Name of Claimant NAGANOBU, Charles Torahichiro Case 127

Custodian File 7532

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					1138.		Special in Lieu				1662.00

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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

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

MISCELLANEOUS CHATTELS

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

TOTAL RECOMMENDATION	1662.00

CASE NO: 127

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF

CHARLES TORAHICHIRO NAGANOBU

PROCEEDINGS AT HEARING

Original

CASE NO: 127

IN THE MATTER OF THE "INQUIRIES ACT."

PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF

CHARLES TORANICHIRO NAGANOBU

PROCEEDINGS AT HEARING

APPEARANCES:

R.W. KENNEDY, Esq.,	appearing for the Dominion Government.
J.M. STREIGHT, Esq.,	appearing for the Claimant.

J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

MR. STREIGHT: Your honour, I call the claim of Mr. Charles Torahichiro Naganobu.

CHARLES TORAHICHIRO NAGANOBU, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. STREIGHT: Your honour, Mr. Charles Naganobu is 83 years of age and his memory is not quite as good as it used to be, but he has a good recollection of his farm, dating back to 1907.

First, I wish to amend his claim in that he is now claiming for land, $1750.00, instead of what he set out in his declaration, $2800.00. The dwelling he wishes to have amended to $1000.00, the double deck chicken house, $1000.00, another chicken house, $500.00, the workshop at $100.00, and the remainder of the buildings at $100.00, which is a total claim of $4450.00. The property was sold for $1138.00, which makes his claim $3,312.00.

I presume my friend will admit that the property was sold for $1138.00 to the Director of the Veterans Land Act.

MR. KENNEDY: I will so admit.

MR. STREIGHT: My learned friend has agreed that I can ask leading questions to get the history of this particular farm from Mr. Naganobu.

DIRECT EXAMINATION BY MR. STREIGHT:

Q: I understand, Mr. Naganobu, that in 1907 you

went into partnership with Tanekichi Kohara?

A: Yes.

Q: And you bought the property in question, the farm at R.R. No. 4, New Westminster, which consists of 13.12 acres, at that time for $50.00 an acre?

A: Yes.

Q: Twenty-five acres at $50.00 an acre?

A: Yes.

Q: In 1910 you sold half the property at $800.00 an acre? A: I sold one part of it.

Q: A half? A: Yes.

Q: There were no buildings on it when you bought the property? A: No, there were no buildings.

Q: And that from the proceeds of this money you bought a house in Vancouver for $5500.00 with your partner?

A: Yes.

Q: And then in 1923 you transferred your half interest in the Vancouver property for the other remaining half interest in the farm with your partner?

AE I divided the interest into two and gave the Charles Street house to Kohara, the other partner, and kept the farm for myself.

Q: Now, in April, 1923, April the 3rd, he was the sole owner of the farm? A: Yes.

MR. STREIGHT: For the records, I have here a partial abstract of title from the Land Registry Office New Westminster, dated May 15, 1948, which shows that on April 3, 1923, there was conveyance from Kohara to Charles Naganobu. I wish to enter this

as an exhibit. The amount shown on the deed for that half interest was $1500.00, but it does not show on this abstract of title. The legal description as set out is Block 9 of Section 27 Block 5 North Range 2 West Map 822 Municipality of Surrey in the District of New Westminster. That is the farm in question today.

(ABSTRACT OF TITLE MARKED EXHIBIT NO. 1)

MR. STREIGHT: Would my learned friend produce the Farm Appraisal Report, please? (Handed to Mr. Streight) I would like to enter this as Exhibit No. 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. STREIGHT: In this Farm Appraisal Report, signed by B.C. Wormworth, the legal description is the same as on the abstract of title, Exhibit No. 1. The property consists of 13.12, the address is R.R. No. 4, New Westminster. It is two miles from South Westminster and three and a half miles from New Westminster, and has a school one half mile away from it. In regard to the district, it states: "Is this district a good one? Yes." Further in the report it states "Employment opportunity on edge of industrial area. Full opportunity." "Water supply. Well beside house. Reported permanent supply."

Q: Mr. Naganobu, did you have water on the property at all times during the year?

A: He had sunk a well and there was water all the time.

MR. STREIGHT: And in this report it states there was full electric lighting. Mr. Naganobu agrees that the buildings in the report, the dimensions are approximately correct, but he takes exception to the valuations. His valuations are set out in his amended claim.

Q: How many acres were cleared, Mr. Naganobu?

A: Half of it he cleared when he first bought it, but there were only about three and a half acres.

Q: Three and a half acres. And you valued the cleared portion at $250.00 per acre? A: Yes.

Q: And do you value the remaining acreage, a little more than ten acres at $100.00 an acre. A: Yes.

Q: And did you use this farm for poultry raising, for raising chickens? A: Yes.

Q: How many chickens would you have on the farm each year? A: He said he was working in the fishing cannery and his son attended to all the farming part, but there were about 2,000 he thinks.

Q: 2,000 birds? A: In the winter I used to look after them myself.

Q: And there was a mortgage on the property to the Japan Trust Company for $500.00 at 8%?

A: Yes.

Q: And did you and your sons operate the poultry farm from 1930 until 1942 when you left?

A: Yes. During that time in the summer I was at the cannery.

Q: The boys carried on the poultry business?

A: Yes.

Q: And did the boys build the chicken houses on the property in 1934 and 1935?

A: Yes, I had some built, too, before that.

Q: And when was your house built? A: 1908. I am not quite certain. I think it is 1907 or 1908.

Q: And you have a large two deck chicken house on the premises? A: Yes.

Q: Which you value in 1942 at $1,000.00?

A: I had some of it appraised, someone appraised the value for me, and he valued it at that price.

Q: Mr. Naganobu, did you have anybody who wanted to buy your farm in 1942 just before you left?

A: Yes.

Q: What did they offer you for the farm?

A: There was a man who wanted to buy it for $4000.00, but as I did not intend to sell it and I had hoped to come back to it afterwards, I did not negotiate at all.

Q: Does he know the man's name?

A: I don't know the name of the white man who offered me the price, but my boy might know. He didn't come himself, he sent someone else.

MR. STREIGHT: With reference to the assessed value of this property in 1942 by the Municipality of Surrey, would my learned friend admit this letter from the Corporation of Surrey and the assessed value for that year?

MR. KENNEDY: Yes, I will admit it subject to proof.

MR. STREIGHT: Your honour, there are assessments from 1938 to 1948 contained in this letter of May 14, 1948, from the Municipal Clerk, Cloverdale, showing the assessments during those years for land and improvements. In 1942 the assessment for land was $785.00 and for improvements $1750.00. I might say that in 1947 the land was assessed at $2000.00 and the improvements at $1200.00.

(LETTER MARKED EXHIBIT NO. 3)

MR. KENNEDY: In connection with that point, your honour, we can admit the figures for the year 1942, if that is satisfactory, without further proof. That is the only notice we have in our files.

MR. STREIGHT: I wish to submit the other figures as well. If myfriend wishes me to prove them by any other method, I will be glad to do so.

MR. KENNEDY: Well, we can only admit the one.

MR. STREIGHT: Yes.

Q: Mr. Naganobu, you have been doing business with Brackman-Ker Milling Company, Limited, at New Westminster from 1930 until the time you left home? A: Yes.

MR. STREIGHT: I have here a letter, your honour, from the Assistant General Manager, which I have submitted to my friend which I wish to file. I do not know if it is proper to read it into the record of to have it filed.

THE COMMISSIONER: Well, is that admitted, Mr. Kennedy?

MR. KENNEDY: Subject to proof.

THE COMMISSIONER: Well, you can put it in, and it is

hardly worth while reading it into the record.

MR. STREIGHT: The only matter I wish to read into the record is the fact that "Mr. Naganobu operated the place as a poultry farm for many years prior to him and his family being evacuated in the spring of 1942. Mr. Naganobu kept in excess of 1000 laying birds." His purchases in 1941 amounted to $1541.63. "In our opinion the Naganobu operation was a sound poultry proposition that survived the most depressing years that the poultry industry ever experienced, that is, 1930 - 1938.

THE INTERPRETER: He says his dealings with that firm were since 1920.

MR. STREIGHT: They have a method of figuring the valuation according to university reports, and their paragraph reads as follows: "Although our credit records do not show any valuation on the property, the University of B.C. farm survey for 1943 shows $3.25 per bird as the normal capital investment in land, buildings and equipment on a farm of this type. This figure is made up as follows: Land 92¢, buildings $2.05, Sundry equipment 28¢. These figures do not include dwelling house."

"It would therefore seem reasonable to assume that the Naganobu farm could be conservatively valued at not less than four or five thousand dollars."

(LETTER MARKED EXHIBIT NO. 4)

I have here also a valuation report of the

Dalgleish Real Estate Company of New Westminster made on May 14, 1948, which I would like to enter as an exhibit.

MR. KENNEDY: No objection, subject to proof being submitted later.

MR. STREIGHT: There is one sentence I would like to point out to the Commission: "The land itself is suitable for sub-division owing to the fact that it is so handy to stores, buses and employment."

(VALUATION REPORT MARKED EXHIBIT NO. 5)

MR. STREIGHT: I understand, your honour, that there is no argument to be presented here.

THE COMMISSIONER: No.

MR. STREIGHT: It is merely a question of getting the claimant's statement in.

THE COMMISSIONER: Yes, that is all.

MR. STREIGHT: The property was sold for $1138.00 on January 1st, 1943 to the Director of Veterans Land Act.

MR. KENNEDY: That is correct.

MR. STREIGHT: That is all, thank you.

MR. KENNEDY: Your honour, in connection with this claim, the submission of the Custodian will be that the property was sold at a fair valuation after qualified appraisors had examined the property and based on a consideration of the terrain and other natural difficulties attending this particular parcel of property.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, I would like to ask you one question. I understand you leased this particular property to Mr. Douglas Simpson on the first of June, 1942? A: Yes.

Q: And is it right that you were to receive $60.00 for the first five months' rental?

A: I don't quite remember that.

Q: Is it not so that the annual rental fixed by you from Mr. Simpson was $120.00 per year?

A: I am very old now, so leasing and letting things I left to my son, so I don't quite remember.

MR. KENNEDY: That is all, your honour.

THE INTERPRETER: A: But at that time I had trouble with my eyes and I had to have an operation so I left everything to my son.

RE-DIRECT EXAMINATION BY MR. STREIGHT:

Q: Just ask him if he leased this after he left for the purpose of somebody looking after his property.

A: I think it was about the time I was leaving.

Q: There were no chickens on the place?

A: I had sold them because I knew I was leaving. I sold them all.

THE COMMISSIONER: Thank you, that is all, then.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript

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.

J.R. Archibald

J.R.Archibald,Sub-Commissioner

CASE No. 127 MAY17 1948

DEC 10 1947

7532 NOTIFIED APR 15 1948

DOMINION OF CANADA)
Province of British Columbia)
TO WIT:)

IN THE MATTER OF Order in Council P. C. 1810 and Amendments

ACKNOWLEDGED

9.157½ Victoria St. Kamloops.

I, CHARLES TORAHICHIRO NAGANOBU, of the City of Kamloops in the Province of British Columbia, do solemnly declare that:

1. My full name is Charles Torahichiro Naganobu and my Registration number is 0449.

2. My address prior to evacuation, was Old Yale Road, Surrey, R.R. #4, New Westminster, British Columbia.

3. My present address is Kamloops, B. C.

4. That the only address of the real estate, was Old Yale Road, Surrey and was described as Block Nine (9) Section Twenty-seven (27) Block Five (5) North, Range Two (2) West, Map Eight Hundred and Twenty-two (822) District of New Westminster, in the Municipality of Surrey and the said property was a poultry farm, consisting of Thirteen (13) acres, more or less, of which Four (4) acres were cleared; a dwelling; Three chicken houses; One brooder house and one work shop and further, the property was in my name, subject to a Mortgage to the Japan and Canadian Trust Saving Company and that I was sole owner of the property.

5. The fair market value of the real property at the date of sale was: Land Twenty-eight Hundred ($2800.00) Dollars; Dwelling Fifteen Hundred ($1500.00) Dollars; One Chicken House, Double deck, Twenty-five Hundred ($2500.00) Dollars; One Chicken House, Single, Six Hundred ($600.00) Dollars; One Chicken House, Three Hundred ($300.00) Dollars; One Brooder house Two Hundred ($200.00) Dollars; One Work Shop Four Hundred ($400.00) Dollars. That the gross sale of the property was One Thousand One Hundred Thirty-eight ($1138.00) Dollars, whereas it should have been Eight Thousand Three Hundred ($8300.00) Dollars and I have suffered a loss of Seven Thousand One Hundred Sixty-two ($7162.00) Dollars.

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 Kamloops in the Province of British Columbia this 2nd day of December A.D.1947

Charles Torahichiro Naganobu

Wm Crosley

A Notary Public in and for the Province of British Columbia

January 3rd 1948.

J. M. Streight, Esq.,
Barrister and Solicitor,
607 Columbia St.,
New Westminster, B.C.

Dear Sir,

Re claim of Charles Naganobu, Reg.No.0449

We acknowledge receipt of your letter of the 31st ult. regarding the above claim.

This claim was duly received, and we regret that acknowledgment was not forwarded to you. However, letter of acknowledgment was forwarded direct to the claimant in the form enclosed, and all claimants will be advised in due course of the date when their claims will be heard. When the exact date is ascertained, we shall forward notice to you.

Yours truly,

A. WATSON
Per.

SECRETARY

Enc.

W.

J. M. STREIGHT
BARRISTER
AND
SOLICITOR

TELEPHONE N.W. 703

607 COLUMBIA STREET
NEW WESTMINSTER, B.C.

December 31st, 1947.

Kamloops

7532

Mr. A. Watson,
Secretary of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re; Charles Naganobu
No. 0449

Dear Sir:

On December 9th I mailed to you in duplicate, the claim of Charles Naganobu with reference to a hearing under Order in Council, P.C. 1810. I have not received acknowledgment of same and I phoned the Custodian's office yesterday and Mr. Shears said he would contact you regarding it.

I do not wish to have this claim overlooked as it was presented to you in due time. I am enclosing a copy of the Declaration. I would also like to submit that there will be a further claim with reference to the Chattels. I asked for the information from the Custodian's office on December 9th, and I only received this information to-day and I had no opportunity to discuss same with my client who is in Kamloops, so I would like this letter to be notice that a cliam regarding the sale of Chattels will be forthcoming as soon as possible.

Kindly acknowledge receipt.

Yours very truly,

J. M. Streight

JMS:EM
Enc.

DOMINION OF CANADA)
Province or British Columbia)
TO WIT:)

IN THE MATTER OF
Order in Council P. C. 1810
and Amendments

Kamloops.
Duplicate.

I, CHARLES TORAHICHIRO NAGANOBU, of the City of Kamloops in the Province of British Columbia, do solemnly declare that:

1. My full name is Charles Torahichiro Naganobu and my Registration number is 0449.

2. My address prior to evacuation, was Old Yale Road, Surrey, R.R. #4, New Westminster, British Columbia.

3. My present address is Kamloops, B. C.

4. That the only address of the real estate, was Old Yale Road, Surrey and was described as Block Nine (9) Section Twenty-seven (27) Block Five (5) North, Range Two (2) West, Map Eight Hundred and Twenty-two (822) District of New Westminster, in the Municipality of Surrey and the said property was a poultry farm, consisting of Thirteen (13) acres, more or less, of which Four (4) acres were cleared; a dwelling; Three chicken houses; One brooder house and one work shop and further, the property was in my name, subject to a Mortgage to the Japan and Canadian Trust Saving Company and that I was sole owner of the property.

5. The fair market value of the real property at the date of sale was: Land Twenty-eight Hundred ($2800.00) Dollars; Dwelling Fifteen Hundred ($1500.00) Dollars; One Chicken House, Double deck, Twenty-five Hundred ($2500.00) Dollars; One Chicken House, Single, Six Hundred ($600.00) Dollars; One Chicken House, Three Hundred ($300.00) Dollars; One Brooder house Two Hundred ($200.00) Dollars; One Work Shop Four Hundred ($400.00) Dollars. That the gross sale of the property was One Thousand One Hundred Thirty-eight ($1138.00) Dollars, whereas it should have been Eight Thousand Three Hundred ($8300.00) Dollars and I have suffered a loss of Seven Thousand One Hundred Sixty-two ($7162.00) Dollars.

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 Kamloops)
in the Province of British Columbia)
this 2nd day of December A.D.1947

Charles Torahichiro Naganobu

Wm Crossley
A Notary Public in and for the Province of British Columbia

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

EXHIBIT No. 127-1
DATE MAY 17 1948
FILED BY Mr Streight

No: 69206

PARTIAL ABSTRACT OF TITLE

LAND REGISTRY OFFICE,
New Westminster, B.C.
15th May, 1948,
10 O'clock A. M.

PARTIAL ABSTRACT OF TITLE From the books of the Land Registry Office at New Westminster, B.C. as to Block 9 of Section 27 Block 5 North Range 2 West Map 822 Municipality of Surrey in the District of New Westminster

INDEFEASIBLE FEE
No: 52989E

3rd April, 1923 Conveyance in fee from Tanekichi Kohara to Charles Naganobu

CHARGE
No: 67445C

18th November, 1930 Mortgage in fee from Charles Naganobu to Japan and Canada Trust Savings Company for the sum of $500.00 with interest at the rate of 8% per annum

Release
No. 36483

Above Charge No. 67445C cancelled 22nd May, 1944 under Release No. 36483 by way of Discharge of Mortgage dated 9th May, 1944 from Japan and Canada Trust Savings Company to Charles Naganobu

Certificate of Vesting in Custodian filed 24722.

INDEFEASIBLE FEE
No. 173188E

12th April 1944 Request to register by Secretary of State in his capacity as Custodian Transmission of the estate of Charles Naganobu to The Honourable The Secretary of State of Canada

INDEFEASIBLE FEE
No: 173198E

12th April, 1944 Conveyance in fee from The Honourable the Secretary of State of Canada to The Director, The Veterans' Land Act.

(A.A. Milledge.)
Registrar.

To: J.M. Streight,
New Westminster, B.C.

BC-548-P
BC-632-B

BC/548-P
BC/632-B

S.S. Form No. 43
(Sheet 1)

EXHIBIT No. 127-2
DATE MAY 17 1948
FILED BY

Farm Appraisal Report

File No. JL-461

Land Description Block 9 of Sec.27 of Blk.5.N., Rge.2.W., Map 822.

Containing 13.12 Acres

Owner's Name NAGANOBU, Chas. Post Office Address R.R.4, New Westminster, B.C.

Nearest Rail Point South Westminster Distance 2 miles

Market Town New Westminster Distance 3½ "

Church (give denomination) Ang.1½ miles; other at Westminster Distance 3½ "

Nearest School Simon Cunningham Distance ½ "

State how property was identified: L.R.O. sketch, map and corner post.

Roads: State whether property has access to main road, the kind of road and its condition.

Is No. 1561 Old Yale Road. Gravelled ¼ mile to Peace Arch Highway.

Is this district a good one? Yes.

Employment opportunity On edge of industrial area. Full opportunity.

Predominating Nationality and religion: British; none predominating.

Describe Fencing and its condition: West bdy.pt.way.Chicken runs with cord netting only. Value $ Inc.in land.

Water supply: Well beside house. Reported permanent supply. Value $ " " "

7532

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
			Studs			4" & 7"		
HOUSE	24 x 26	Lumber	12'	Shgl.	V.old	posts	Poor	
Verandah	4 x 7	"	In fair condition					400.00
Add'n	10 x 26	"	8'	spl.cedar.	Old & rotted"			
BARN Garage	20 x 42	"	10'	Shke.	Old	Blks.	Poor	50.00
st.Hen-hse.	20 x 48	"	16'	Shgl.	"	Posts	Fair	280.00
BARN " "	24 x 120	"	7'	"	"	"	"	360.00
" "	12 x 18	"	8'	"	"	"	Poor	25.00
" "	16 x 40	"	7'	"	"	"	Good	80.00
GRANARY " "	16 x 16	"	7'	"	"	"	"	20.00
" "	12 x 14	"	6'	"	"	"	Poor	10.00
" "	10 x 12	"	6'	"	"	"	"	10.00
" "	24 x 60	Too old to be of value.						
" "	16 x 20	" "	7'	Shgl.	"	"	"	20.00
Warehouse	16 x 22	Lumber						

(the latter bldg.is mostly on road allowance)

(Full electric lighting established)

Total present day value $ 1255.00

Total Value Buildings add to farm $ 800.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Had to judge house from peeking through windows,as it is tightly locked, and pass key will not open it. $

Describe the basement and chimneys: Half of space walled into basement with 3' cement wall & completed with 4' posts. Thus half of house rests on cement wall & rest on posts

No. rooms downstairs? 3 (estimated) Upstairs? 2 How finished Matched lbr.& paper, with "V" jt.wainscoting.

Are buildings painted? House only. Condition of paint very old.

Distance from nearest bush 100 yards.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.5	Near level 2.5 ac	20" black loam to muck.	Sandy hard-pan.	None; includes bldg. site, & old cultivation.	50.00	125.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
10.7	Undulating 10.7 ac (Has a fuel value, as timber is dense & heavy. This is inc.)	Pt.sdy. loam; pt. blk.lm.	Sdy.clay with underlying hard-pan.	Heavy clearing.	(est.) $200.00	20.00	214.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 339.00

Total added by buildings to value of farm $ 800.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 20.00

Total value of farm $ 1,159.00

1138-

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Has not been kept under cultivation. Appears to have been used only for chicken farm. Stated by neighbors to have been leased to one Douglas Simpson of Vancouver, but he has not yet occupied it. Did not see him.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Without more drainage it is not suited for any type of farming. (See comments).

Noxious weeds:

Canada thistle.

157.01 0/0
= 3979-
cred 2535-
grad 3086.
grad at 2800
1662

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Mun. & School - $54.45.

Surrey Municipality, Cloverdale, B.C.

Date: 7th July 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 6 day of July 19 42

Inspector's Signature "B.C. WORMWORTH"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

JL-461 - C. NAGANOBU

Farm Appraisal Report

Remarks: This place is so laid out that the buildings and present cleared land lies in a depression, that apparently has not been adequately drained. The grading of the road has created a small, shallow ditch, and shallow lead ditch has been sig-zagged through the building site to this but it has not been successful, as there is every evidence that it has been wet and requiring plank walks everywhere, until a week or so ago.

There is run-off from the west, north and east, also part of south, though the road grade protects from the latter. Drainage appears to be to the south east, indicated by an arrow on diagram, and is across private property. Only an engineer could accurately estimate the cost in labor, of draining these properties, as without the neighbor also draining, the work would be lost on this property. This depression carries the best of the soil, which is excellent, but in its present state it is not adapted either to fruit farming nor to poultry, as all buildings sit up on posts over soggy ground that does not dry out early.

On the north end, away from roads, the drainage is to the north, it is higher, and the drainage is natural. Soil except in the existing bldg site, is typical of the area, sandy loam on sandy clay, with an underlying hardpan. The whole is covered with dense, heavy second growth, too costly to clear for agricultural purposes, but as an offset to this there is a fuel value.

Location is favorable as to proximity to market, industrial employment, school etc, and it is only ¼ mile to the main highway. In setting up a land value, I have taken this into consideration as an offset against the probable drainage cost, as it can be determined by the layman. Bldgs are old, and unattractive, and lying in a depression are further unattractive from a residential point of view.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
5 apples, 2 pears, 2 cherries, 1 plum tree adds	$ $20.00
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 1100.00

Date 9th July 19 42.

"I.T. BARNET"
District Superintendent.

EXHIBIT No. 127-3
DATE MAY 17 1948
FILED BY Mr Streight

THE CORPORATION OF THE
DISTRICT OF SURREY

P. O. DRAWER 210
PHONE: CLOVERDALE 25

OFFICE OF THE Clerk
MUNICIPAL HALL

CLOVERDALE, B.C.

May 14, 1948.

Mr. J. M. Streight,
Barrister & Solicitor,
607 Columbia Street,
NEW WESTMINSTER, B. C.

Dear Sir:

Re: C. Naganobu
Block 9, Section 27, Block 5N,
Range 2W, Map 822, N. W. D.

In reply to your inquiry of the 13th inst., the assessments on the above-mentioned property for the years 1938 to 1948 inclusive are as follows:-

Year	Land	Improvements
1938	$ 785.00	$ 1,750.00
1939	785.00	1,750.00
1940	785.00	1,750.00
1941	785.00	1,750.00
1942	785.00	1,750.00
1943	785.00	1,750.00
1944	785.00	1,750.00
1945	785.00	1,750.00
1946	785.00	1,200.00
1947	2,000.00	1,200.00
1948	1,640.00	800.00

Yours truly,

Penny Pennington

Municipal Clerk.

PL:vs

FORM 1 10M-2-48

TRADE MARK B&K REGISTERED

THE BRACKMAN-KER MILLING COMPANY LIMITED

CABLE ADDRESS "BRACKMAN"
DOWLINGS GRAIN CODE
BENTLEY'S CODE

HEAD OFFICE
P.O. BOX 920
NEW WESTMINSTER, B.C.

Manufacturers of
"THRIVO" AND B & K POULTRY & DAIRY FEEDS

New Westminster, B. C.
May 15, 1948

EXHIBIT No. 127-4
DATE MAY 17 1948
FILED BY J. M. Streight

Mr. J. M. Streight
607 Columbia St.
NEW WESTMINSTER, B. C.

Subject: C. Naganobu Farm

Dear Sir:

In regard to your enquiry our firm is very well acquainted with Mr. C. Naganobu and the property which he farmed. His far was located about 1/4 mile north of Peace Arch Highway on the Old Yale Road in the Municipality of Surrey.

Mr. Naganobu operated the place as a poultry farm for many years prior to him and his family being evacuated in the spring of 1942. Mr. Naganobu kept in excess of 1000 laying birds. This meant raising young chicks each year for replacements in his laying flock, so the total birds would be in excess of that number.

Our firm sold Mr. Naganobu his feed requirements through the years from 1930 until he was evacuated. His purchases in 1941 amounted to $1541.63. Other years would be on about the same basis.

Our firm often allowed Mr. Naganobu up to $800.00 credit. This credit was used during the spring and summer months to assist in raising the young stock. In our opinion the Naganobu operation was a sound poultry proposition that survived the most depressing years that the poultry industry ever experienced; i.e. 1930 - 1938.

Although our credit records do not show any valuation on the property the University of B. C. farm survey for 1943 shows $3.25 per bird as the normal capital investment in land, buildings, and equipment on a farm of this type. This figure is made up as follows:

Land	92¢
Buildings	2.05
Sundry equipment	.28
Total:	$3.25

These figures do not include dwelling house.

It would therefore seem reasonable to assume that the Naganobu farm could be conservatively valued at not less than four or five thousand dollars.

Incidentally, since 1942 the place has fallen into a terrible state of disrepair, and at this time it would be impossible today to evaluate its approximate worth as in 1942.

Yours very truly,

THE BRACKMAN-KER MILLING CO. LTD.

J. B. McCormack

Assistant General Manager

JBMcC/JP

EXHIBIT No. 127-5
DATE MAY 17 1948
FILED BY

VALUATION REPORT COVERING

13.12 ACRES OF LAND (MORE OR LESS), 1942 OWNER'S NAME ---- CHAS. NAGANOBU.

DESCRIPTION OF PROPERTY

This property is situated within a quarter of a mile from the Peach Arch Highway and being No. 1561 Old Yale Road, and legally described as Block Nine (9) of Section Twenty-seven (27) of Block Five (5) North, Range Two (2) West, Map 822, in the Municipality of Surrey, in the District of New Westminster, in the Province of British Columbia.

MUNICIPALITY ASSESSMENT

1942 -----	Land	$ 785.00
	Improvements	1,750.00
		$2,535.00

REALTY

This property consisting of 13.12 acres of land, more or less, is properly divided in the following manner:

2.5 acres clear
10.7 acres heavy clearing

Dealing first with the 2.5 acres of land all clear, which is under garden and is generally used for home buildings, this is reasonably valued on a basis of total value of cleared land $625.00. Secondly, dealing with the uncleared land consisting of 10.7 acres of uncleared land, we place a value in this particular connection of $30.00 an acre, making a total value on the 10.7 acres as at 1942 of $321.00. In this particular case all the land is on a sandy, clay bottom land formation and is suitable for cultivation, but it definitely must be heavily ditched to drain it in a sensible manner, and both the draining and the clearing would cost a great deal to complete. The land itself is suitable for subdivision owing to the fact that it is so handy to stores, buses and employment.

BUILDINGS

In regard to the buildings and speaking first of the dwelling, we believe we are safe in saying that the dwelling in this particular case has very little value and must be over fifty years old, and from a sensible point of view, even considering 1942 as a date, it would not be sensible to spend any money on this old dwelling, and an owner would be better advised to construct a new dwelling and, when completed, tear down the old dwelling. If a person considered repairing same it would be definitely a waste of money and time. The balance of the buildings which are on the property are largely divided into buildings used in 1942 by the Japanese owner for the purpose of running a chicken ranch, and, although there are twelve of them for this purpose, we would only consider our values pertaining to six of the described buildings. The balance are in such poor condition they are of very little value. We believe a fair value of buildings on this property on January 1, 1942, would be $2,100.00, and a total value on the land and the buildings on January 1, 1942, would be $3,086.00.

Respectfully submitted,

DALGLEISH REAL ESTATE COMPANY

Per: W. L. Dalgleish

May 14th, 1948

November 20th 1949.

J. M. Streight, Esq.,
Barrister and Solicitor,
607 Columbia St.,
New Westminster, B.C.

Dear Sir,

Re: Claim #127 - Charles Torahichiro NAGANOBU

The Commissioner has directed me to reply to your letter of the 16th inst.

This claim has not yet received the consideration of the Commissioner.

Since receipt of your letter, I have ascertained from the Director, Veterans Land Act, that he has resold this property to a veteran.

In these circumstances, the Commissioner directs me to inform you that there is no possibility of the property being restored to your client.

The claim will be considered by the Commissioner in due course, and a recommendation made by him, based upon the evidence adduced upon the Inquiry. It is expected that the Commissioner's Report to the Executive Council on this and all other claims will be made before the end of the year.

Yours truly,

Secretary.

TELEPHONE N.W. 703

J. M. STREIGHT
BARRISTER
AND
SOLICITOR

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

16th November 1949.

Japanese Property Claims Commission,
Court House,
VANCOUVER, B. C.

Attention: Mr. A. Watson

Dear Sir:

Re: #127, Claim of Chas. Torahichiro(NAGANOBU)

I have heard nothing from you in connection with the above matter, and have had no reply to my letter to you of 13th May 1949.

Kindly advise what was the outcome of the investigation.

Yours very truly,

JMS:bm

TELEPHONE N.W. 703

J. M. STREIGHT
BARRISTER
AND
SOLICITOR

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

13th May 1949.

file in No. 127

Japanese Property Claims Commission,
Court House,
VANCOUVER, B. C.

Copy sent to Mr Braidwood

Attention: Mr. A. Watson

Dear Sir:

Re: #127, Claim of Charles Torahichiro(NAGANOBU)

I enclose herewith copy of a letter received from the above-named Charles Torahichiro. His instructions to me are not quite clear, and it is not my intention to give any further argument, except by this letter herein.

A review of the evidence would indicate that the property was sold for an extremely low price, considering same was a good poultry farm at one time. In fact, the Surrey Municipality is known for its low assessments, and land has been selling for at least twice the assessed value.

The Brackman-Ker Milling Co.Ltd. has given an independent valuation of the property, giving its commercial value for the purpose of raising chickens. There was also submitted to the Commission the valuation of the Dalgleish Real Estate Company, which has always been a reliable firm in this city.

If you can answer any of the questions submitted by the Japanese in his letter, please do so to this office.

Yours very truly,

JMS:bm

Copy given to Mr Braidwood May 16th

COPY

c/o 157½ Victoria St.
KAMLOOPS, B. C.
May 11, 1949.

Mr. J. M. Streight,
New Westminster, B. C.

Dear Sir:

Thank you for your letter of April 29. May I say that I have no new evidence to present in support of my claim. Please use your discretion as regards further argument.

I request your opinion if any, as to the extent of an award, if any, that Imay reasonably expect;-that is, your interpretation of the Commissioners' Letter.

It has been reported here, that several former owners were able to repossess their property. Please check and if true, inform me, whether such an arrangement is applicable in my case, and the conditions or terms of same.

I enclose a list of chattels. Please see that the many items of considerable value, not accounted for in the auction list, are credited to my account.

Yours truly,

"C. NAGANOBU"

Please note change of address.

cc/bm

April 26th 1949.

J. M. Streight, Esq.,
Barrister and Solicitor,
607 Columbia St.,
New Westminster, B.C.

Dear Sir,

Re claim of Charles Torahichiro - #127

The Commissioner directs me to advise you that he expects to conclude Sessions of the Commission during the month of June 1949. Your name is shewn on the Commission's records as Solicitor for the claimant above named.

Government Counsel has informed the Commissioner that in answer to the foregoing claim the Government will rely on the documentary evidence which was adduced before the Commission, when each claimant was heard, as well as evidence of general application which has been introduced since September 1948,- the latter being of a general character relating to the administration of the Custodian's office and the conduct of sales of evacuee property by the Custodian. The Government does not propose to adduce other specific evidence relating to your client's claim.

In these circumstances the Commissioner instructs me to ascertain whether or not you desire to present argument in support of the claim mentioned above.

Will you kindly advise me on or before May 14th next whether or not it is your wish to present argument. If so, a date will be fixed for the hearing of such argument, subsequent to May 16th next, at Vancouver B.C. Otherwise, the Commissioner proposes to make his recommendations upon the above claim based on the material which is now before the Commission.

Please note that unless advice is received before May 14th next of your desire to present argument, the Commissioner will assume that you do not wish to do so, and will make his recommendations accordingly.

Yours truly,

A. WATSON
Secretary.

March 8th 1950.

J. M. Streight, Esq.,
Barrister and Solicitor,
607 Columbia St.,
New Westminster, B.C.

Dear Sir, Re Claim No.127 - Charles Torahichiro NAGANOBU

The Commissioner has directed that a copy of his Conclusions in the matter of the above claim be forwarded to you, and the same is enclosed herewith.

Yours truly,

Secretary.

Enc.

VW.

J. M. STREIGHT
BARRISTER
AND
SOLICITOR

TELEPHONE N.W. 703

607 COLUMBIA STREET
NEW WESTMINSTER, B.C.

December 9th, 1947.

Mr. A. Waton,
Secretary of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Re: Charles Naganobu

Dear Sir:

I herewith enclose in duplicate, the claim of Charles Naganobu, with reference to a hearing In Order and Council 1810.

Kindly acknowledge receipt of same.

Yours very truly,

JMS:EM
Enc.

April 23rd 1948.

J. M. Streight, Esq.,
Barrister and Solicitor,
607 Columbia,
New Westminster, B.C.

Dear Sir,

Re claim of C. Naganobu

As per our telephone conversation today, we have a letter from this claimant, stating:

"According to the proclamation posted by the Crown re Japanese property, there is to be a sitting of the Commission in Vancouver at a later date.
Due to the inconvenience and expense of transporting counsel and witnesses (city business men) to Kamloops, I have requested my Counsel, Mr.J.M.Streight of New Westminster B.C.to arrange for my claim to be heard in Vancouver."

So far only the evidence of claimants has been taken at the Sittings held, and cases adjourned sine die for argument at Vancouver later. However, exhibits are filed by Counsel in each case.
For your information we may say that Mr.R.J.McMaster of Vancouver is representing a number of claimants, and is at present in Vernon in this connection. Mr.MacLennan of Messrs.Norris & MacLennan also had a number of claims, and we believe is in Vancouver.

The Sittings in Kamloops commence May 6th and this claim has been set for May 10th.

Yours truly,

VW.

Kamloops B.C.
Apr. 20. 1948.

Japanese Property Claims Comm.
Vancouver B.C.

Dear Sir:

According to the proclamation posted by the crown, re Japanese property, there is to be a sitting of the commission in Vancouver at a later date.

Due to the inconvience and expense of transporting counsel and witnesses (city business men) to Kamloops, I have requested my counsel, Mr. J M. Straight of New Westr B.C. to arrange for my claim to be heard in Vancouver.

Yours truly

C. Naganobu.