,B.C.

Dear Sir: Re: NAKADE,Shimichi

Mrs.N.M.Trite who resides at 40 Chatham Street,Steveston,the property of the above,advises that during the recent cold snap the toilet bowl was badly cracked and will require a new bowl.

She is asking the Custodian to supply and install the above article at a cost of approximately $20.00.

She is paying a monthly rental of $11.00 and water rate $2.00.

Please advise.

Yours truly,
C.C.Robinson
C.C.Robinson.

HJS.

9062

February 11, 1943

Mr. C. C. Robinson,
Steveston, B. C.

Dear Sir:

Re: NAKADE, Shinichi

Referring to your letter of February 8th, it will be in order to install a new toilet bowl in the house at 40 Chatham Street, Steveston, at a cost not exceeding $20.00.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

[redacted]

March 31, 1943.

File No. 9062

To: Mr. C. C. Robinson

From: P. E. Russell

Re: Shinichi NAKADE

We have an enquiry from the above, which reads as follows:

> "I like to find out about my boathouse and ways which I build two years ago on end of Chatham St. spend about $2,500.00 the property belong to A.B.C. packer so we didn't put through Custodian."

Will you please make enquiries of the persons on whose property his boathouse and ways stand and discover the situation - thereafter reporting.

PER:MDF

Memorandum

File # 9062

P.O.Box 635,
Steveston,B.C.,
2nd April 1943.

To: Mr.P.H.Russell

From: C.C.Robinson

Re: NAKADE,Shinichi

Replying to your memorandum of the 31st ult.,the A.B.C.Packers say that the Jap left his machinery,etc.,on the property and refused their offer of purchase; and later sold it all to another party.

This includes machinery and winches,etc., outside building,and A.B.C.Packers consider the Jap has no further interest in the property.

CCR-HJS.

9062

June 19, 1943.

B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention: Mr. M. L. Bryan.

Dear Sirs: Re: Shinichi NAKADE

We have had a request for funds from the above Japanese, which reads as follows:

"Regarding to my Mercury car which was surrendered to Authority and has been sold. I would like to have that balance of my money.

"I am trying to buy a car. We live so far away town, it is very hard to get our groceries.

"Kindly send me that money soon as possible, as I can buy one when I get that money."

Will you please let us have your views as to the purchase which Nakade wishes to make?

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

9062

June 21, 1943.

Mr. Shinichi NAKADE,
Registration No. 04992,
Grand Forks, B. C.

Dear Sir:

From correspondence on file we understand that you are interested in purchasing a car for use by you in Grand Forks.

In order that we may intelligently deal with your request for funds on the basis of your need for funds, perhaps you will be good enough by return mail to let us know of your present exact financial situation. Our records indicate that on December 2, 1942 we sent you a cheque for $100.00 and our records also indicate that in December 1942 the sum of $2,621.04 was transferred for you to an account established by you in Grand Forks in the branch there of the Canadian Bank of Commerce. Are we to understand that you have, during the past six or seven months, spent the entire $2,600.00? Perhaps you will be good enough to send us detailed particulars of your present balance, the purpose for which you have utilized the funds, etc., in order that we may properly assist your present request.

Looking forward to hearing from you in this connection shortly,

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

MEMORANDUM July 2nd, 1943.

To: File 9062

From: Specified Articles Department

Re NAKADE, Shinichi - Reg. 04992

ARTICLE	DESCRIPTION	APPRAISED VALUE
RADIO	/ R.C.A. Victor Radio # 744.	$ 27.50

EB

S. SOLD BY AUCTION 23/3/44 - VANCOUVER 14

9062

August 9th, 1943.

Mr. W. O. Glanville,
P.O. Box 306,
Grand Forks, B.C.

Dear Sir:

re: Shinichi NAKADE

Your letter of the 20th ult. regarding balance of claim stated by you to be owing to you by NAKADE has been passed to this department.

We have not yet received any notification from NAKADE that this money is to be paid to you, and you can readily understand that until we receive a request along these lines from NAKADE nothing can be done by this office.

Yours truly,

AMcA:DE

A. McAlister,
Claims Department.

Aug. 10, 1943.

EVACUATION RECORDS
AUG 10 1943
File No. 2963

Custodian Office
Vancouver, B.C.

Grand Forks B.C.

Returned ~~Peter~~ Macaulay ~~Ltd~~

Dear Sir: -

In my letter of July 20th which I didn't get a reply. Mr. S. Nakade has paid me the balance of the car I sold to him.

Please write him (Shinichi Nakade, Reg. # 04992) that I did not get that money from Custodian

Thanking you I am.

Yours Truly
N. Hamaike

Sent release
letter Aug 16/43.

21

File No. 9062 November 13th, 1943.

EVACUATION SECTION
Rec'd NOV 13 1943
File No. 9062
Ans.
Referred Peters

Out to Steveston
with J.S.
please advise Mr. Nakade
to have present
release & T.O.
file

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. C. C. Robinson

Re: Shinichi NAKADE

Mrs. Trites has the following chattels on hand, the property of Saichi OTANI.

1 three piece chesterfield suite
1 centre table
2 cushions
2 end tables
2 table lamps with shades
1 smoking stand

Moved — See file 1764.

Closing chattels on this file

CCR/HMS

MEMORANDUM

File No. 9062 November 15, 1943.

To: Mr. K. B. Mackedie

From: George Peters

Re: Shinichi NAKADE

You will notice six items of furniture are left in the care of Mrs. Trites by Saichi OTANI in the above Japanese property. Also take note that this property has been sold to the Canadian Fishing Company.

Hotel Room.

GP:EB

Mr. Mackedie, please have moved, so noting BOTH on this file and Saichi Otanis

Waiting a few days for reply to my letter of 14/1/44 on S. Os file 1764

RBA

Moved - see 1764.

9062

MEMORANDUM TO FILE N O. November 24, 1943

From: Specified Articles Departmant

Re: Shinichi NAKADE, Reg. #
Steveston, B. C.

According to information supplied by the Japanese section of the Japanese Fishing Vessels Disposal Committee, the vessel "K.H. 1038" , NW.078-E was registered in the name of Shinichi NAKADE.

This boat was sold by Kazuo HAMAURA, under license 2186, New Westminster. This license is in Hamaura's name. See UFVDC Ledger & Boat File No.756 for further information.

F M

MEMORANDUM

File No. 9062 November 27, 1943.

To: Accounting Department

From: George Peters

Re: Shinichi NAKADE #04992

Lots 10 & 11, Blk. 12, Sec. 10,
R. 3 W., M. 7 W., Map 249.

The above property was withdrawn from the offer of the Director of the Veterans' Land Act and has been sold to the Canadian Fishing Company.

The Director of the Veterans' Land Act has collected the rents for October and November. Would you kindly have them mail a cheque to us for the amount of rent so we may make adjustments for the new purchaser. The rent being $13.00 a month including water.

GP:EB

33

906v

Steveston BC
17 Jany 1944

Miss Deiter
40 Chatham St
Steveston BC

Dear Madam.

Please be informed that 40 Chatham St Steveston has been sold to the Canadian Fishing Co and our rental arrangements with you have ceased.

The following chattels of Sachi Otani are in this house 7 Feb 1764

1 three piece Chesterfield Suite
1 centre table
2 cushions
2 end tables
2 table lamps with shades
1 smoking stand.

Will you please let me know when I may send a truck to remove these articles from the premises.

Yours truly

C C Robinson
For the Custodian

Returned
H Z Bannerman
Feb 1/44

See List 455

Steveston June 8th 42

Mr. C. C. Robinson
Custodian Japanese property

Dear Sir

Your letter to hand and took contents.
Time as to when you may call to work and for the furniture
will say that I should very much appreciate if you would
delay removal until the latter part of the week.
Time enjoined to say had stick "flu" at the moment & having
made a bed mean part of the mine in which the quite is
stored. it would make it a bit awkward for me to have
the removal at this time. another factor is that a brother
is coming from Alberta to make us a visit & as he quite
it will be best to have removed the last of this week.
Now if he were here, he would be a great help to me in getting
the stuff out of the house with the result opening & shutting of
doors & consignment drafts.
Of course you will want a definite day set for removal
& shall we make it Monday & start work for my brother
will surely have arrived by then
If that date does not suit. you will have to make your own

~~Wash~~ the Lake & we moved as if your men intended. or Shall I say yesterday.

Steam to wish to hold the against your men intentions in the matter of water.

Very Truly Yours
R. M. Trio

Form 968A

ROYAL CANADIAN MOUNTED POLICE

No. 72

EXHIBIT REPORT

HEADQUARTERS File No.

SUB/DIV'N. & File No. Vancouver

DIVISION & File No. (Jap Regs 61,992)

DETACHMENT & File No. C.I.D.

DATE Feb. 15th, 1944.

Re: Shinichi HAZAMI, Box 20 Steveston, B.C. (Name of File)

On Nov. 9th, 1942 (Date) I Det. McLaren, #tc. (Member's Name)

Came into possession of the following described goods by

Handed over by owner. 9062

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Cap. or Size	DESCRIPTION OF EXHIBITS
	1		R.C.A. Victor Radio, Serial No. 7[illegible]. 9062

REMARKS: Handed over to the Custodian of Alien Property.

DATE FEB 17 1944 (State briefly disposition)

CERTIFIED CORRECT

Lee L. Spain for Custodian (Signature of Recipient or Witness)

F.H. Jefferson, Reg. #10559, #tc. (Signature of Member)

CABLE ADDRESS
"CANFISCO" VANCOUVER
ALL CODES

INCORPORATED APRIL 30th 1908

BANKERS
THE CANADIAN BANK OF COMMERCE
VANCOUVER, CANADA

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

EVACUATION SECTION
Rec'd MAR 3 1944
File No. 9062
Ans. 8/3.
Referred Queen

PRODUCING AND COLD STORAGE PLANTS:
Vancouver, Canada
Butedale, "
Prince Rupert, "
Ketchikan, Alaska
Seattle, Wash., U.S.A.
Kalama, " "
RESEARCH LABORATORIES
Vancouver, Canada
SALMON CANNERIES
BRITISH COLUMBIA
Vancouver
Bones Bay
Butedale
Carlisle
Goose Bay
Gulf of Georgia
Hayesport
Kildala
Koprino
Lagoon Bay
Lockeport
Manitou
Margaret Bay
Nanaimo
Oceanic
Pender Island
[illegible]theo
Wales Island
PACKERS OF
NEFCO RAPID FROZEN PRODUCTS
BELLEANNA, IMPERIAL, COLUMBIA, SUPERB, SUPREME AND VALUE BRANDS:
Fresh, Frozen and Smoked Fish
Mild Cured Salmon
Dry Salt Herring
Fish Meal and Oil
CANNED FISH
REGISTERED BRANDS:
Gold Seal, Blue Seal, Red Seal, Pink Seal, White Seal, Aquarium, Angler, Bell, Colonial, Conqueror, Excello, [illegible]herman, Gold Leaf, [illegible]ron, Rover, Red Breast, Supreme, Sea Wave, Superb, Value.

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

March 1st, ~~1944~~

Check S.O.

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

Dear Sir:

We return herewith the receipt, duly signed, acknowledging certain certificates in connection with property recently purchased at Steveston from aliens and handled by your department.

You will note that I have not signed the release in connection with 40 Chatham Street, which covers an agreement to the effect that any Japanese effects and furniture may be removed at such time as the present tenant has vacated the property.

Upon investigation we found that no Japanese effects and furniture are stored or included on any part of these premises. It appeared superfluous to sign a document which might lead to complications later.

You advice on this matter will be appreciated in case our analysis has been irregular.

Yours very truly,

THE CANADIAN FISHING CO. LIMITED

P.E.Paulson

P.E.Paulson,
General Superintendent

PEP:MM

ALL AGREEMENTS AND CONTRACTS ARE CONTINGENT UPON FIRE, STRIKES, ACCIDENTS, AND ALL OTHER CONDITIONS BEYOND OUR CONTROL. ALL CONTRACTS ARE SUBJECT TO APPROVAL BY AN OFFICER OF THE COMPANY. UNLESS OTHERWISE SPECIFIED ALL PRICES ARE F.O.B. SHIPPING POINT. WE RESERVE THE RIGHT TO CORRECT STENOGRAPHIC ERRORS.

C.I.F. QUOTATIONS FURNISHED

9062

March 8th, 1944

The Canadian Fishing Company Ltd.,
Foot of Gore Avenue,
Vancouver, B. C.

Attention Mr. Paulson

Dear Sirs:-

Re: Shinichi NAKADE

This is just to acknowledge yours of March 1st with particular reference to the last three paragraphs. We make it a general rule to have the Release covering effects and furniture signed by purchasers of Japanese property in case there be any movables of which we have no record. We confirm in this case, however, that our files show no Japanese effects on the premises and as you have found none, we agree that the matter need not be pursued any further.

Yours truly,

H. F. Green
Protection Department

HFG:IF

NAME ~~HAKADE, Shinichi~~

REGISTRATION NO. ~~04992~~ FILE NO. ~~9062~~

The following chattels were sold by public auction at ~~998 Powell, Vancouver, B.C.~~ on ~~March 23, 1944~~.

Victor consol radio	$ 36.00
Total:	$ 36.00
Less Expenses: (Auctioneer's Fee: $3.60	
(Advertising: 0.86	
(Moving: 0.34	
(Storage: 1.00	$ 5.80
Net Proceeds Credited:	$ 30.20

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 14

Remarks.

F. 112

No. .....

Royal Canadian Mounted Police

J.R #04992

$ .....

Vancouver BC Mar 9 1942

Received from Shinobi NAKADE. Box 20 Steveston, BC

One R.C.A Victor radio serial # 744

.....

.....

.....

..... Dollars,
100

.....

.....

Signature C. J. Keelan, A/Cst.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: December 2, 1944

Name: Shinichi NAKADE Reg. No. 04992 File: 9062

Boat File No.: JFVDC "Released Vessels"

Name of Vessel: "Bluebird" New hull - description not given

Lic. or Reg. No.: None

Naval No.: None

Owner's Valuation: None

JFVDC Valuation:

Custodian Valuation:

Date of Sale:

Purchaser:

Signature on Sales Papers:

Selling Price:

Paid to JFVDC or Custodian:

Supervision Costs:

Balance due Owner:

Paid to:

Location of Boat at Sale:

Claims Against Canadian Govt.:

This vessel was built by Shinichi NAKADE, boat-builder, and was sold to B. C. Packers Ltd. for the sum of $875.00.

A notation on the boat file says, "Money paid direct to Custodian."

There is nothing on File 9062 to indicate that any payment was made to the Custodian, and there is nothing on the boat file to show where the information came from; as Nakade registered with the Custodian on May 14, 1942, and the vessel was then in the possession of B. C. Packers, it can be assumed that payment was made direct to Nakade.

Not in custody

None

Additional Information:

F Mathison
Feb 27/47

April 3, 1945.

Shinichi NAKADE, Reg. 04992, FILE: 9062

From: F. Matheson

M.V. "WESTERN ACE", built by this man, was sold to B. C. Packers Ltd. on March 30, 1942, for the total sum of $850.00.

Permission for transfer of title given by Japanese Fishing Vessels Disposal Committee. See JFVDC "Released Vessels."

This was a new vessel and she had not been impounded.

Sale was made direct between vendor and purchaser. No money was paid in to Japanese Fishing Vessels Disposal Committee.

F Matheson
Feb 27/47

April 3, 1945.

Shinichi NAKADE, Reg. 04992, FILE: 9062

From: F. Matheson

M.V. "WHITE CLIFF", built by this man, was sold to B. C. Packers Ltd. for the total sum of $850.00.

Permission for transfer of title given by Japanese Fishing Vessels Disposal Committee, March 30, 1942. See JFVDC "Released Vessels" This was a new vessel. She had not been in custody.

Sale was made privately. No money was paid in to any Government department in connection with this transaction.

F. Matheson
Feb 27/47

"Copy"

REG. SH. (C)
Of Schedule to Chap. 44, R.S. of Canada, 1934.

1504
5-40

CANADA

LICENCE

No. 3400

Port of Registry, New Westminster B.C.

This is to Certify that the "J. L. No. 2. Motor Vessel
Ship or Vessel as the case may be and state her name
of which the particulars are herein contained, was this day licensed by me, the ~~Collector of Customs~~
Collector or Chief Officer as the case may be
of Customs at New Westminster B.C. under the provisions of Part I of
Name of Port
the *Canada Shipping Act, 1934.*

MEASUREMENTS	FEET	INCHES	TONNAGE	NUMBER OF TONS
Length	30	8	Approximate	3
Breadth	7	3	Chrysler Motor	20 H.P.
Depth	3	4		

NAMES OF OWNERS (OR NAME OF OWNER)	NUMBER OF SHARES HELD BY EACH*
Julius Ludyinski Steveston, B.C.	64
By Transport Order No-216 in 1941. Formerly N.W. 3033.	

*(If the property in the Ship or Vessel is not divided into shares, this column need not be filled up.)

Signature A G Gaddes

Collector of Customs and Excise.

Dated this July 3 - 42

day of 19

9062.

November 23rd, 1946.

Mr. Shinichi NAKADE,
Registration No. 04992,
c/o Mr. R. Lawson,
Grand Forks, B. C.

Dear Sir:

Re: Fujitaka TAKEUCHI - Reg. No. 12128.

In his declaration of Assets and Liabilities, dated March 21st, 1942, the above evacuee included a debt of $1500.00, being unpaid balance of $2100.00 owed to you in connection with a Boat contract.

In your declaration, dated May 14th, 1942, there is no reference to this matter but it has been carried in Mr. Takeuchi's file as an outstanding liability.

In reply to a recent question on the subject Mr. Takeuchi advises us that a settlement was duly effected with you and has referred us to you for confirmation of his statement.

We are desirous of remitting Mr. Takeuchi his funds and would appreciate a prompt reply from you. We enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 1.

c.c. to Mr. Fujitaka TAKEUCHI,
R. R. No. 1,
Grand Forks, B. C.

File No. 9062
Reg. No. 04992

Shinichi NAKADE

	Date	Particulars	Debit	Credit	Balance
1942	August 6	Mrs. M. N. Trites - July rent	$	$ 13.00	
		T. C. King commission	1.00		
		Ck 265 - Corp. Township of Richmond - water rates	12.00		
	September 9	Mrs. N. Trites - rent		13.00	
		Commission	1.00		
	September 16	Mrs. N. Trites - rent		13.00	
		Commission	1.00		
		Repairs to shed	2.00		
	October 15	Mrs. N. Trites - rent		13.00	
		Commission	1.00		
	October 19	Ck 612 - Township of Richmond - 1942 taxes	32.85		
	November 10	Mrs. Trites - rent		13.00	
	December 15	Rents collected		13.00	
	December 28	Transferred from Car Account		658.02	
1943	January 18	Ck 1840 - Certificate of Encumbrance - New Westminster	1.00		
		Rents collected		13.00	
	February 16	Rents collected		13.00	
	April 5	Rents collected		26.00	
		Repairs & Maintenance	16.92		
	June 2	Rents collected		13.00	
	June 16	Rents collected		13.00	
	July 27	Rents collected		13.00	
	August 17	Rents collected		13.00	
	September 23	Ck 5342 - Township of Richmond - water rates	27.00		
	October 6	Rents collected		13.00	

	Date	Particulars	Debit	Credit	Balance
1943	October 21	Canadian Fishing Co. - full purchase price of 10-11/12/10 Steveston	$	$ 850.00	
	November 3	Ck 6025 - Municipality of Richmond - taxes	32.85		
	December 1	Veterans' Land Act - rent for October & November/43		26.00	
	December 16	Ck 6902 - Registration of transmission & deed	9.20		
	December 29	Rents collected		13.00	
1944	January 13	Ck 7431 - Canadian Fishing Co. - closing adjustments	3.33		
	February 7	Rents collected		13.00	
	April 11	Ck 9289 - Premium on Sun Life Policy # 2197559	21.95		
	April 21	Proceeds from Auction Sale - Vancouver # 14		36.00	
		Disbursements " " "	5.80		
			1,591.92		
	June 29	Ck 751 - S. NAKADE	30.20		
	July 15	Ck 1100 - S. NAKADE			NIL

This is the 17/4/48

106

File No. 9062
Reg. No. 04792

Shinichi NASAKI

	Date	Particulars	Debit	Credit	Balance
1942	August 6	Water rates	$ 12.00	$	
	September 16	Repairs to shed	2.00		
	October 19	1942 Taxes	32.85		
	December 15	Rents collected (July to December)		76.00	
		Agent's commission	4.00		
	December 28	Proceeds Car Sale		650.02	
1943	January 18	Land Registry Office - Certificate of Encumbrance	1.00		
	April 5	Repairs	16.92		
	September 23	Water rates	27.00		
	September 30	Taxes 1943	32.85		
		Rents collected (January to November)		143.00	
	October 14	Balance rents to 14 December		8.77	
		Credit re Sale of Property		854.50	
1944	April 11	Sun Life Assurance Co.	21.95		
	April 21	Proceeds Auction Sale		30.20	
	June 29	Cheque to you	1,591.92		
	July 15	Cheque to you	30.20		
			$1,772.69	$1,772.69	

ETL

CASE NO: 251.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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

IN THE MATTER OF THE CLAIM OF
SHINICHI NAKADE

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the Dominion Government.

R.J. McMASTER, Esq., appearing for the Claimant.

A. WATSON, Esq., Secretary.
G.N.R. UPTON, Esq., Official Interpreter.
G.HAMILTON, Esq., Official Reporter.

MR. McMASTER: Case No. 15, Mr. Nakade, please.

SHINICHI NAKADE, the claimant herein, being firstly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, did you instruct me to draw this statement with regard to the real estate for which you are making a claim? A: Yes.

Q And are the contents true, to the best of your knowledge and recollection? A: Yes.

MR. McMASTER: I file that as Exhibit No. 1, my lord.

(DOCUMENT MARKED EXHIBIT NO. 1).

THE COMMISSIONER: This dwelling is in Steveston, is it?

MR. McMASTER: Yes, my lord. Referring to Exhibit No. 1, my lord (reading). My lord, I realize the difficulty. In some ways there is some suggestion of consent here, but my submission will be that it was not a consent. He said the price was too low and while he agreed to it, there was good reason why he needed the money and actually the transaction which was ultimately made was not the transaction which was referred to.

My lord, I have an insurance policy on these premises. I don't think our practice has been to file them and for what it is worth, I would refer to the policy, No. 205124, with the Northwest Fire Insurance Company, the expiration date December 18, 1943, for one thousand dollars, referring to the building on these premises. My friend might like to see that.

THE COMMISSIONER: Insurance policies haven't much value. We all know that there are few insurance companies that won't write a policy for anything the applicant asks the policy should be issued for.

MR. McMASTER: It is true, my lord, but as a rule none of us insure for more than we think the premises are worth because we don't like paying premiums for no good reason.

Q Now, witness, I produce to you a statement with regard to your 1940 Mercury sedan. Is that your signature on that statement?

A Yes.

Q Did you instruct me to draw this statement?

A Yes.

Q And are the contents true to the best of your knowledge and recollection? A: Yes.

MR. McMASTER: I file that as the next exhibit, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: I produce from the Custodian's file, my lord, the R.C.M.P. receipt dated March 9th, 1942, with respect to this car, 1940 Mercury. The mileage is down as 10,678 miles, five tires, seat covers and manifold heater. The condition is stated, as appears, good. I file that as the next exhibit.

(R.C.M.P. RECEIPT MARKED EXHIBIT NO. 3).

MR. McMASTER: If I might refer to Exhibit 2, my lord, it shows the date of purchase, new, November or December, 1940, and the price paid, about $1500.00 including seat covers and manifold heater.

Your witness.

MR. HUNTER: It is submitted, my lord, that the real property was soldfor its fair market value. It is further submitted that the vehicle was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Witness, I produce two letters and are these both your letters and both signed by you?

A Yes.

MR. HUNTER: The first letter, my lord, is dated the 26th of March, 1943, from the witness to the Custodian, or,rather, to Mrs. Russell in the Office of the Custodian, saying, "Thank you very much for your letter about my property, Lots 18 and 11, Block 12, in Steveston, an offer for $600.00. It is very cheap than the price I was offer before we evacuate. However if you forward me all the cash $600.00 I will sell it. If you don't send me all the cash, I think I'll just keep it as you see it is no use selling my house if I don't get all my money." Then there is an inquiry about the bunt-house which is not a subject of this claim.

The other letter, my lord, is dated August 27th, 1943, addressed to the Office of the Custodian, by the claimant, saying (reading).

Pursuant to that Mrs. Trites put in an offer of $800.00 and the Canadian Fishing Company put in an offer of $850.00, the price which was accepted, and it was sold as of the 14th of October, 1943, my lord.

There is no appraisal here, my lord.

(LETTER, DATED MARCH 26th, 1943, MARKED EXHIBIT NO. 4).

(LETTER, dated AUG. 27th, 1943, MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Any re-examination?

MR. McMASTER: I am just wondering whether my friend will admit, my lord, that it was the practice of the Custodian when these people had assets, not to hand out the whole of the assets at once, but only to hand it out on a monthly basis.

THE COMMISSIONER: How would that affect the situation?

MR. McMASTER: My lord, if not, I will get the evidence from the claimant that certainly it was the practice with regard to him. I think it is relevant to this question of his saying, " If you will give me the whole $600.00, I will sell".

THE COMMISSIONER: I see what you mean.

MR. HUNTER: I haven't quite finished yet, my lord.

MR. McMASTER: I am sorry.

MR. HUNTER: The vehicle, my lord, was appraised for $785.00 and sold for that amount to the R.C.M.P.

THE COMMISSIONER: $785.00?

MR. HUNTER: $785.00, my lord.

There is a dog declared but I don't think my friend is claiming for that.

MR. McMASTER: I think that was probably lost, my lord.

MR. HUNTER: My friend wants some information about the practice of the office. I am quite sure Mr. McPherson could supply it, my lord. That is all.

THE COMMISSIONER: Mr. McPherson?

MR. G. McPHERSON: I didn't really understand the question, my lord.

MR. McMASTER: My understanding, my lord, is that it was the practice of the Custodian where these people acquired moneys while they were evacuated, not to pay out the whole sum to the claimant but to give them — rather, to conserve their moneys and to give them monthly allowances out of the moneys in the hands of the Custodian. I am referring now to 1943 and the period up to then.

THE COMMISSIONER: The point, I understand, Mr. McPherson, to be this: Mr. McMaster desires to explain the claimant's proposal to accept a figure so low as $600.00 for the real estate in this way; that he is prepared to accept that offer of $600.00 so long as he gets his money at once, but, on the other hand, if he is to have it dribbled out to him in monthly payments, he wouldn't take it. Now, can you make any statement with regard to the policy of the Department?

MR. McPHERSON: Yes, my lord. Each case was dealt with individually. Generally speaking, the Custodian's policy was not to pay out the total amount held for any particular evacuee until several things had happened: First, that we had ascertained whether or not he left any debts in the protected area — which I am not aware of in this case; secondly, whether or not he was being maintained in a Security Commission camp, in which case we would probably not pay out the total amount but would let him have so much a month. But if he moved to a self-

sustaining -- if he moved out and became self-sustaining we gave him all of his money, subject to the other circumstances of debts.

THE COMMISSIONER: This claimant was in a self-sustaining area, was he not?

MR. [redacted]: Well in that case I would say the policy was, if a Japanese in a self-sustaining area could show he needed the money, we would give him the money. In this case the witness has stated he needed the money for the purpose of building a house. If those circumstances had been explained, I have no doubt but that he would have been given the $600.00 if we had sold the property.

THE COMMISSIONER: All right, thank you, Mr. McPherson.

MR. McMASTER: My lord, in that respect I would ask to file a letter produced from the Custodian's file, dated March 31st, 1943, to the claimant and setting out rather what my friend has suggested here. (Reading).

THE COMMISSIONER: Of course, in this instance the greater offer was made soon after.

MR. McMASTER: Yes, the greater offer was made before that question arose and he explained his situation there. I file that as the next exhibit, my lord.

(LETTER MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Is that this case?

MR. McMASTER: As far as I am concerned, my lord.

THE COMMISSIONER: Have you anything further, Mr. Hunter?

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: All right, thank you, Mr. Nakada.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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

IN THE MATTER OF THE CLAIM OF

SHIGEKEI NAKADE.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the Dominion Government.

R.J. McMASTER, Esq., appearing for the Claimant.

A. WATSON, Esq., Secretary.
G.E.R. UPTON, Esq., Official Interpreter.
G. HAMILTON, Esq., Official Reporter.

Discussion.

MR. McMASTER: Case No. 16, my lord, S. Nelson, I would ask leave to withdraw.

THE COMMISSIONER: Both?

MR. McMASTER: No, just No. 16. I regret that it doesn't come within the terms of reference.

(Concluded)

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

Gordon Hamilton

"G. HAMILTON"
Official Reporter.

GRAND FORKS, B.C.
1st March 1948.

DEFENCE BRIEF

Shinichi NAKADE

File No. 9062

Case No. 251

REAL PROPERTY CLAIM

1. Real Property Claim	Appraised at	Sold for
$1500.00	consent	$850.00

Witness: Real Estate Statement.- Exhibit 1.

Transcripts 2 and 3, McMaster submits not a consent. Claimant said price too low and while he agreed to it there was good reason why he needed the money, and actually the transaction which was ultimately made was not the transaction which was referred to.

Produced insurance policy $1,000.00 on building only.

Commissioner "Insurance policies haven't much value".

Exhibits 4 and 5. Letters of 26 March 1943 and 27 August 1943.

Exhibit 6. Letter of 31 March 1943.

PERSONAL PROPERTY CLAIM

2. Motor Car Claim	Appraised at	Sold for
$1150.00	$785.00	$785.00

Witness: Appraiser. McDermott Motors Consol. Motors 900

Exhibit 2. Personal Chattel Statement.

Exhibit 3. R.C.M.P. Receipt.

Both sold for Fair Market Value.

RWN/CH

Name of Claimant NAKADE, Shinichi

Case 251

Custodian File 9062

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	
		850	85.00	.00 12.50							97.50

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	
785	196.25							196.25

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	293.75

1540

9062

November 16th, 1950.

Mr. Shinichi NAKADE,
P. O. Box 57,
Steveston, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 251

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 ... $293.75.

Cheque in your favour is enclosed for $293.75

and we have paid the Co-Operative Committee .. Nil

for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director