

9343

REAL ESTATE

FORM "A"

BUREAU POWELL STREET

FILE No. 1343

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: NAKADE, Yasujiro

HOME ADDRESS: Corner of 5th Ave. and Chatham St., Box 20, Steveston, B.C.

REGISTRATION NUMBER 05641 SEX: Male AGE: 47

OCCUPATION: Boat Builder under name of Nakade Boat Works, Garry Point, Steveston, B. C.

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

EMPLOYER: Self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kochie

ADDRESS OF WIFE OR HUSBAND: 5th & Chatham St., Box 20, Steveston, B. C.

NAMES OF ANY LIVING CHILDREN: Shinichi (M) Masaji (M) Saburo (M)
Shizue (F) Ryanosuke (M)

ADDRESS OF CHILDREN: 5th & Chatham St., Box 20, Steveston, B. C.

AGE OF CHILDREN: 24, 20, 19, 17, 13.

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

- 3 lands. (1) 5th & Chatham St., Steveston, B.C. Municipality of Richmond, Lots 7, 8, and 9, Block 12 of part of Sec. 10, Block 3, North Range 7, West Map 249, District of New Westminster, B. C. Title No. 66791-E. (2) Moncton near 2nd Ave., Steveston, B. C. Municipality of Richmond, the West 19 ft. of Lot 9, Block 5 of Sec. 10, Block 3, North Range 7, West Map 249, District of New West'r, B. C. Title No. 147223-E. (3) Moncton nr. 3rd Ave., Steveston, B.C. Municipality of Richmond, Lot 16, Block 7, of Sec. 10, Block 3, North Range 7, West Map 249, District of New West'r.
2. BUILDINGS AND OTHER IMPROVEMENTS: Title No. 104157-E.

- 5th & Chatham (1) 9 room stucco house with basement, 1 garage, 3 shacks. Moncton, nr. 2nd Ave. (2) 4 room frame house. Moncton nr. 3rd Ave. (3) 2 storey 5 room frame house.

3. INSURANCE (Give particulars; state where policies are) (1) Sentinel Fire Ins. \$2,000.00. Policy No. 82629. (2) Sentinel Fire Ins. \$500.00. Policy No. 82619. Policies in owner's possession.

4. TAXES (Amount and where payable) (1)--\$60.00. (2)--\$20.85. (3)--\$33.99 per year payable at Township of Richmond, B. C. 1941 taxes paid on ~~in~~ each land.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) (1)--Occupied by owner. When declarant is evacuated, house will be leased to Norman Marshall, Steveston, B. C. for the duration of the war for the sum of \$1.00 per month and N. Marshall will pay all expenses, (light, taxes, water, etc.) (2) C.S. Taylor, Steveston, B. C. has leased land from April 1, 1942 for 2 years. for the sum of \$10.00 per month payable to Royal Bank, Steveston, B. C. in favour of declarant's acct. Lease papers drawn up by T. King. Steveston and are in owner's possession.

SEE
BACK OF
FORM

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. All in owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none

9. IF FARM LAND STATE CROPS SOWN (1) 4 cherry trees, 3 plum trees, 3 pear trees, 7 apple trees. (3) 1 pear and 8 apple trees.

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

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.

3 pc. Chesterfield suite, 1 smoker set cabinet, 1 rug, 7' x 6" x 10',

1 rug, 36" x 63", 1 end table, 1 lamp stand, 2 table lamps, 1 desk lamp,

1 kitchen stove, 1 safe, 1 refrigerator, 2 clocks, 3 pc. ventilation blind,

1 dining table, 1 coffee table, 1 electric fire place, 1 office desk,

2 small tables, 1 adding machine, 1 Underwriter typewriter, 1 Rem.

Notablest typewriter in owner's possession at 5th & Chatham, Steveston, and will be left in house for use of Norman Marshall, Steveston, Lessee.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.

1 dog to be given to Mr. N. Marshall, Steveston, Lessee of house

at 5th & Chatham St., Steveston, B. C.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY. none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$400.00 Victory Bonds in owner's possession.

8. BANK ACCOUNTS: Royal Bank, Steveston, B. C. \$1400.00. Acct. No. N-78.

9. LIFE INSURANCE: Sun Life. \$1,000.00. Policy No. 624,558.
Beneficiary, wife, Kechie. Policy in owner'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 16th day of May 1942.

Wm. Conner

Witness

(Signature)

J. Marshall

FOR DEPARTMENTAL USE

COPY

INFORMATION FROM R.C.M.P.

9343

DATE July 23, 1943.

Our File No. 9343

Full Name NAKADE, Yasuhiro
(Surname in Block Letters)

Registration No. 05641

Male - Female
(Check)

Age March 11, 1895

Former Address P.O. Box 120, Steveston, B.C.

Date Evacuated March 19, 1942

Naturalized - Canadian-Born - National
(Check)

Present Address c/o Robert Lawson, GRAND FORKS, B.C. - (Nov 5/46)

Married - Single
(Check)

Name of Wife Kochiye - 05644

Name of Husband --

Name of Mother --

Name of Father --

Names of Children under 16 Ryansuke (M) Oct. 10, 1948.

Requested by E.C.T.

Registered with Custodian YES
(Yes or No)

Additional Information Boat builder.

POLICY NO.		NAME		FILE NO.		
03641		NAKANE, Tamajiro		9343		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Sentinel Fire Insurance Company	82629	\$2,000.	Nov.	1	1944	Lts. 7, 8, 9, Bldg. 12, Sec. 10, Bldg. 34, Range 7 Chatham St., / Steveston, B.C. 27. 24
London & Lancashire Guarantee & Accident	3403066	\$750.00	May	10	1945	29 Moncton Street, Steveston, B.C.

November 5, 1946.

The above Sentinel Fire Insurance policy #82629 was transferred to the Canadian Fishing Co. Ltd. on August 16, 1944.

The above London & Lancashire policy #3403066 was transferred to Mrs. Nellie Minosky on March 3, 1945.

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


George Peters,
Office of the Custodian.

GP/1c

File No. 9343

November 5, 1946.

LIABILITY SUMMARY

Re: Yasujiro NAKADE
Registration No. 05641

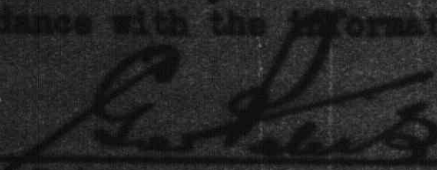
McLennan, McFeely & Prior Limited lodged two claims against the above Japanese on April 28, 1942, in the amounts of \$38.75 and \$30.20 respectively.

These two claims were acknowledged paid in a letter from McLennan, McFeely & Prior Limited dated October 29, 1942.

Harris & Pratt lodged a claim against the above Japanese on August 7, 1942, in the amount of \$10.00.

This was disputed by NAKADE, and in his letter of October 1st, 1942, he states he paid this through M. Noguchi. The file reveals this to be correct.

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


George Peters,
Office of the Custodian.

GP/ls

November 5, 1946.

REAL PROPERTY SUMMARY # 1

JAPANESE NAME: Yasujiro NAKADE, Registration No. 05641, File No. 9343.

CATALOGUE NO: 856

PROPERTY ADDRESS: 44 Chatham Street, Steveston, B. C.

LEGAL DESCRIPTION: Lots 7, 8 and 9, Block 12 of part of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Dwelling and Garage.

ASSESSED VALUE: Land \$ 1416.00 Annual taxes \$ 105.14
Improvements 4550.00 Appraisal \$ 2925.00

TITLE: Registered in the name of Yasujiro NAKADE, Personal representative of Uichi NAKADE, deceased, "In Trust" (Certified copy Will and Probate file No. 13264).

ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order No. 24405 - July 31st, 1942.

HISTORY OF ADMINISTRATION: The Custodian's representative reports on June 4, 1942,

"This building is a 9 room frame, stucco exterior, shingle roof dwelling, with basement, in excellent condition."

Before evacuation, NAKADE entered into a Lease arrangement with Norman C. Marshall for the sum of \$1.00 for the duration of the war, Marshall to pay taxes, water rates and upkeep.

This arrangement was not disturbed by the Custodian and Marshall remained in possession until the sale of the property

SOLD: To the Canadian Fishing Company Limited in the amount of \$3650.00 and adjustments calculated as of June 13, 1944.

Funds released to NAKADE December 13, 1944.

A complete statement of the transaction forwarded to NAKADE on April 18, 1945.

Certificate of title # 176627-E delivered to the Canadian Fishing Company Ltd. on January 30, 1945.

NOTE: On the sale of this property, a Deed from NAKADE, personal representative of Uichi NAKADE, deceased, "In Trust" to Yasujiro NAKADE was prepared by the Custodian's office and signed by Yasujiro NAKADE on July 19, 1944.

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


George Peters,
Office of the Custodian.

November 5, 1946.

REAL PROPERTY SUMMARY # 2

JAPANESE NAME: Yasujiro NAKADE, Registration No. 05641, File No. 9343.

CATALOGUE NO: Direct sale by NAKADE.

PROPERTY ADDRESS: 56 Moncton Street, Steveston, B.C.

LEGAL DESCRIPTION: West 19' of Lot 9, Block 5 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Store, rooms in rear.

ASSESSED VALUE: Land \$ 225.00 Annual Taxes \$16.70
Improvements \$ 950.00

TITLE: Registered in the name of Yasujiro NAKADE.

ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order #24404 - July 31, 1942.

HISTORY OF ADMINISTRATION: The Custodian's representative reports on June 4, 1942,
"This is a small store with 3 rooms at the rear, in fair condition."

Before evacuation NAKADE entered into a Lease arrangement with C.S. Taylor of Steveston, terms two (2) years from April 1, 1942, for the sum of \$10.00 per month, lessor to pay taxes and water. This arrangement was not disturbed by the Custodian.

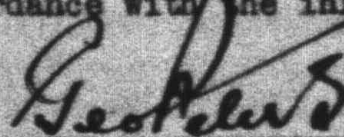
Repairs required on the property in August 1943, in the amount of \$18.50, were deducted from rents.

No insurance was carried on the property.

SOLD: The tenant, Mr. Taylor, made an offer to purchase which was submitted by the Custodian to NAKADE. He in turn accepted the price offered, that is, \$800.00.
Adjustments calculated by this office as of April 1, 1944. It was divested by the Custodian on April 10, 1944.

Funds released to the credit of his account on May 9, 1944. Certificate of Title # 171630-E delivered to the purchaser on May 29, 1944.

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



George Peters,
Office of the Custodian.

GP/lc

November 5, 1946.

REAL PROPERTY SUMMARY # 3

JAPANESE NAME: Yasujiro NAKADE, Registration No. 05641, File No. 9343.

CATALOGUE NO: 852

PROPERTY ADDRESS: 29 Moncton Street, Steveston, B.C.

LEGAL DESCRIPTION: Lot 16, Block 7 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Small shop.

ASSESSED VALUE: Land \$ 495.00 Annual Taxes \$29.13
Improvements \$ 1100.00 Appraisal 674.00

TITLE: Registered in the name of Yasujiro NAKADE.

ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order # 24406 - July 31st, 1942.

HISTORY OF ADMINISTRATION: The Custodian's representative reports on June 4, 1942,
"This is a small shop, frame, shingle roof, and has been used as a Barber Shop. It is very dilapidated and very dirty."

This property was originally rented in August 1942 to W.O. Twaddell, by Thomas C. King, for \$14.00 per month which included water. However, in September 1942, this rent was reduced to \$12.00 per month, including water. Until October 1942 a commission of \$1.00 was deducted.

Repairs to the door in the amount of \$3.60 was deducted from the first months rent. November rent was collected through C.C. Robinson, Custodian's agent.

On October 26, 1943, two (2) windows were replaced in the amount of \$3.26 and this amount deducted from the rent.

A permit for a septic tank in the amount of \$1.00 was deducted from the November 1943 rent. On December 11, 1944, a new septic tank had to be installed in the amount of \$98.00. This was ordered to be done by the Health Inspector. Plumbing repairs \$25.60, see memo November 13, 1944.

This tenancy continued until the sale of the property.

SOLD: To Mrs. Nellie Minosky in the amount of \$675.00.
Adjustments calculated as of December 20, 1944.
Funds released to the credit of NAKADE on March 2, 1945.
A complete statement of the transaction was sent to NAKADE on April 17, 1945.
Certificate of Title No. 183947-E was delivered to the purchaser by registered mail on April 2, 1945.

(over)

Real Property Summary (C continued)

November 5, 1946.

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



George Peters,
Office of the Custodian.

GP/1c

November 5, 1946.

PERSONAL PROPERTY SUMMARY

Re: Yasujiro NAKADE
Registration No. 05641

CHATELS: See Chattel Summary

SPECIFIED ARTICLES: The file reveals one car radio and one portable radio. Mr. Marshall, in whose care the two above radios were left, states he shipped these direct to NAKADE upon request.

BONDS: \$400.00 Victory Bonds in owner's possession. As this did not come under the control of the Custodian, no action required.

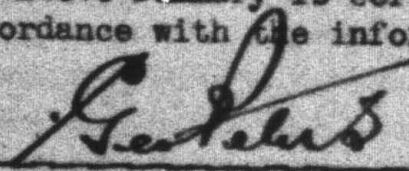
An extract appears on file under date of December 14, 1943, stating NAKADE holds 44 shares in the Canada Mio Company Limited. This Company is being liquidated by P.S. Ross & Sons and should any disbursements be made by P.S. Ross & Sons to the Custodian's office, they will be credited to his account.

BANK ACCOUNTS: Royal Bank of Canada, Steveston, B.C., Account No. N-78, amount \$1400.00. As this did not come under the control of the Custodian, no action required.

LIFE INSURANCE: Sun Life policy #624,558 in the amount of \$1,000.00, in owner's possession. As this did not come under the control of the Custodian, no action required.

No property interests other than those mentioned above are found on the file.

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


George Peters,
Office of the Custodian.

GP/ic

November 5, 1946.

CHattel SUMMARY

Re: Yasujiro NAKADE

Registration No. 05641

Before evacuation NAKADE declared chattels left in the care of Norman Marshall, tenant of his house at 44 Chatham Street, Steveston, B.C. (See Chattel Schedule).

The tenant signed for the articles in his care on December 30, 1942 and on the bottom of this inventory is marked,

"Numerous other household chattels not listed"

On July 13, 1943, the Custodian removed chattels from a small house next to 44 Chatham Street (see Schedule). Some of these items were found to belong to other Japanese and a few items were transferred to their respective file.

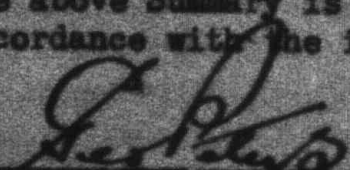
At the request of NAKADE, different items were shipped to him on October 20, 1943 (see Schedule) and the balance of the chattels were removed from 44 Chatham Street on October 26, 1944. These were auctioned with the exception of one Underwood typewriter and one adding machine which were given to Mr. Marshall by NAKADE.

The file reveals the car radio and portable radio were unaccounted for but in a telephone conversation with Mr. Marshall on November 4, 1946, he states he made a direct shipment to NAKADE before October, 1944, and both these items, along with a few other small items which were around the house, were shipped.

A few items were left in the house as of no saleable value (see Schedule).

Nets were removed from the house next to 44 Chatham Street and a few items transferred to other Japanese account. The balance was credited to NAKADE's account (See Net Statement).

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


George Peters,
Office of the Custodian.

GP/10

November 4, 1946.

CHattel SCHEDULE

Re: Yasujiro NAKADE
 Registration No. 05641

JAPANESE DECLARATION MAY 16, 1942

3 pce. chesterfield suite	Shipped October 20, 1943
1 smoker set cabinet	" " "
1 rug 7x6x10'	" " "
1 rug 36" x 63"	" " "
1 end table	" " "
1 lamp stand	" " "
2 table lamps	" " "
1 desk lamp	Missing
1 kitchen stove	Auctioned
1 safe	Auctioned
1 refrigerator	Shipped October 20, 1943
2 clocks	Auctioned
3 pc. venetian blind	Missing <i>Left in house as fixture</i>
1 dining table	Auctioned
1 coffee table	Shipped October 20, 1943
1 electric fireplace	Shipped October 20, 1943.
1 office desk	Auctioned
2 small tables	Auctioned
1 adding machine	Given to Marshall by Jap November 29, 1944.
1 Underwriter typewriter	Given to Marshall by Jap November 29, 1944.
1 Remington Noiseless typewriter	Shipped

In Addition to What Was Declared By NAKADE, J.D.MATHER INVENTORIED JUNE 4, 1942

7 Dining Room Chairs	Auctioned
13 kitchen chairs	Auctioned
1 rocking chair	Auctioned
2 basket chairs	Auctioned
1 sideboard	Auctioned
1 leather settee	Auctioned
1 bed complete	Auctioned
1 sewing machine	Shipped.
1 chest drawers	Auctioned
1 mirror	Shipped October 20, 1943
1 Protectograph	Auctioned

GOODS SIGNED FOR BY TENANT, Norman C. MARSHALL, December 30, 1942.

Custodian sent copy of Japanese declaration. Marshall signed same markings:

1 Desk - out	Auctioned
1 Underwood (Monarch) typewriter	Given to tenant Marshall by NAKADE.
1 Rem. Noiseless typewriter - shipped	
"Numerous other household chattels not listed."	

LIST OF GOODS SEIZED BY NAKADE, WITH REQUEST MARSHALL SHIP SAME -- JUNE 16, 1943.

Car radio antenna and parts	Shipped direct to NAKADE by Marshall, tenant, before October 1944.
Portable radio	Shipped direct to NAKADE by Marshall, tenant, before October, 1944.
Sewing machine	Shipped
Trunk	Shipped
2 clothes bag name Kazuo HAMANISHI	Shipped
1 Bamboo box name Kazuo HAMANISHI	Shipped
1 Paper bag kitchen utensils	Could not be located
1 small suit case	Shipped
See Bill of Lading July 23, 1943.	

GOODS REMOVED FROM HOUSE NEXT TO N. MARSHALL, CHATHAM ST., JULY 13, 1943

Removed by Custodian out of one room -- goods untagged

8 kitchen chairs	5 Auctioned, balance transferred to Koito Shiyoji, file #15286
1 baby pram	Auctioned
Bedroom seat	Stand Auctioned
Small table	Auctioned
Child's rocking chair (swan)	Auctioned
Child's go cart	Auctioned
2 cartons books	Auctioned
7 wooden boxes dishes, etc.	Auctioned
1 bdle. tools	Auctioned
1 roll linoleum	Auctioned
2 crosscut saws	Auctioned
1 bdle tools, peves, etc.	Auctioned
1 Gerdie in pieces	Transferred to Yasumatsu IKARI, file #1029
1 Dresser	Auctioned
1 set bed ends	Auctioned
1 spring	Auctioned
1 roll linoleum	Transferred to Koito Shiyoji, file #15286
5 rolls bldg. paper	Missing
1 box tools	Transferred to Toyotaro Tabata, file #1035
1 set balance scales	Missing

Left in this House:

1 old chesterfield
3 cushions
6 home-made tables
1 large clothes press
1 old kitchen cabinet
Lumber and old boards

- Page 3 -

GOODS REMOVED FROM 44 CHATHAM ST. TO #3 AUCTION OCTOBER 26, 1944

1 centre table	Auctioned
1 kitchen table	Missing
1 cupboard	Auctioned
roll top desk	Auctioned
1 chest drawers	Auctioned
1 sideboard	Auctioned
2 wicker chairs	Auctioned
1 book rack	Auctioned
1 dining table and 6 chairs	Auctioned
7 kitchen chairs	Auctioned
1 high chair	Auctioned
3 pce. settee set	Auctioned
1 table	Auctioned
2 trunks	Shipped June 6, 1945.
1 coffee urn	Auctioned
1 pail misc. (roller skates)	Auctioned
1 wall clock	Auctioned
2 alarm clocks	Auctioned
1 vase	Auctioned
1 hall mirror	Auctioned
1 child's black board	Auctioned
1 kitchen stove	Auctioned
1 crosscut saw	Auctioned
1 bucksaw	Auctioned
2 fire extinguishers	Auctioned
misc. drafting rules	Auctioned
2 bicycle wheels	Auctioned
3 boxes misc. (china etc.)	Auctioned
1 rice pot	Auctioned
1 clothes wringer	Auctioned
1 crock	Auctioned
1 shoe last	Auctioned
1 mirror	Auctioned
1 safe	Auctioned
6 pce. flooring about 90'	

Left as of no saleable value

1 bed and spring
 1 home-made cupboard (small)
 2 old kitchen chairs
 Several rolls of boat plans (in poor shape)
 A lot of junky china and odds and ends

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

George Peters

 George Peters,
 Office of the Custodian.

File No. 9343

November 4, 1946.

Re: Yasujiro NAKADE
Registration No. 05641

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

Y. NAKADA house
(N. Marshall
Chatham St.)

Auction: 1 box sundry tools

K. NAKATSU
44 Chatham
P.W. - A292
9343

Lot No. 424

Auction: 1 small box tools

NAKADE, Yasujiro,
Registration No. 05641,
File No. 9343.

September 7, 1944.

FISHING GEAR STATEMENT

Ex 44 Chatham Street, Steveston

<u>Custodian No.</u>	<u>Description</u>	<u>Purchase Price</u>
2443	anchor	\$ 4.50
2444	mattress	1.00
2450	180 loose corks	3.60
2483-7	6 gas galley stoves	12.00
2489	oars	1.00
2490	pike pole	.25
2492	roller	1.00
2495	hose	1.50
2496	fish gear	1.50
TOTAL SALES.....		\$26.35

Of Little Or No Value

2494	bilge pump
2491	net float
2442	anchor
2476	pc. spring web

NOTE: The above gear was found in a shack next to 44 Chatham St. which was used by Nakade and some of his friends for a storehouse. Mr. Robinson listed all gear not tagged otherwise, in the name of Nakade. This is possibly correct, although Nakade does not declare such. The sum of \$63.40 * is being held by the Accounting Dept. (All gear, formerly listed by C.C.R. under Nakade, but found on close checking to belong to one of his friends (as definitely proven on files concerned) has been transferred accordingly)

* Since the above was written, \$37.00 has been transferred to file 1029 as per memo 28/8/44. The above \$26.35 is still being held in Nakade's name.

OK 7/1/45 credit to Nakade & release funds in absence any other claim.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Yasujiro Nakade

File No. 9343

*c/o Robt. Lawson
Grand Forks
BC*

Reg. No. 05641

Company Sun Life

Agency Vancouver Agency

Policy No. 624558

Premium - \$ 20.70

Payable: ^X Annually, Semi-annually or monthly

Month January Day 6

REMARKS:

Letter sent 18/7/43

Registration Number 05641

NAKADE, Yasujiro

Cor. 5th Ave. and Chatham St., Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Description of property as per Form "JP" is correct as follows:-

Parcel #1 - Lots 7, 8 and 9, Block 12, of part of Sec. 10, Block 3 North, Range 7 West, Map 249, Dist. of New Westminster. C of T #66791E.

Parcel #2 - West 19 feet of Lot 9, Block 5, of Sec. 10, Block 3 North, Range 7 West, Map 249, Dist. of New Westminster. C of T #147223E.

Parcel #3 - Lot 16, Block 7 of Sec. 10, Block 3 North, Range 7 West, Map 249, Dist. of New Westminster. C of T #104157E.

OWNERSHIP

The Titles have been examined and are in the name of Yasujiro Nakade.

LAND AND BUILDINGS

Parcel #1 - This building is a 9 room frame, stucco exterior, shingle roof dwelling, with basement, in excellent condition. The grounds, however, have not yet been cultivated.

Parcel #2 - This is a small store with 3 rooms at the rear, at 56 Moncton Street. In fair condition.

Parcel #3 - This is a small shop, frame, shingle roof, at 29 Moncton Street and has been used as a Barber Shop. It is very dilapidated and very dirty.

INSURANCE

Parcel #1 - Policy #82629, Sentinel Fire Insurance Company, \$2000 on dwelling.

Parcel #2 - Policy #82619, Sentinel Fire Insurance Company, \$500 on dwelling. *Expired Nov/42*

FINANCIAL POSITION

Claims to have no liabilities. Inventory of effects attached hereto.

REMARKS

Parcel #1 - This property has been rented to Norman C. Marshall of Steveston, for the sum of \$1, plus taxes, water rates and upkeep, for the duration of the war. The goods as per inventory, were left in this house and are to be taken care of by Mr. Marshall, who is a friend of Nakade's.

(Over)

Registration Number 05641

NAKADE, Yasujiro

REMARKS (Cont'd)

Parcel #2 - This property has been leased to C. S. Taylor of Steveston for 2 years from April 1st, 1942, for the sum of \$10 per month, the lessor to pay taxes and water. There is an arrangement that this rental is to be deposited to the credit of Nakade, in the Royal Bank of Canada, Steveston.

Parcel #3 - This building has been occupied by a Mrs. Masago, a Japanese, as a Barber Shop. It is in a very dilapidated condition and in my opinion, should be closed up for the duration.

RECOMMENDATION

I would recommend that the arrangements with Norman C. Marshall and C. S. Taylor be not interfered with and that Parcel #3 be boarded up.

June 4th, 1942.

A. Mather



DEPARTMENT OF NATIONAL DEFENCE No. 4008
ARMY

SECRET

CABLE TELEGRAPH TELEPHONE CENSORSHIP

TELEPHONE INTERCEPTION

Incoming Call ☒ Transit _____ Outgoing Call _____
Started at time 5:30 P.M. Date October 30, 1942.
Finished at time 5:53 P.M. Date _____
From place Seattle, Wash.
Name _____
Phone _____
Address _____
To place Vancouver, B.C.
Name P
Phone Pa- 9141 - Birka Crawford
Address _____
Language used English
Type of call: Business ☒ Personal ☐

Particulars

This buyer is looking for poppy seed. We have advice from New York - I don't know who it is but we have 51,830 pounds of poppy seed, subject to unsold in Oregon, and I was wondering if you might contact the bakery supply houses there, and see if there are somebody looking for that. "Yes, I'll try and find out who it is." Our buying price is 45¢ - we ought to make 1¢ a piece on that. "Then we should quote 46 f.o.b. shipping point." That's right - it's good Oregon Blue Poppy Seed. Well he isn't supposed to know that we are working with you just yet. "O, that doesn't make any difference- He knows that we have connections all over." O, is that right? "Yes, sure; I just bought some stuff from Chang yesterday. We buy sauce and soya beans for him - he is in that business now - we helped him get the Jap's business that was turned over to the Custodian. We helped Chang get it and a friend of his by the name of Wah who is editor of the Chinese Times here; he is with him." We were supposed to be working with him on these buff beans you know but he just didn't do anything so-- "Well you needn't worry about that because we'll just tell him that we are your agents." You better not do it just yet -- you better tell him that you are the owner. "Well that's all right, we'll do it that way then and then work around some other way." That will be paid, will it? "O, Yes." Well that's fine because, gee, we are a little short. "That's all right, we'll see that it is paid - we'll see that it is paid tomorrow." That's fine, but you drop in and see this Tom Yee, he is at 240 Keefer St. "Tom Yee, we know him; we buy ginger from him." He sent us down a sample of beans, but the sample he sent us down was Chinese and, of course, there are none of those available. "Well that's all right - then we have the National Spice Co. here and two or three others that we can--we'll get rid of them all right." Then if you don't, maybe I can sell the other two bags here. "Well we were going to clear the whole car you see." Well that's all right. "We weren't going to put them in bond." There is only 75¢ duty, is there? "That's all - 3 quarters of a pound, so it's not serious."

G.S.H.

Taken by _____

9343

March 31, 1943.

Gulf of Georgia Cannery,
Steveston, B. C.

Dear Sirs:

Re: Yasuhiro NAKADE

We have received from the above a letter which reads in part as follows:

"About my other property Lots 7, 8 & 9 in Block 12, you stated in your letter that you received an offer for the total price of \$3,650.00. This is a very cheap offer for a house like mine, will the house itself cost me close to \$4,000.00 plus new furnitures and 3 lots (extra). So if they don't offer me a reasonable price, I'll just keep this property."

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

1

Agent's No.

1943

from *BB Securities Business* the goods described below, in apparent good order, except as noted (contents and condition of contents of packages unknown), marked, consigned and destined as indicated below, which said Company agrees to carry to its usual place of delivery at said destination, if on its road, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said goods over all or any portion of said route to destination, and as to each party at any time interested in all or any of said goods, that every service to be performed hereunder shall be subject to all the conditions, whether printed or written, herein contained (including conditions on back hereof) and which are agreed to by the shipper and accepted for himself and his assigns.

[illegible]

(Mail Address—Not for purpose of delivery.)

Destination Grand Forks Province or State of BC County of _____

Route	Car Initial	Car No.
-------	-------------	---------

No. Package	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	WEIGHT (Subject to Correction)	CLASS OR RATE	CHECK COLUMN
1	Sewing Machine			
2	Luggage 1 piece			
2	6 other bags			
2	Bamboo Box			
		3.50		
		86		
		10.36		
		14.00		
		7.36		
		17.36		

If charges are to be prepaid, write or stamp here, "To be Prepaid."

Received \$
to apply in repayment of
the charges on the property
described hereon.

Agent or Cashier

The signature here acknowledges
only the amount prepaid.

Charges Advanced :

\$

To: <i>Securities Commission</i> <i>Outing of Traffic</i> Shipper.		H. E. Smith Agent.	
Per: <i>W. H. Clark</i>	Per: <i>B. B. Smith</i>		

(This Bill of Lading is to be signed by the shipper and agent of the carrier (adding name).)

EVACUATION SECTION

Rec'd AUG 5 1943

File No. 9343

App. G-165-A

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address

90 H. Lawson
Asan L. L. L. B.C.

Date

July 27, 1943
July

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

I, Yasujiro Nakada, Jap. Police Registration No. 05671

heraby request you to release to me the under-noted property
stored at Steveston, B.C. 5th & Chatham St.
in possession of Mr. Norman Marshall
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

See attached List

Original Address

Steveston, B.C.

Date Evacuated to Vancouver

May 19th 1942

Date Evacuated to Present Address

May 27th 1942

Number in Family - 12 years and over

7

Number in Family - 5 to 11 years old

X

Number in Family - under 5

X

TOTAL NUMBER IN FAMILY

7

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

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per:

L. L. L. L.

Jas. L. L.

Yasujiro Nakada

Claimant Signs Here

Three piece chesterfield	✓
1 only end table	✓
1 " smoker set table	✓
1 " coffee table with mirror	✓
1 only 10x9 rug	✓
1 " small rug	✓
1 only floor lamp stand	✓
1 only A.M.C. electric refrigerator	✓
2 only table lamp stand	✓
4 only cushion	
1 electric fire place	✓

These goods
were shipped
Oct 20/43

File No. 9343

August 2, 1943

MEMORANDUM

To: The File

From: Mr. R. B. Mackenzie

Re: NAKADE, Yasujiro

The position of the chattels is as follows:

Some were left in the care of Mr. Norman Marshall, who occupies the house of the above at Fifth & Chatham Streets, Steveston, B. C.

Mr. Marshall, on May 28, 1943, acknowledges caring for these chattels, having signed our Form 14, dated December 30, 1942, which included numerous other household articles not listed. It was unnecessary to inventory these as the above made his own arrangements with Mr. Marshall about caring for these goods.

There were in addition, chattels left in the house next to Mr. Marshall, also owned by the above, which was being used as a store-house for the goods of several Japanese. From this house we removed, on July 13, 1943, chattels of the above, (list 438) not declared. Some to our warehouse No. 6, some to No. 2 and a Girdy to our net house.

From this house were taken on July 23, 1943, and shipped to the above, at Grand Forks, one Sewing Machine, (declared on wife's file 9240), one trunk, one small suit case inside the trunk, two clothes bags, one bamboo box, one bamboo basket. The latter three pieces tagged with the name Hamanishi. None of these were declared.

R. B. Mackenzie

3
RBM/TF

U.S. DEPARTMENT OF
THE ARMY

your file 9343 *Q.B.*

Dec. 7, 1943

Mr. Teo/iro Nakada,
c/o Robert Lawton,
CHAS. F. WOOD, S.O.

Dear Mr. Nakada:

You are the present registered owner of lots 7, 8 and 9 Block 12, Section 10, Block 3 North, Range 7 West, Map 243, Stevenson, S.O.

Some time ago we made you an offer of \$2500.00 cash for the purchase of this property including the house on one of the lots but up to the present no favorable reply has been received.

You probably know that the above lots are a part of our company's Stevenson property and the lots were undoubtedly transferred to you by the former owner and in an endeavour to round out our property we would like to acquire same.

We are enclosing herewith a stamped addressed envelope and would appreciate hearing from you by return of mail as to whether or not you are prepared to sell this property at the price which we have offered.

In arriving at this price we may say that we had the lots appraised and the house appraised and the price we have offered is a little higher than the appraised value of the property, so we trust same will be acceptable to you. You probably realize that considerable money would have to be spent on bathroom facilities and other repairs to make the house suitable for occupation.

Mr. Yasuhiro Nakada

-2-

Dec. 7, 1943

If in your opinion our offer is too low, please give us your ideas of the price you feel is fair and equitable also advise if you will agree to giving us the first opportunity to purchase.

Yours very truly,

THE CANADIAN FISHING CO. LTD.

James E. Freeman
Vice-President.

JHE:AE

NAME MAKABE, Y. S. J. S.

REGISTRATION NO. 05641

FILE NO. 0343

The following chattels were sold by public
auction at Steverson, B. C. on January 28, 1945

- Roll of oil cloth	\$ 1.50
- 2 Cross Cut Saws	5.00
- Child's Rocker	.75
- Child's Go-Cart	2.50
- Baby Carriage	7.00
Dresser with Mirror	4.50
Stand	.25

Total:		<u>\$ 21.50</u>
Less Expenses:		
Auctioneer's Fee:	\$2.16	\$ 6.42
Advertising:	1.24	
Moving:	<u>3.02</u>	
Net Proceeds Credited:		<u>\$ 5.08</u>

Members of Custodian Staff Present. Mr. Robinson
Extracted from Auctioneering list No. Steveston 4
Remarks.

*Original sent
Feb 17/45
JDM*

NAME NAKADE, Yasujiro

REGISTRATION NO. 05641

FILE NO. 9343

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

1 Cant hook & shovel

\$ 1.00

Total:

(Auctioneer's Fee: 0.10

\$ 1.00

(Advertising: 0.03

\$ 0.25

Less Expenses:

(Moving 0.12

\$ 0.75

Net Proceeds Credited:

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

Extracted from Auctioneering list No. Steveston 5.

Remarks.

*Original sent
Apr 17/45*

NAME NAKANE, Yasujiro

REGISTRATION NO. 05641

FILE NO. 9343

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

1 Kitchen chair

\$ 0.45

Total:

\$ 0.45

Less Expenses: (Auctioneer's Fee: 0.04
(Advertising: 0.03
(Moving: 0.06

\$ 0.13

Net Proceeds Credited:

\$ 0.32

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering list No. Steveston 6.

Remarks.

*Original sent
M.H. 7/45*

NAME NAKADE, Yaguiro

REGISTRATION NO. 05641

FILE NO. 9343

The following chattels were sold by public
auction at Steveston, B. C. on March 31, 1944.

4 Kitchen chairs

\$ 0.65

Total:

\$ 0.65

Less Expenses: (Auctioneer's Fee: \$0.06
(Advertising: 0.03
(Moving: 0.06

\$ 0.15

Net Proceeds Credited:

\$ 0.50

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering list No. Steveston 10

Remarks.

*Original sent
Feb 17/45*

NAME NAKANE, Yasuhiro

REGISTRATION NO. 05641

FILE NO. 9343

The following chattels were sold by public
auction at Steveston, B.C. on March 17, 1944.

Can't hook & axe	\$1.50
Small table	1.10
Double bed	9.50
Dishes & kitchen ware	2.00
Gas heater	2.00

Total:		<u>\$16.10</u>
Less Expenses:		
(Auctioneer's Fee:	\$1.61	\$ 4.70
(Advertising:	0.70	
(Moving:	<u>2.39</u>	
Net Proceeds Credited:		<u>\$11.40</u>

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering list No.

Steveston 9

Remarks.

*original sent
M3 12/45*

File #9343

MEMORANDUM

April 6th, 1944.

TO: MR. GEORGE PETERS

Re: Yasujiro NAKADE

FROM: MR. K. W. WRIGHT

Attached you will find communication received from Y. Nakade dated 3rd instant, enclosing Conveyance in duplicate relative to property described as follows, duly executed:

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 the West Nineteen (19) feet of Lot Nine (9) Block Five (5) of Section Ten (10) Block Three (3) North, Range Seven (7) West, Map Two Hundred and Forty-Nine (249) in the District of New Westminster.

You will note that he also forwarded Certificate of Title which is numbered 147223 E. This Certificate of Title has been forwarded to the Registrar for safe keeping.

Nakade's letter with enclosures has not been acknowledged and you will please attend to this.

We have forwarded the Release under Section 39 of the Revised Regulations for signature of the Deputy Custodian. As soon as this is received, will you please collect the balance with is owing by Mr. Taylor and have the Release recorded in the Registry Office as well as the Conveyance to Taylor.

KWW/W
Attach.


K. W. WRIGHT

C O P Y

COULTHARD, SUTHERLAND & CO. LTD.

609 Columbia Street,
New Westminster, B.C.

April 25, 1944.

Catalogue #856.
File: 9343.

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

APPRAISAL

RE: Lots 7-9, Block 12, Section 10, B.M./7E, Map 249,
Townsite of Steveston.

Dear Sir:

This property is located at 44 Chatham Street and has been leased to the tenant for the duration of the war. It is a modern eight roomed white stucco home. There is a cement wall foundation with a full basement and plank floor and hot-air furnace. The plumbing consists of a hand basin, toilet, and kitchen sink. It is served by City light and water.

The interior is well laid out with polished fir floors. The front room is finished in California stucco. The kitchen is modern with sink and cupboards. There are ample windows in all the rooms. There is an imitation fireplace in the living room. The upstairs are not plastered and are lined with shiplap which has been papered. The paper is cracked at the seams. Both the interior and the exterior of this house are in good shape. The roof has rolled edges.

There are some old buildings which should be demolished as they are of no value. The three lots are all under cultivation. There are seven fruit trees and the land is not fenced. There is an open ditch across the front and down one side. The location is good and the surroundings are fair. Lots measure 44' x 120'.

VALUATION:

House.....	\$2450.00
Garage.....	75.00
Corner lot.....	150.00
Other lots @ \$125. each.....	250.00
	<u>\$2925.00.</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

(Signed) F.H.Coulthard.

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

TELEPHONE 106

809 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

R.P. 4

Catalogue #852.
File: 9343.

April 27, 1944.

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

APPRAISAL

RE: Lot 16, Block 7, Section 10, B3N/7W, Map 249,
Steveston Townsite.

Dear Sir:

This property is located at 29 Moncton Street and is a two storey dwelling probably fifty years old. The exterior is siding in need of paint, roof poor, foundations entirely gone. The interior on the lower floor has three rooms finished in "v" joint and the three rooms upstairs are plastered but the plaster is broken and falling off the walls. There is city light and water and the plumbing consists of sink and toilet and wash basin in front part which at some time has been used as a store and barber shop. It is heated by stoves. It is rented to Mrs. Twadell for \$10.00 per month. The entire layout is old and in terrible condition and the residential district is poor.

The lot measures 44' X 110' and there are six fruit trees.

VALUATION:

House.....	\$454.00
Lot.....	220.00
	<u>\$674.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard
F. H. Coulthard.

EXHIBIT NO.

287-5

DATE

28/5/48

FILLED BY

Crown

The Canadian Fishing Company Ltd.

Foot of Gore Avenue
Vancouver, B.C.
Canada
April 29, 1944

Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
VANCOUVER B.C.

287 - 7
EXHIBIT No. 28/5/48
DATE
FILED BY Claimant

Dear Sir:

Re: Y. Nakade - 44 Chatham St.
Steveston. Your No. 856

We have had considerable correspondence with your office in regard to this property also with Mr. Nakade to whom we have written at Grand Forks B.C. and who has replied as per the attached copy, advising that when the time comes for him to sell, he will give us the first opportunity of purchasing.

Mr. Marshall whom he mentioned as living in the house, has told us he is not interested in purchasing at any price.

These three lots with the house are a part of our property at the Gulf of Georgia Cannery in Steveston. When we purchased this cannery from the former owner, Mr. DesBrisay, we found that he had from time to time given certain lots to Japanese fishermen and we are now trying to buy these different pieces of property back so that we can round out our property and not have outsiders living on same.

We had this property appraised by the Real Estate Agent and were told that a price of \$3650.00 was a fair price and we made your office an offer of \$3650.00 about a year ago. This offer was submitted to Mr. Nakade and he turned it down, claiming it was too low but he made no counter offer. We do know that Mr. Nakade offered the property at that time to Mr. Marshall for \$4,000. on deferred payments and he said he would take a lower price for cash.

This property consists of three lots and there is a house on one of the lots which is built in Japanese style of poor workmanship and the inside of the house would have to be entirely torn out and rebuilt to accommodate a white man.

We hope that in view of Mr. Nakade's letter advising that we should be given first preference in the purchase of this property that if we now increase our offer to \$4250. cash, same will be acceptable. We are enclosing herewith cheque for \$425.00 covering a 10% deposit.

We would like to have you take into consideration that in making this offer we feel it is more than the property is worth and we are not buying same for investment purposes but are buying same in an endeavour to round out our own property at Steveston.

Hoping to hear from you favorably, we remain,

Yours very truly,

THE CANADIAN FISHING CO. LTD.
"Jas. B. Eckman"
Vice-President.

JSE:AH

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

Aug. 19/48

maketill *GH*

THE CANADIAN FISHING COMPANY LTD.

EXHIBIT No. 298 - 7

Foot of Gore Avenue
Vancouver, B.C.
Canada

DATE 28/5/48

FILED BY

Claimant

May 26, 1944

Mr. F.G. Shears,
Custodian's Office,
Japanese Evacuation Section,
506 Royal Bank Bldg.
VANCOUVER B.C.

Dear Mr. Shears:

We would like to write you in regard to the four bids which we made on properties at Steveston.

As we informed you in our letter of April 29th we felt that our offers were considerably in excess of the actual values of the properties in question. We were however anxious to secure these properties so as to be able to round out our Steveston operation.

It has now been brought to our attention that in regard to the property at 44 Chatham Street (your Catalogue No. 856) there is some sort of lease at a nominal amount which carries on for the duration of the War. While we do not think that such a lease should be considered, we understand that you will assume no responsibility in that connection.

In view of this even though as stated before, we are anxious to secure the property we would ask you to kindly withdraw our offer of \$4250.

We will be prepared to pay a price more in line with the actual value and then take our chances in regard to the matter of securing possession. In this connection we will now offer \$3650.00 which is the price we offered Mr. Nakade direct about a year ago and which is higher than the price at which the property was then valued.

We sincerely trust you will agree that this is a good price and would like to know as to whether this new offer will be favourably considered by you.

Awaiting your reply, we remain,

Yours very truly,

THE CANADIAN FISHING CO. LTD.

"Jas. S. Eckman"
Vice-President.

JSE:AH

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

Aug. 19/48

[Signature]
L/b.

9343

Wilson

6th June, 1944.

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

Dear Sirs:

Re: Catalogue No. 856
44 Chatham Street
Municipality of Richmond.

We have before us your letter of April 29th in which you make an offer for the above property and your further letter of May 26th withdrawing same in view of the fact of the duration lease at a nominal amount per year which the Japanese owner made with the present tenant.

We note that you are prepared to renew your offer of \$3,650.00 which you previously made to Mr. Nakade direct and we are prepared to recommend the acceptance of this offer on the understanding that you purchase subject to the existing lease.

Will you therefore forward to us a certified cheque for the balance of the purchase price, namely \$3,225.00 and advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

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

A statement of adjustments of taxes etc. will then be prepared including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F. G. Shears,
Director.

FOS/PHE

**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
 Butehead, "
 Prince Rupert, "
 Ketchikan, Alaska
 Seattle, Wash., U.S.A.
 Kelama, " "

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

JUN 12 1944
 Rec'd _____
 File No. 9343
 Ans. *Print*
 Referred *HARROP*
 June 10, 1944

RESEARCH LABORATORIES
Vancouver, Canada

**SALMON CANNERIES,
BRITISH COLUMBIA:**

- Vancouver
- Bones Bay
- Butedale
- Carlisle
- Coona Bay
- Gulf of Georgia
- Haysport
- Kildala
- Kaprisno
- Lagoon Bay
- Leitheport
- Manitou
- Margaret Bay
- Nunahmo
- Panamic
- Recher Island
- Tallher
- Walen 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,
Value.

Mr. F.G. Shears,
Director,
Japanese Evacuation Section,
Office of the Custodian,
506 Royal Bank Bldg.
VANCOUVER B.C.

Dear Mr. Shears:

Re. Catalogue No. 856
44 Chatham St.
Steveston, B.C.

We appreciate very much indeed your letter dated June 6th advising that you have accepted our offer of \$3650. covering this property in question. In accordance with your letter we are enclosing herewith cheque for \$3225.00 covering the balance of the purchase price.

This property should be registered in the name of the Canadian Fishing Co. Ltd. Foot of Gore Avenue, Vancouver, B.C. This is a B.C. Corporation registered April 30, 1906.

We will appreciate receiving statement covering tax adjustments etc. as soon as possible.

Yours very truly,

THE CANADIAN FISHING CO. LTD.

Vice-President.

JSE:AH



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 TYPOGRAPHICAL ERRORS.

C.I.F. QUOTATIONS FURNISHED

I hereby certify that the attached document signed by me is a true copy of the original document whereof it purports to be a copy.

SWORN to before me this 19th day
of June, 1944, at Vancouver, B. C.

Barbara

A Notary Public in and for the
Province of British Columbia

Arthur J. Edwards

Copy June 17/44.
File No. 9343

This is the Last Will and Testament of me, Uichi NAKADE of Steveston,
in the Province of British Columbia, Boat Builder.

I hereby revoke all former Wills and Testamentary dispositions heretofore made
by me and declare this to be my last Will.

I appoint my son, Yasujiro NAKADE, to be the Executor and Trustee of this my
Will.

I give, Devise and Bequeath all my Estate, both real and personal of whatsoever
nature, tenure or kind and whether in possession or expectancy and wheresoever
situate, unto my said son Yasujiro NAKADE to sell, call in and convert into
money such parts thereof as do not consist of money, with power to my said son
Yasujiro NAKADE to postpone such sale or conversion without being answerable
for such postponement and to use the proceeds thereof and all moneys which I
may be possessed of, after payment of my debts and funeral expenses, for his
own use and benefit absolutely.

In Witness Whereof I have hereunto set my hand this third day of November
in the year of our Lord One Thousand Nine hundred and twenty-five.

Signed by the Testator,
Uichi NAKADE as and
for his last Will and
Testament in the presence
of us both present at the
same time, who at his
request and in his presence
and in the presence of each
other, have hereunto set
our names as Witnesses

"UICHI NAKADE"

"KISABURO NAKASHIMA"

"SUTEMATSU KIMURA"

Vancouver
July 16th - 1926
Registry

I hereby certify that the attached document signed by me is a true copy of the original document whereof it purports to be a copy.

SWORN to before me this 19th day
of June, 1944, at Vancouver, B. C.

R. J. Pearson

A Notary Public in and for the
Province of British Columbia

Walter E. Egan

File No. 9343
Copy June 17/44

WILL AND PROBATE NO. 13264 10717

In the Supreme Court of British Columbia

In Probate

Vancouver Registry

Be it known that on the 27th Day of November, in the year of our Lord One thousand Nine hundred and twenty five, the last Will and Testament (a copy whereof is hereunto annexed) of Uichi NAKADE late of Steveston, in the Province of British Columbia, deceased, who died at Steveston aforesaid, on or about the 5th day of November, 1925, was exhibited, read and proved, before a Judge of the Supreme Court of British Columbia, and administration of all the estate which by law devolves to and vests in the personal representative of the said deceased was granted to Yasujiro NAKADE of Steveston aforesaid, the Sole Executor in the said Will named.

Given under the Seal of the said Court, this 8th day of December, A.D. 1925.

"H. BROWN"

Deputy District Registrar

Vancouver
July 16th - 1926
Registry

Extracted by
"THOS. F. HURLEY, ESQ.,"
Solicitor

Estate sworn under \$9645.25
Probate Duty Nil
Succession Duty Nil

Date June 14th, 1944

REAL PROPERTY MEMORANDUM

File No. 9343

Name NAKADE, Yasujiro Registration No. 05641...

Re: Catalogue No. 856

Address: 44 Chatham Street, Steveston, B. C.

Legal Description: Lots 7, 8 & 9, Blk. 12, of part of
Sec. 10, Blk. 3 North, Range 7 West,
Map 249, Mun. of Richmond in the D.N.W.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 66791 E Whereabouts: Owner's Possession

Registered owner: Yasujiro NAKADE, Personal repres-Reg. No.
entative of Uichi NAKADE, deceased, "In Trust" (Certified copy
Property: Will and Probate filed No. 13264.

Lots 7, 8 & 9, Block 12 of part of Section
10, Block 3 North, Range 7 West, Map 249,
Municipality of Richmond in the District of
New Westminster.

B. Charges.
Registered:

None

Vesting: 24405 Feb. 19/43.

Unregistered: No evidence.

Taxes: To be paid by tenant

Water: Paid by tenant.

Insurance: \$2000.00 Sentinel Fire Ins. Co.-Ex. Nov. 1/44

Assessed Value: Land: \$1416.00 Improvements: \$4550.00

Valuation by Appraiser: \$2925.00

Amount of Bid: \$3,650.00

Approved by Advisory Committee: \$3,650.00 full payment

Paid as shown in attached letter: June 13, 1944

Name of transferee as attached letter: Canadian Fishing Company Ltd.

ADMINISTRATION.

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

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

JP form states place leased for duration at \$1.00 per mo. plus
taxes, water etc. (No copy of lease on file)

Chattels: Particulars of those stored on the premises.

In care of tenant as per inventory - Dec. 30/42.

Named Agent: Custodian.

ROYAL CANADIAN MOUNTED POLICE
(C.I.B.) "E" Division.

9343

IN REPLY PLEASE QUOTE

DIV. FILE No. 44E.1118/3-2
Your No. 9343
H. Q. FILE No.

MA
6/24

Vancouver, B.C.
June 28th, 1944.

Ian Macpherson, Esq.,
Title Examiner,
Japanese Evacuation Section,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 30 1944
File No.	9343
Ans.	
Referred	Macpherson

out to Cramer

Dear Sir:

RE: Lot 7, 8 and 9, Blk.12 of part of
Sec.10, Blk.3N., Range 7W.,
Map 249, Mun. of Richmond, D.N.W.

Reference is made to your communication of
June 22nd, 1944, and enclosures, in connection with the
above matter.

The enclosures referred to were handed to
subject, who states that, before signing, he is taking
the matter under advisement with some friends whose
advice, in this regard, he apparently respects.

The enclosures mentioned above are being
retained at our Grand Forks Detachment pending subject's
decision regarding signature and I would appreciate
receiving your instructions as to whether these documents
should be forwarded to you or held indefinitely at our
Detachment.

Yours truly,

(C.K.Gray) Supt.
Commanding "E" Division.

JKE/JW

9343

July 15, 1944.

Mr. Yasujiro NAKASE,
Reg. No. 05641,
c/o Mr. Robert Lawson,
Grand Forks, B.C.

Dear Sir:

Your letter of July 11th received. You will note that the deed submitted to you for signature merely transfers the property from the name of Yasujiro Nakase, Personal Representative of your deceased father, to yourself in your personal capacity and is not a conveyance to the Canadian Fishing Company.

You are no doubt aware that the present registration of this title is only that of Trustee, but as you are sole beneficiary under your father's will, you are entitled to make a transfer into your own name personally. This is the document which has been forwarded to you for signature and we would ask you to sign it without delay and return it to this office.

We are advised by Superintendent C.K. Gray of the R.C.M.P. that this transfer is being held at the Grand Forks Detachment where you will be assisted in completing signature. For your convenience we enclose stamped, addressed envelope with additional stamps for registration.

Yours truly,

A. G. Beartear,
Administration Department.

AGB:AS

ROYAL CANADIAN MOUNTED POLICE

(C.I.B.) "E" Division.

IN REPLY PLEASE QUOTE

DIV. FILE NO. 44E.1118/3-2

Vancouver, B.C.
July 24th, 1944.

H. Q. FILE NO. _____

Ian Macpherson, Esq.,
Title Examiner,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 25 1944
File No.	9343
Ans.	
Referred	<i>McPherson</i>

Dear Sir:

RE: Lot 7, 8 and 9, Blk.12 of part of
Sec.10, Blk.3N., Range 7W.,
Map 249, Mun. of Richmond, D.N.W.

With reference to previous correspondence regarding the above noted subject, I would advise you that this man reported to our Grand Forks Detachment on the 19th instant and signified his wish to sign the Deed.

I enclose herewith duplicate copies of this document which has been witnessed before a Notary Public and Mr. Ralph Lawson of Grand Forks, B.C.

Yours truly,

AHOJ/JW

Encl:

(e.k.Gray)
(e.k.Gray) Supt.
O.C. "E" Division.

28th July, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 9343

NAME: Yasujiro NAKADE

CATALOGUE NO: 856

RE: 44 Chatham Street, Steveston, B.C.
Dwelling, shed and garage

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 7, 8 and 9, Block 12 of part of
Section 10, Block 3 North, Range 7 West,
Map 249, Municipality of Richmond in
the District of New Westminster.

Encumbrances: None

Taxes: 1943 taxes \$21.04 paid - arrears
\$18.06 to be taken care of by present
tenant.

Vested: 24405.

VALUATION BY APPRAISER: \$2925.00

AMOUNT OF BID: \$3650.00

APPROVED BY ADVISORY COMMITTEE: June 13, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$3650.00

NAME OF PURCHASER: The Canada Fishing Company Ltd.

KWW/DG

K.W. WRIGHT

This Indenture

Made the *instant* 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

**YASUJIRO NAKADE, Personal Representative of
Uichi Nakade, deceased, "In Trust"**

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

(hereinafter called the "Grantor")

AND

**YASUJIRO NAKADE, Boat Builder,
of the City of Grand Forks,
in the Province of British Columbia.**

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of One Dollar (\$1.00) and all other good
and valuable considerations

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,
DOETH 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 Lots Seven (7) Eight (8) and Nine (9) Block Twelve (12)
of part of Section Ten (10) 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 his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

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

Signature
of Witness

Ralph M. Lawson

Street Address

City or Town *Grand Forks B.C.*

Occupation of Witness *Farmer*

Yasujiro Nakade
Personal Representative
of Hieki Nakade deceased
"In Trust"

FOR MAKER

I HEREBY CERTIFY that on the *19th* day of *July*, 19*44*, at *Grand Forks*, in the Province of British Columbia, *Yasujiro Nakade* (whose identity has been proved by the evidence on oath of *Ralph M. Lawson*), who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name he subscribed thereto as part of it, that he knows the contents thereof, and that he executed the same voluntarily, and *he* is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at *Grand Forks*, in the Province of British Columbia, this *19th* day of *July*, 19*44*, in the year of our Lord one thousand nine hundred and *forty-four*.

Donald McCallum

A Notary Public in and for the Province of British Columbia,
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, 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*44*

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 person 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 _____ 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 _____ 19____.

YASUJIRO NAKADE, Personal
Representative of Uichi Nakade.

—TO—
YASUJIRO NAKADE

Deed of Land

(the Willson Stationery Co. Ltd., Vancouver, B. C.
Legal Form for the Four Western Provinces)

Municipality of Richmond, in the Province
of British Columbia, and known and
described as Lots 7, 8 and 9, Blk. 12,
of part of Sec. 10, Blk. 3 N., Range 7 W.,
Map 249, D.N.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 _____) 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 _____ as the free act and deed of the said _____ attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ 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 _____ 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.

MEMORANDUM

File No. 9343

August 3rd, 1944

TO: FILE

FROM: Mr. Mackenzie

Re: NAKADE, Yasuhiro

The above owned property at 44 Chatham Street, Steveston and leased it for the duration to Mr. Norman Marshall, as reported by Mr. J. D. Mather on 4/6/42.

The goods as per inventory were left in the house and acknowledged by Mrs. Marshall on 28/5/43, also numerous other household chattels not listed.

The Remington Noiseless Typewriter was shipped to the above.

Other goods were moved to our warehouse No. 6 on 13/7/43 as per list 438, from a house next to 44 Chatham Street. This house was being used as well to store the effects of many other Japanese.

Shipments were made to the above on July 23rd, 1943, against Custodian release of June 21/43 and on October 20th, 1943, against Custodian release of July 27/43. Goods were sold at Steveston auctions held on Jan. 28/44, Feb. 4 & 18/44, March 17 & 31/44.

A Gurdy was sold to Mr. Stan Leslie on June 13/44 and the proceeds credited to the above.

} Transfer to
file 1029,
not Nakade's
property

REM/MHG

RSM

NAKADE, Yasujiro,
Registration No. 05641,
File No. 9343.

September 7, 1944.

FISHING GEAR STATEMENT

Ex 44 Chatham Street, Steveston

<u>Custodian No.</u>	<u>Description</u>	<u>Purchase Price</u>
2443	anchor	\$ 4.50
2444	mattress	1.00
2450	130 loose corks	3.60
2483-7	6 gas galley stoves	12.00
2489	oars	1.00
2490	pike pole	.25
2492	roller	1.00
2495	hose	1.50
2496	fish gear	1.50
TOTAL SALES.....		\$26.35

Of Little Or No Value

2494	bilge pump
2491	net float
2442	anchor
2476	pc. spring web

NOTE: The above gear was found in a shack next to 44 Chatham St. which was used by Nakade and some of his friends for a storehouse. Mr. Robinson listed all gear not tagged otherwise, in the name of Nakade. This is possibly correct, although Nakade does not declare such. The sum of \$63.40 is being held by the Accounting Dept. (All gear, formerly listed by C.C.R. under Nakade, but found on close checking to belong to one of his friends (as definitely proven on files concerned) has been transferred accordingly)

/gm

NAME NAKADE, Yasujiro

REGISTRATION NO. 05641

FILE NO. 9343

The following chattels were sold by public
auction at Steveston, B. C. on September 15, 1944.

Kitchen ware	\$ 1.00
Kitchen ware	0.25
Box miscellaneous articles	0.50
Miscellaneous kitchen ware	0.60
Roll linoleum	4.75
Cooler	1.00

Total		\$	
Less Expenses:	(Auctioneer's Fees \$ 0.81	\$	8.10
	(Advertising 0.33	\$	1.85
	(Moving 0.71		
Net Proceeds Credited:		\$	6.25

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 20.

Remarks.

*Original sent
R.H. 17/45*

NAME NAKATE, Yasujiro

REGISTRATION NO. 05641

FILE NO. 9343

The following chattels were sold by public
 auction at Stevenson, E. C. on November 10, 1944.

Cross-cut saw	7.50
Buck saw	0.50
Fire extinguisher	2.25
Fire extinguisher	2.50
Roller skates etc.	2.00
Child's blackboard	0.75
2 Bicycle wheels	0.75
Coffee urn	4.25
Shoe last	1.25
Iron pot	0.80
Clothes wringer	1.00
5 Gal. crock	2.25
Iron pot, 1 gal. can	0.50
Aluminum kettle	1.00
Alarm clock	0.30
Alarm clock	2.00
Vase	1.00
2 Stone hot water bottles	0.60
Electric iron	1.25
2 Flat irons	0.50
Miscellaneous dishes	1.50
Bird cage	1.00
Jars	0.60
Laquer ware	0.75
Dishes	0.75
Boxes	1.25
Coleman lamp	1.00

Total

Carried forward

\$ 39.60

Less Expenses:

Net Proceeds Credited:

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks.

*Original
 APR 17/45*

NAME NAKADE, YasujiroREGISTRATION NO. 05641FILE NO. 9343

The following chattels were sold by public
 auction at Steveston, B. C. on November 10, 1944.

	Brought forward	\$ 39.60
✓ Lacquer ware		1.00
✓ Wall clock		2.00
✓ Drafting rules		2.25
✓ Sideboard		1.25
✓ 3 Piece settee set		3.50
✓ Mirror		2.00
✓ Mirror		3.50
✓ Small table		3.00
✓ Roll top desk		1.75
✓ Table and 6 chairs		5.50
✓ Small bookrack		0.50
✓ Small cabinet		1.50
✓ Wicker chair		3.25
✓ Wicker chair		3.25
✓ High chair		1.00
✓ 7 Kitchen chairs		2.25
✓ Table		1.50
✓ Table		0.50
✓ Chest drawers		2.75
✓ Kitchen stove		18.50

Total	(Auctioneer's Fee: \$ 10.04	\$ 100.35
Less Expenses:	(Advertising: 4.62	
	(Movings: 10.10	\$ 24.76
Net Proceeds Credited:		\$ 75.59

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 24.

Remarks.

Date. December 2, 1944

REAL PROPERTY MEMORANDUM

File No. 9343

Name..... NAKADE, Yasujiro Registration No. 05641

Re: Catalogue No. 852

Address: 29 Moncton Street, Steveston, B. C. (Store with living quarters)

Legal Description: Lot 16, Blk. 7, Sec. 10, B3N, R7W, Map 249.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 104157-E "JP" form of May 16/42
Whereabouts states "In owner's possession"

✓ Registered owner: Yasujiro NAKADE Reg. No. 05641

✓ Property: Lot 16, Block 7 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond in the District of New Westminster.

B. Charges.

Registered: None

✓ Vesting: 24406 July 31, 1942

✓ Unregistered: Confirmation of Ownership states "Subject to Lulu Island West Dyking Charge"

Taxes: \$29.13 net (1944 PAID)

Water: \$14.00 net (July 1 - Dec. 31/44 PAID)

Insurance: \$750.00 - London & Lancashire Guar. & Acc. Co. Ex. May 10/45.

Assessed Value: Land: \$495.00 Improvements: \$1100.00

✓ Valuation by Appraiser: \$674.00

✓ Amount of Bid: \$675.00

Approved by Advisory Committee: Nov. 29, 1944.

✓ Paid as shown in attached letter: \$675 paid in full

✓ Name of transferee as attached letter: Nellie Minosky, Steveston, B.C.

ADMINISTRATION.

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

Whole building rented to Mrs. W. O. Twadell at \$12.00 per month including water (unfurnished). No Lease.

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

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: - - - -

Compiled by... *G. D. Milson*
G. D. Milson

File No. 9343.
Catalogue No. 856.

December 6th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yasujiro NAKADE
Mun. of Richmond
Lots 7, 8, 9, Blk. 12 of part
of Sec. 10, Blk. 3 N., Range
7 W., Map 249, D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated August 11th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 176389-E, dated August 11th, 1944, registering a Deed to Yasujiro NAKADE.
2. Copy of application number 176390-E, dated August 11th, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 176391-E, dated August 11th, 1944, registering the property in the name of The Canadian Fishing Company Limited (Deed).
4. Duplicate of Deed dated July 19th, 1944, to Yasujiro NAKADE.
5. Duplicate of Transmission dated August 1st, 1944.
6. Duplicate of Deed dated August 1st, 1944 - Secretary of State to The Canadian Fishing Company Limited.
7. Memo from Mr. Edmonds stating Certificate of Title No. 176391-E has been cancelled in L.R.O., and the new Title No. 176627-E has been delivered to Ghent Davis, Barrister and Solicitor for the above company.

D. A. Cramer

DAC:JS
Atch.

NAME NAVAHO, Ignacio

REGISTRATION NO. 05643

FILE NO. 9343

The following chattels were sold by public
auction at 932 Powell St., Vancouver, B.C. on December 15, 1944.

Large Safe

\$ 105.00

Total

\$ 105.00

Less Expenses: (Auctioneer's Fee: \$10.50
(Advertising: 3.50
(Moving: 18.26

\$ 32.26

Net Proceeds Credited:

\$ 72.74

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 37

Remarks.

9243

December 5th, 1944

Mr. Leo Hinsky,
Steveston, B.C.

Re: Catalogue No. 852
29 Moncton St.
16/7/10/231/RTB/249

Dear Sir:

Your letters of November 16th and November 27th, enclosing your cheque for \$660.00 and submitting an offer to purchase the above property for the sum of \$675.00, have been received and considered.

This is to advise you that we are prepared to recommend acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$215.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British subject.

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

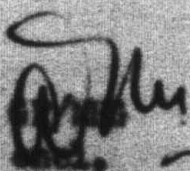
After the documents have been registered, a statement of adjustments of taxes, etc., will then be prepared, including registration fees, and forwarded to you.

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

We also note in your letter that you are not prepared to increase your offer on catalogue no. 841, 34 Moncton st.

Yours truly,

F. G. Shears,
Director.



Catalogue No. 856
File No. 9343
44 Chatham Street, Richmond
7-9/12/pt.10/B3H/K7W/249

December 8, 1944.

THE CANADIAN FISHING COMPANY CO. LTD
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at June 13, 1944)

	DEBIT	CREDIT
Purchase price	\$3,650.00	
Cheques received		\$3,650.00
Registration fees on deed - \$3,650.00	11.80	
Insurance premium - 12.9% x \$30.00	3.87	
Water paid to December 31, 1944 -		
201/184 x \$12.00	13.11	
Purchaser's proportion of 1944 taxes -		
201/365 x \$105.14	57.90	
Balance owing by purchaser		86.68
	\$3,736.68	\$3,736.68

BALANCE OWING BY PURCHASER \$86.68

9243

December 13, 1944.

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

Dear Sirs:

Re: Catalogue No. 856
44 Chatham Street
7-2/12/pt.10/B3W/E7W/249

Title to the above described property has been received by you from the Land Registry Office. Relevant insurance policy which has been assigned to you is now ready for delivery.

Attached is a copy of a letter we have sent to the tenant of this property.

Adjustments as of June 13th as shown on the enclosed sheet have been calculated and a balance of \$86.68 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter and at that time insurance policy will be handed to you.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

9343

December 22, 1944.

R.P. 10

Mr. Yasujiro HAKADE,
Reg. No. 05641,
Grand Forks, B.C.

Dear Sir:

Re: Catalogue No. 852,
29 Moncton St., Steveston,
16/7/10/BH/R7H/249.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$675.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM



Address: Y. Nakade, c/o Mr. R. Lawson,
R. A. #1, Grand Forks, B. C.

Date: Jan. 10, 1945

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

I, Yasuhiro Nakade, Police Registration No. 05641

hereby request you to release to me the under-noted articles stored at

5th and Chatham St., Steveston, B. C.

in possession of (Mr. Norman Marshall) Custodian

and I release you from any claim whatsoever with respect to such
 articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

Japanese Gramophone Records, Buddha Box (a small house which
 we worship Buddha), Suri Bachi (grinding pot), 50 ft. Garden Water
 Hose, Trophy Cup which is received from Kitslano Koenkai, Japanese
 Aluminum Pot (It's a large pot with about 3 or 4 inches end around
 it to set on the boiler), Kitchen Chairs, China Ware, Mantel Clock,
 Embroidered Cushion 2, Glass Cups in Case and the one in basket,
 Japanese Tea Trays and a set of painted boxes, Drafting Set.

4 Japanese Cooky baking instruments (Iron Lamp)

Original Address: P. O. Box 20, Steveston, B. C.

Date Evacuated to Present Address: May 19th, 1942.

Total Number in Family: 9

CHARGES:

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

Deposit received: \$3.00 #4261 Rec. #

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

[Signature]
 (Claimant Signs Here)

9343

January 12, 1945

Mr. Yasujiro NAKADE,
Reg. No. 05641,
c/o Mr. R. Lawson,
R. R. No. 1,
Grand Forks, B. C.

Dear Sir:

We are in receipt of your letter of
January 3rd enclosing Certificate of Title #104157 E,
for which we thank you.

As requested by you, enclosed find our
cheque for \$3,500.00 from your account with us.
This will leave a balance of \$461.82 to the credit
of your account, however, the proceeds of the sale
of Lot 16, Blk. 7, Sec. 10, known as 29 Moncton
Street have not yet been credited to your account.

A detailed statement of your account will
be forwarded to you when the sale of your properties
is completed.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File No. 9343.
Catalogue No. 852.

January 26th, 1945.

MEMORANDUM

TO: Mr. E.W. Wright

FROM: Mr. Ian Macpherson

Yasujiro NAKANE - Reg. No. 05641
Municipality of Richmond
Lot 16, Blk. 7 of Sec. 10, B.M.,
R.T.W. Map 249, D.M.W.. Certificate
of Vesting No. 24406.

We attach 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.....NELLIE MINOSKY.
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 Department.

Certificate of Indefeasible Title No. 104157-E is in the owner's possession.

TH:ME
Atch.

Ian Macpherson

26th January, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 9343
NAME: Yasujiro Nakade
CATALOGUE NO. 852
RE: 29 Monoton Street, Steveston, B.C.
- Store with living quarters.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 16, Block 7 of
Section 10, Block 3
North, Range 7 West,
Map 249, Municipality of
Richmond in the District
of New Westminster.

Encumbrances: None

Taxes: 1944 taxes paid - no
arrears or consolidated.

Vested: 24406

VALUATION BY APPRAISER: \$674.00

AMOUNT OF BID: \$675.00

APPROVED BY ADVISORY COMMITTEE: November 29, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$675.00

NAME OF PURCHASER: Nellie Minosky.

K.W. WRIGHT

KWW/DG
Attachs

Catalogue No. 856
file No. 9343
44 Chatham St.
Steveston, B. C.
7-9/12/10/B3N/R7W/249

Rec'd	JAN 31 1945
No.	9343
By	Peters

*

Control of property described above and covered by Certificate of Title No. 176627-E which has been received by The Canadian Fishing Company Ltd. is hereby acknowledged and it is agreed that all adjustments and incidents connected with the sale to The Canadian Fishing Company Ltd. of property covered by the said certificate have been settled.

Receipt is also acknowledged of Sentinel Fire Insurance Company policy No. 82629 which has been assigned to the Canadian Fishing Company Ltd.

Dated at Vancouver, B. C., this JAN 30 1945 day of _____ 1944.

THE CANADIAN FISHING COMPANY, LIMITED

A. E. Paulson

Return to the Custodian

Catalogue No. 856
File No. 9343

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

Dear Sirs:-

Re: 44 Chatham St. 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,

THE CANADIAN FISHING COMPANY, LIMITED

P. G. Paulson
.....signed

JAN 30 1945

NAME NAKALE, Yaguiro

REGISTRATION NO. 05643

FILE NO. 9343

The following chattels were sold by public
auction at Stevenson, B. C. on March 16, 1945.

Protectograph

\$ 6.00

Total

\$ 6.00

Less Expenses: (Auctioneer's Fee: \$0.60

\$ 1.59

(Advertising: 0.42

(Moving: 0.57

Net Proceeds Credited:

\$ 4.41

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Stevenson 31

Remarks.

File No. 9343.
Catalogue No. 852.

March 28th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yasujiro NAKADE
Mun. of Richmond
Lot 16, Blk. 7 of Sec. 10, Blk.
3 N., R. 7 W., Map 249, D.N.W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated February 28th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 183946-E, dated February 27th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 183947-E, dated February 27th, 1945, registering the property in the name of Nellie Minsky (Deed).
3. Duplicate of Transmission dated February 4th, 1945.
4. Duplicate of Deed dated February 4th, 1945 - Secretary of State to Nellie Minsky.
5. Certificate of Indefeasible Title number 183947-E, dated March 14th, 1945, covering the above property in the name of Nellie Minsky.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 852,
File No. 9343,
29 Moncton St., Steveston, B.C.
Lot 16, Blk. 7, Sec. 10, B3W,
R7W, Map 249

March 31st, 1945.

HELLIE MINOSKY

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at December 31st, 1944)

	DEBIT	CREDIT
Purchase price	\$675.00	
Cheques received		675.00
<u>Amount of rent collected</u>		
December 20th to December 31st		
11/31 x 12.00		4.26
January February & March - 3 months @ 12.00		36.00
Registration fees on deed - \$675.00	5.35	
Insurance premium - 38.45 x 13.20	5.07	
Water paid to December 31st, 1944		
11/184 x 14.00	.84	
Purchaser's proportion of 1944 taxes		
11/365 x 29.13	.88	
Balance owing to purchaser	28.12	
	<u>\$715.26</u>	<u>715.26</u>

BALANCE OWING TO PURCHASER - \$28.12

9343

April 17, 1945

Mr. Yasujiro NAKADE,
Reg. No. 05641,
Grand Forks, B. C.

Dear Sir:

Re: Catalogue No. 852
29 Moncton St., Steveston
16/7/10/B3E/RTW/249.

Please be informed that the above property has been sold as of December 20, 1944 for the sum of \$675.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date, which includes the net figure to which reference has already been made.

Yours truly,

G. D. Wilson
Administration Department

GDM/OH
Enc.

c.c. B. C. Security Commission.

April 18, 1945

Mr. Yasujiro HAKADE,
Reg. No. 05641,
Grand Forks, B. C.

Dear Sir:

Re: Catalogue No. 856
44 Chatham St., Steveston
7-9/12/pt.10/B3N/R7W/249.

Please be informed that the above property has been sold as of June 13, 1944 for the sum of \$3,650.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. You will note that the enclosed general statement of your account up to date includes the net figure to which reference has already been made.

Also enclosed find statement of chattels which were sold at auction and the proceeds credited to your account. As you are aware, your typewriter and adding machine were given to Mr. Marshall in exchange for the safe which was sold at the Vancouver auction. 4, 5, 6, 9, 10 20, 24

One bed and spring, a home-made cupboard, two old chairs, several rolls of boat plans and some china and odds and ends were abandoned as having no sales value.

Will you kindly confirm that this accounts for all your real and personal property in the Protected Area.

Yours truly,

GDM/GH
Enc.

G. D. Wilson
Administration Department

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: KAKADE, Yasujiro

Catalogue No: 852

File No: 9343
Reg. No. 65641.

Street Address: 29 Moncton St., Steweston, N.C.

Legal Description: 16/7/10/B38/R74/249.

Date of Sale and Adjustments December 20, 1944.

Sale Price \$ 675.00

~~Real Estate Agents' Commission~~ \$

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

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

Adjustments:

Fire Insurance 5.07

Taxes .88

Water .84

14.00 \$ 681.79

687.79

Net Proceeds credited to your account
As of December 20, 1944.

Date: April 17, 1945.

Compiled by: George Peters.

STATEMENT RE SALE OF:

Catalogue No: 856

Street Address: Stoveston, B.C.

Legal Description: 7-9/12/pt. 10/B30/RT/249.

Name: NAKADE, Yasujiro

File No: 9343

Reg. No. 05641

Date of Sale and Adjustments June 13, 1944.

\$ 3620.00

Sale Price

~~Real Estate Agents Commission~~

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

6.00

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Liens of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

3.87

Taxes

57.90

Water

13.11

17.50

\$ 3724.88

3707.38

Net Proceeds credited to your account
as of June 13, 1944.

Date:..... April 17, 1945.

Compiled by:..... George Peters.

File No. 9343.

May 20th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yasujiro NAKADE
Mun. of Richmond
W. 19 ft. of Lot 9, Blk. 5 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, dated April 21st, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 171630-E, dated April 21st, 1944, registering a Deed from Yasujiro NAKADE to Christopher Sidney Taylor.
2. Duplicate of Transmission dated April 10th, 1944.
3. Duplicate of Deed dated March 30th, 1944, from Yasujiro NAKADE to Christopher Sidney Taylor.
4. Certificate of Indefeasible Title number 171630-E, dated May 10th, 1944, covering the above property in the name of Christopher Sidney Taylor.

DAC:JS
Encls.

D. A. Cramer

9343

RP/DA

April 18, 1945

Mr. Yasujiro HAKADE,
Reg. No. 05641,
Grand Forks, B. C.

Dear Sir:

Re: Catalogue No. 856
44 Chatham St., Steveston
7-9/12/pt.10/B3H/K7W/249.

Please be informed that the above property has been sold as of June 13, 1944 for the sum of \$3,650.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. You will note that the enclosed general statement of your account up to date includes the net figure to which reference has already been made.

Also enclosed find statement of chattels which were sold at auction and the proceeds credited to your account. As you are aware, your typewriter and adding machine were given to Mr. Marshall in exchange for the safe which was sold at the Vancouver auction.

One bed and spring, a home-made cupboard, two old chairs, several rolls of boat plans and some china and odds and ends were abandoned as having no sales value.

Will you kindly confirm that this accounts for all your real and personal property in the Protected Area.

Yours truly,

GDM/GH
Enc.

G. D. Wilson
Administration Department

c.c. B. C. Security Commission.

Yasuhiro NAKADE

File No. 9343
Reg. No. 05641.

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	September 9	Repair door	\$ 3.60	\$	
	28	Water rates \$12.00, \$14.00 and \$16.00	42.00		
	November 11	Taxes	41.00		
	December 15	Rents collected		138.00	
		Agent's commission	8.00		
1943	March 8	Land Registry Office - Cert. of Encumbrance	3.00		
	22	Water rates	14.00		
	August 10	Transfer, freight & crating	17.36		
	September 23	Water rates \$12.00, \$14.00 and \$12.00	38.00		
	October 8	Taxes	81.98		
	December 21	Repairs	22.76		
		Sale of fishing gear		26.35	
		Rents collected		264.00	
1944	January 18	Instal plumbing	98.00		
	March 10	Water rates \$12. and \$14.	26.00		
	11	Proceeds Auction Sale		15.08	
	22	" "		.75	
	22	" " "		.32	
	April 17	" " "		11.40	
		Sale price 56 Moncton St.		800.00	
		Closing adjustments "	4.16		
	May 5	Proceeds Auction Sale		.50	
	22	Cheque to you	100.00		
		Insurance premium	13.20		
		Water rates July to Dec. \$12.00 & \$14.00	26.00		
		Taxes \$70.44 & \$29.13	99.57		
	June 13	Credit re Sale of Property		3707.38	
	August 30	Cheque to you	300.00		
	September 30	Cheque to you	100.00		
	November 2	Proceeds Auction Sale		6.25	
	15	Cheque to you	100.00		
	30	Rents to date		174.00	
		Plumbing repairs	25.60		
	December 16	Marshall on account taxes		4.61	
	20	Rents to date (Balance)		7.74	
		Credit re Sale of Property		667.79	

Yasuiro NAKADEFile No. 9343.
Reg. No. 05641.

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945	January 8	Proceeds Auction Sale			
	17	Cheque to you	\$ 3,500.00	\$ 75.59	
	March 1	Proceeds Auction Sale		72.74	
	April 23	" " "		4.41	
1946	November 6	Cheque to you	1,312.68		
			\$ 5,976.91	\$ 5,976.91	- NIL

March 10/48.

-js

Yasujiro Nakade
Brought

Stevenson B.S.

Nov. 25/50
Office of Custodian

EVACUATION SECTION	
Rec'd	NOV 28 1950
File No.	9343
Ans.	
Referred	Altman

Dear Sirs:

Received your letter of the 20th.
asking whether my father Uichi Nakade
is a shareholder of the Canada Air
Company Ltd.

Well, by looking through the
Certificate he is the holder of 44
shares in this Company.

Yours very truly,
Y. Nakade

9343

28th November, 1950.

Mr. Yasujiro NAKADE,
Regn. No. 05641,
Box 4,
Steverson, B.C.

Dear Sir: Re: Canada Mio Company Limited

We beg to acknowledge receipt of your letter received today, and would advise that we cannot make a distribution of funds until the share certificates are in our possession. Therefore, if you will kindly forward these certificates to this office and advise us if the proceeds should be sent to your mother, Mrs. Sode NAKADE, or to yourself.

Yours truly,

Office of the Custodian.

HA

EVACUATION SECTION	
Rec'd	DEC 7 1950
File No.	9343
Ans.	
Referred	Allen

Yasujiro Nakada
Box 4
Stevenson, P.D.

Dec 5/50

Dear Sirs:

Enclosed please find share
certificates of Canada Pacific
Company Ltd. Total of 44 shares.

Please forward this proceeds
to me to the above address.

Yours very truly,
Y. Nakada

Sode Nakada - no address
Widow - 85 yrs old.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 22

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

10

Grand Forks, B.C.

May 22, 1948

IN THE MATTER OF THE CLAIM OF
YASUJIRO NAKADE

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNIS, Esq.,

appearing for the
Dominion Government.

A.E. OBUS, Esq.,

appearing for the
Claimant.

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

MR. COBUS: The claim, your honour, of Nakade, Yasujiro, which appears as No. 53 on the Secretary's list. This becomes case No. 287, I believe, Mr. Secretary.

THE SECRETARY: Yes.

YASUJIRO NAKADE, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. COBUS: I would ask leave to amend the claim for real estate, which is a claim for two separate parcels of land, by indicating the value of what we describe as Parcel 1 at \$6400.00, that is to say, we would prefer to show on the claim now, rather than four separate items under land and buildings, simply Parcel 1, \$6400.00, which is the addition, in fact, of land, \$900.00 and buildings, \$5500.00.

THE COMMISSIONER: I see.

20 MR. COBUS: Then, describing the second parcel as Parcel 2, showing it to be a total value of \$1350.00.

THE COMMISSIONER: That is, taking the other two together.

MR. COBUS: Yes, your honour. Then credits against Parcel 1 of \$3650.00 and against Parcel 2 of \$675.00.

THE COMMISSIONER: What is that now -- Parcel 1?

MR. COBUS: \$3650.00. That is not the same as you had
30 here before. \$3632.50 was what you had before.

I. Nakada
In Chief

MR. COBUS: I believe that was the proceeds.

THE COMMISSIONER: It is now \$3850.00.

MR. COBUS: And Parcel 2, \$675.00. The net claim becomes \$3425.00 for both parcels.

MR. McINNES: What is that last figure?

MR. COBUS: That is the net amount claimed.

MR. McINNES: Yes.

DIRECT EXAMINATION BY MR. COBUS:

10 Q: Witness, I produce to you a statement concerning the real estate described as Parcel 1. Did you instruct Mr. Leckie to prepare this statement and is that your signature? At: Yes.

Q: The statements contained therein, are they true to the best of your knowledge and recollection?

At: Yes.

MR. COBUS: I would ask to file the statement concerning Parcel 1 as the first Exhibit, your honour.

20

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: I would ask my learned friend to produce the appraisal on Parcel 1 which is described as Lots 7 to 9 Block 12 Section pt. 10, Townsite of Steveston. I would ask my learned friend to produce the picture of the property at the same time.

(Handed to Mr. Cobus)

I would ask to file what purports to be an appraisal of Parcel 1 made by Coulthard, Sutherland and Company, Limited, New Westminster, on April 25, 1944.

30

(APPRAISAL MARKED EXHIBIT NO. 2)

Q: Witness, I produce to you a snapshot of a dwelling house. Is that the dwelling house situate at 44 Chatham Street, Steveston, B.C. which belonged to you? At Yes.

MR. COBUS: I would ask to file the snapshot, your honour, as the next exhibit; that, too, on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

10 MR. COBUS: Referring now to Exhibit 1, your honour, the statement respecting the property being claimed for, the property was situate at 44 Chatham Street on the corner of 5th Street at Steveston, B.C. It was a parcel of land consisting of three lots, 44 feet by 120 feet each. It was a two storey residence 34 feet by 36 feet. The dwelling consisted of eight rooms and a two piece bath including a basin and toilet. It was connected with city light and water and was
20 heated by a hot air heating plant, and there was also an imitation fireplace in the dwelling. It was white stucco with a full cement wall foundation, a full cement basement with plank floors, shingled roof, lath and plaster walls inside save for the living room which was of a stucco finish inside. The kitchen was a modern kitchen. The upstairs interior was finished in shiplap which was papered.

Two lots were purchased in 1923 at a cost of
30 \$750.00. One lot was purchased earlier, about

1912 for \$350.00. In other words, he paid \$1100.00 for land with no improvements thereon except for a shack which was later demolished. The locality he describes as a very nice locality.

10

He has listed five improvements made on the land from the time he purchased it. The house was erected between the summer of 1941 to January 1942. It was built by his own and family labour with some hired labour and that, with the cost of materials, he approximates to be \$4750.00, exclusive, however, of his own and family labour which he has not attempted to estimate.

20

In 1912 he erected a bunkhouse for the use of employees on the lot which was purchased, as he says, about 1912. This bunkhouse was 26 feet by 60 feet, of frame finish, built on posts, with a shingled roof; he calculates its value at the date of evacuation to have been \$350.00.

In 1940 he erected a garage and store building.

Q: Witness, by "store building" do you mean "storage building?"

A: I used it as a garage and also for the purpose of storing certain equipment for the boat.

MR. COBUS: This building was 12 feet by 25 feet and was of frame construction. It had a plank floor. He estimates its value to be \$100.00.

30

In 1918 he erected a small house twelve by

I. Nakada
In Chief

twenty-four, of frame construction on posts, with no cellar, having a shingle roof. This he kept rented. He values that improvement at \$150.00.

The fifth item concerns the planting of 16 fruit trees, mixed varieties, all bearing. These he values at about \$70.00.

10 With respect to the appraiser's report, he says the surroundings were quite good. New houses of good quality were being erected at the time he was erecting his house. He considers the valuation of \$2925.00 made in April, 1944, to be much below a fair value. He adds that this was a modern house with lots of spare land. The lots not used for buildings would be good building lots.

20 The property was rented at a nominal consideration, the payment of taxes and other rates for the duration, the amount being \$1.00 per month. This was done with the idea of having the property looked after while he and his family were away. They knew the tenant, Mr. Marshall, very well.

He believes that the fair market value of this property would be at least \$6400.00 when sold by the Custodian in July, 1944, for \$3650.00. He notes again that his estimate of value is without making any allowance for his own labour which was put into the house.

30 Q: Now, witness, I produce to you a statement concerning Parcel 2 of real estate for which you are making 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, witness, true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement concerning Parcel 2 as the next exhibit, your honour.

THE COMMISSIONER: Exhibit No. 4.

10

(STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: Would my learned friend produce the appraisal and snapshot on Parcel 2 which was located at 29 Moncton Street, Steveston, B.C.?

(Handed to Mr. Cobus)

MR. COBUS: I have, produced from the Custodian's file, what purports to be an appraisal on Lot 16 Block 8 Section 10 Steveston Townsite, which is the subject matter of this claim, made by Coulthard, Sutherland and Company, Limited, dated April 27, 1944. I file that on behalf of the Crown.

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(APPRAISAL MARKED EXHIBIT NO. 5)

Q: Witness, I produce to you a snapshot. Do you recognize the building, or the property of which that is a snapshot?

A: That is a snapshot of my house.

Q: Where was it located?

A: Moncton Street.

Q: Is that 29 Moncton Street?

A: Yes.

MR. COBUS: I file it on behalf of the Crown, your honour.

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(PHOTOGRAPH MARKED EXHIBIT NO. 8)

10 MR. COBUS: Referring to the statement, your honour,
concerning the property located at 29 Moncton
Street, Steveston, this is a two storey build-
ing which was used for a barber shop in the front
downstairs. There were three rooms in the
rear downstairs and three rooms upstairs, a toilet
and wash basin installed in the building and city
light and water services were available and
used. The building is of frame siding construc-
tion on posts with no cellar. It had a shingle
roof. The downstairs interior was finished in
V-joint, which was painted, but there were plaster
walls upstairs. The floors were made of fir.

The lot upon which the building stood was
44 feet by 110 feet. It was purchased in 1934 at
a cost price of \$1550.00. He describes its lo-
cation as a fair mixed business and residential
district close to the Steveston Hotel.

20 With respect to the improvements made by
the claimant himself, he says that he expended
\$400.00 on repairs and maintenance of the
building. He points out that the Custodian charged
him in January, 1944, for \$98.00 for plumbing
which was the installation of a new septic tank
and repairs to water pipes. In November, 1944,
he was charged with \$25.60 for plumbing repairs
done by the tenant. With respect to the upkeep
of the premises, the claimant says that the house
30 admittedly was old, but certainly nothing, as he

Y. Nakade
In Chief

puts it, as old as the appraiser states. Repairs were done, he maintains, as required. Further to the appraiser's report, he says the house was certainly not in terrible condition when he was evacuated, it was in quite fair condition, and the property was continuously rented. He believe the valuation of \$674.00 was much below a fair value. He adds that the Custodian rented this property at \$10.00 a month until he sold it in December, 1944, for \$675.00.

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He considers that the property would be worth at least \$1350.00 at a fair market value when sold by the Custodian.

He adds that there were five fruit trees on the property.

Q: Witness, were these five fruit trees bearing trees? A: Yes.

MR. COBUS: Would my learned friend admit that the 1942 assessment on Parcel 1, the property located at 44 Chatham Street was \$1418.00 for land and \$6010.00 for improvements, making a total of \$7428.00?

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MR. McINNES: For 1942?

MR. COBUS: '42.

MR. McINNES: I will.

MR. COBUS: And similarly with respect to the property located at 29 Moncton Street, would my learned friend admit that the assessed value in 1943 was \$249.00 for land, improvements \$1100.00?

MR. McINNES: What is the lot number?

MR. COBUS: Lot 16 Block 7 Section 10.

MR. McINNES: The land value there is \$495.00.

MR. COBUS: What year is that?

MR. McINNES: '43

MR. COBUS: I am instructed that the land is \$249.00.

MR. McINNES: Well, I am trying to help you out here
and raise your assessment.

MR. COBUS: Very well, then. Will my learned friend
admit that the land value was \$495.00?

10 MR. McINNES: \$495.00, improvements \$1100.00.

MR. COBUS: Making a total of \$1595.00.

Your witness.

MR. McINNES: It is submitted, your honour, that both
these properties were sold for their fair mar-
ket value. Appraisals were taken and the pro-
perties were catalogued, and as a result of that,
various bids were received, and the property was
sold and, as already stated, we submit those
sales were made at the fair market value.

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I have nothing more from this witness.

MR. COBUS: Would my learned friend advise to whom
the property at 44 Chatham Street was sold?

MR. McINNES: Yes. It was sold to the Canadian Fish-
ing Company, Limited, I think, your honour.

MR. COBUS: Would my learned friend produce any cor-
respondence which the Canadian Fishing Company
had with the Custodian concerning the subject
realty? I believe there are two letters on the
file.

30 MR. McINNES: I now produce a letter dated May 26,

Y. Nakado
In Chief

1944 from the Canadian Fishing Company, Limited, to Mr. Shears at the Custodian's office, and a letter of April 29, 1944, from the Canadian Fishing Company addressed to the Custodian. Both letters, your honour, concern the property at 44 Chatham Street.

(Handed to Mr. Cobus)

10 MR. COBUS: I point out, your honour, that in the letter of April 29, 1944, the company offered \$4250.00 cash and enclosed a cheque covering a 10% deposit. Then on May 26, 1944, they withdrew that offer and reduced the offer to \$3650.00, which is the price at which the property was sold to the Canadian Fishing Company, Limited.

THE COMMISSIONER: Do they advance any explanation for the withdrawal?

20 MR. COBUS: Yes, your honour. In the letter of May 26, 1944, there is a paragraph which says: "As we informed you in our letter of April 29th we felt that our offers were considerably in excess of the actual values of the properties in question. We were however anxious to secure these properties so as to be able to round out our Staves-ton operation. It has now been brought to our attention that in regard to the property at 44 Chatham Street (your Catalogue No. 856) there is some sort of lease at a nominal amount which carries on for the duration of the war. While we do not think that such a lease should be considered, we understand that you will assume no res-

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possibility in that connection. In view of this even though as stated before, we are anxious to secure the property we would ask you to kindly withdraw our offer of \$4250.00."

Then they go on to offer \$3650.00.

I would ask to file both letters as one exhibit on behalf of the Crown.

(LETTERS MARKED EXHIBIT NO. 7)

That is all.

10 MR. McINNES: No further questions, your honour.

THE COMMISSIONER: All right.

(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 transcript purports to be an accurate record of the evidence adduced before me.

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E.P. Dawson
Sub-Commissioner

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COULTHARD, SUTHERLAND & CO., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 100

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Catalogue #856.
File: 9343.

April 25, 1944.

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

APPRAISAL

RE: Lots 7-9, Block 12, Section pt.10, B5N/7W, Map 249,
Townsite of Steveston.

Dear Sir:

This property is located at 44 Chatham Street and has been leased to the tenant for the duration of the war. It is a modern eight roomed white stucco home. There is a cement wall foundation with a full basement and plank floor and hot-air furnace. The plumbing consists of a hand basin, toilet, and kitchen sink. It is served by City light and water.

The interior is well laid out with polished fir floors. The front room is finished in California stucco. The kitchen is modern with sink and cupboards. There are ample windows in all the rooms. There is an imitation fireplace in the living room. The upstairs are not plastered and are lined with shiplap which has been painted. The paint is cracked at the seams. Both the interior and the exterior of this house are in good shape. The roof has rolled edges.

There are some old buildings which should be demolished as they are of no value. The three lots are all under cultivation. There are seven fruit trees and the land is not fenced. There is an open ditch across the front and down one side. The location is good and the surroundings are fair. Lots measure 44' X 120'.

VALUATION:

House.....	\$2450.00
Garage.....	75.00
Corner lot.....	150.00
Other lots @ \$125. each.....	250.00
	<u>\$2925.00</u>

EXHIBIT NO

DATE

FILLED BY

287-2
28/5/48
Crown

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard.

DEFENCE BRIEF

Grand Forks
May 28, 1948.

Yasuhiro NAKADE

File No. 9343

Case No. 287

- Ex. 1 - Claim for Parcel 1.
Ex. 2 - Appraisal.
Ex. 3 - Snapshot of house Parcel 1.
Ex. 4 - Claim for Parcel 2.
Ex. 5 - Appraisal Parcel 2.
Ex. 6 - Snapshot Parcel 2.
Ex. 7 - 2 letters from Canadian Fishing Co. as to purchase Parcel 1.

REAL PROPERTY CLAIM No. 1

Gross and net claims amended - see page 2.

Claim

\$6400.00

(Land \$900.00
(Buildings \$5500.00

Lots 7 to 9 Block 12 of part of Section 10
Block 3 North Range 7 West Map 249, Municipality
of Richmond in the District of New Westminster.

Appraisal

\$2925.00

Sale Price

\$3650.00

Witness: Coulthard Sutherland
and Co. Ltd.

This would appear to be
a question of value.

Chattels claim abandoned.

Yasujiro NAKADE
Case No. 287

-2-

REAL PROPERTY CLAIM No. 2

29 Moncton St., Steveston, B. C.

Claim

\$1350.00

Lot 16 Block 7 of Section 10 Block 3 North Range 7
West Map 249 Municipality of Richmond in the District
of New Westminster.

Appraisal

\$674.00

Sale Price

\$675.00

Witness: Coulthard Sutherland and
Co. Ltd., Appraisers.

This claim also appears
to be a question of
value only.

Note that part of claimant's
claim for improvements would
appear to be merely repairs
and maintenance.

Summary of Witnesses

Coulthard & Sutherland

Where required

1 and 2

FRS/mw

Name of Claimant

NAKANE, Yasujiro

Case

287

Custodian File

9343

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
		3690 875		\$600 67.50	SPECIAL BY JUDGE 12.50				600.00 80.00
PERSONAL PROPERTY									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									680.00

9343

October 4th, 1950.

Mr. Yasujiro NAKADE,
P. O. Box 4,
Steveston, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 287

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$680.00.

Cheque for \$675.24 is enclosed herein, and the sum of \$4.76 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.

9343

16th July, 1951.

Mr. Yasujiro NAKADE,
Regn. No. 05641,
Box 4,
Steveston, B.C.

Dear Sir:

Final distribution to shareholders of the
Canada Mio Company Limited at \$.508708 per share is
being made. Your late father's estate received
the sum of \$22.38 in this distribution, and as you
forwarded the certificates and requested that the
funds be forwarded to you, a cheque in this amount
is enclosed.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA