Name of Claimant NAKO, Hosho Case 177

Custodian File 8648

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	
					1833						839.28

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	
135.00	56.75	17.02	42.04%	659.50	277.25			294.27

TOTAL RECOMMENDATION 1133.55

CASE NO: 177.

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B. C.,

February 24th, 1948.

IN THE MATTER OF THE CLAIM OF

HOSHO NAKO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 177.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

Vernon, B. C.,

February 24th, 1948.

IN THE MATTER OF THE CLAIM OF

HOSHO NAKO.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

HOSHO NAKO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. MacLENNAN: My lord, I would ask leave to amend the claim as follows, insofar as the land is concerned for $2715.00 instead of $2500.00, and buildings at $1305.00, making a total of $4,020.00. Crediting the Custodian with $1850.00, it leaves a net claim for the land of $2170.00.

THE COMMISSIONER: And then there appears to be a claim under (e) (iii) goodwill, accounts receivable. That, I take it, goes out.

MR. MacLENNAN: Yes, my lord. I ask that be struck out. And in respect to the chattels, my lord, on the back of the form I would ask to strike out the claim for buildings. He has receipted it again, $1275.00, but to leave the household chattels in, that is the only thing, at $815.00.

THE COMMISSIONER: Were they sold?

MR. MacLENNAN: Some of them were. Most of them are missing, my lord. The Custodian is to be credited with $61.00.

THE COMMISSIONER: Making a net claim of $754.00.

MR. MacLENNAN: Yes, my lord.

DIRECT EXAMINATION BY MR. MacLENNAN:

Q Mr. Nako, you are making a claim in connection with real estate as well as chattels in this matter?

A Yes.

Q You had two lots or properties, two and three?

A Yes.

Q And you gave the instructions about your claim, did you? A: Yes.

Q And are the instructions which you gave me correct and true to the best of your knowledge and belief?

A Yes.

Q And that information was put on a form in accordance with your instructions?

A Yes.

Q And this is your form? Would you sign it in verification of the truth of it.

THE COMMISSIONER: You might ask the witness where the property was in respect of which he is making the claim.

MR. MacLENNAN: Q: Mr. Nako, where was this property with respect to which you are making the claim?

A R.R. No. 1, Coughlan, B.C.

Q That is about 10½ miles from Abbotsford?

A Yes.

Q And the property is about 3¼ miles from Coughlan, is that correct?

THE COMMISSIONER: Some of these people are rather too amenable to suggestion. I think you had better lead less and extract the information from him.

MR. MacLENNAN: Yes, my lord. I tender the real estate form as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, Mr. Nako, you had some chattels, did you, at that farm when you were evacuated?

A Yes.

Q Where did you leave those chattels?

A Some were left in my own house and some were left in

the pickers' house, and some in the No. 1 chicken house and some in the No. 2 chicken house.

Q And you helped prepare a form in connection with that, did you, showing the main chattels you are claiming about?

A Yes, according to the list I received from the Custodian.

Q Is this a copy of the main items which you want to present to this Commission?

A Yes.

MR. MacLENNAN: My lord, I tender that as Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Now, Mr. Nako, this Exhibit 2, which we have filed, only shows goods to the value of about $342.00?

A Yes.

Q And didyou tell me that you thought you might as well forget about the rest? A: Yes.

Q Did you agree to allow the claim to stand at $815.00 on my recommendation that you do so?

A Yes.

Q And the way you arrive at $815.00, is it shown on this document which I am producing to you now?

A I consider that the prices on here were alittle too high and therefore I am willing to reduce it.

MR. MacLENNAN: I will tender that, my lord.

THE COMMISSIONER: Just let me understand this document. Exhibit 2 shows certain goods which he values at $342.75? A: Yes.

THE COMMISSIONER: How is that reconciled?

MR. MacLENNAN: All of the items, which amounted to $342.75, are in this document here, my lord, in addition to

others, and in connection with the others this claimant was not very fussy about proceeding with them. He thought the other covered the main items. However, on my recommendation he decided to leave it as it was because most of these goods were stolen and they must have some value.

THE COMMISSIONER: Most of the goods that are shown in 3 and not shown in 2 are stolen, is that it?

MR. MacLENNAN: My lord, all the goods shown in 3 are shown in 2. 2 is the main list, and then this document which I have here includes those.

THE COMMISSIONER: Includes all those in 2?

MR. MacLENNAN: Yes, my lord, and some more, making up a total of $815.00.

THE COMMISSIONER: Even so, some of those shown in 2 were stolen, is that it?

MR. MacLENNAN: Yes, that is right, my lord.

THE COMMISSIONER: Have I any means of determining which were the goods that were sold?

MR. HUNTER: Yes, my lord, my analysis will show that.

(DOCUMENT MARKED EXHIBIT NO. 3).

MR. MacLENNAN: My lord, I tender at this time the analysis of personal property claim prepared by the Custodian.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. MacLENNAN: And I tender as Exhibit 5, my lord, the farm appraisal report in connection with the property, that is the real estate. That is all, thank you.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5).

MR. HUNTER: My lord, it is submitted that the real

property was sold for its fair market value. It is further submitted that those items of the chattels which were sold were sold for their fair market value. It is further submitted that the items which have been lost, destroyed or stolen, and for which the claimant is making claim, have been valued by him at an exorbitant figure. As far as the real property is concerned, my lord, it is a straight question of value.

If your Lordship would refer to Exhibit 4 and Exhibit 3, I can fairly quickly point out where the main items shown in Exhibit 3 may be found on Exhibit 4. The items in column 2 of Exhibit 4 are numbered, and if your Lordship would refer to Exhibit 3, we could go down the list and I could quickly give you the equivalent number on Exhibit 4.

THE COMMISSIONER: Yes, you say Exhibit 4, column 2.

MR. HUNTER: Exhibit 4, column 2, under the inventory, and if you refer to the items on Exhibit 3, we can go down them very quickly and see what happened to them. Thetwo lamps referred to under No. 1 house as No. 4,on Exhibit 4 your Lordship will see that they were stolen. The sewing machine is No. 14 and your Lordship will see that that was sold at auction for $16.00. The four kitchen chairs comprise No. 12 and they were sold at auction and are in the general heading at the end of the claim -- the general summary. The four dining room chairs are No. 13 and were also sold at auction. The kitchen range, No. 17, is shown as old and is missing and apparently

stolen.

THE COMMISSIONER: What is the number of the kitchen range?

MR. HUNTER: No. 17 on Exhibit 4.

THE COMMISSIONER: I would like to go back a moment to the two lamps, which is the first item. Were they stolen?

MR. HUNTER: They were stolen. You will see a tick in the unaccounted theft column.

THE COMMISSIONER: And the next following three items, 12, 13 and 14, were all sold.

MR. HUNTER: Yes, my lord. The kitchen range was sold. Then we go down to item 39, four windows (loose). Those were sold. The phonograph and the two iron pots, items 40 and 41, were stolen. Under the next heading, 5000 feet of 8-inch shiplap, that is item No. 75, on page 2, of Exhibit 4, that was stolen. The next item, 10 bundles of shingles, corresponds to item 77 on page 2 of Exhibit 4 and that was sold. The next item, two wheelbarrows, of course belongs to item 82 on page 2 of Exhibit 4 and they were sold. The next item, 500 feet of used 2 x 4 corresponds with item 88 and that was stolen. Under the next heading, No. 2 chicken house, 4 cross-cut saws corresponds with item No. 98 on Exhibit 4 and those were sold. Five potato forks, correspond with item 108 on Exhibit 4, and those were sold. One hay fork and one pitchfork correspond with items 109 and 110. Those were sold at auction. Five shovels and three peevees correspond with items 111 and 117, and they were sold at auction.

Under the next heading sledge hammers, that corresponds with item 118, missing or stolen. The garden rake, the first item, 121, was stolen. Heavy block, that is item 124, and that was stolen. Handsaw, item 126, was stolen. The 15-gallon crock with lid is item 131 and was stolen. Two boxes of glass, 100 pounds each, is item 132 and they were sold. One sheet of galvanized iron, item 133, was sold. 150 pounds of berry wire, item 136, was stolen. Similarly with the two gas lamps which correspond to item 137.

THE COMMISSIONER: Stolen?

MR. HUNTER: They were stolen, my lord. The brooder stove, item 141, was sold. The roll of tar paper, item 143, was stolen. The remaining three items, 3 chains, 128 foot logging chain and 2 crowbars correspond to items 145, 147 and 149 and they were all stolen. The amounts which we received at auction for those which were sold appear to be considerably less than his claim for them, my lord. I don't think there is any further help I can give your Lordship. We can only say what is lost. We don't know the value.

THE COMMISSIONER: Yes. Well, I think one approach to it might be to compare the percentage of recovery at the auction sales for the goods that were sold with the goods lost, relating the percentage of goods sold to that of goods stolen. That might be some guide. That is as far as one could go.

MR. HUNTER: I should like to be able to do that, but unfortunately my friend didn't have the material and

I have never seen the other list. I didn't know exactly what they were claiming.

THE COMMISSIONER: Is there anything further, Mr. MacLennan?

MR. MacLENNAN: Nothing further, my lord.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Vernon, B.C.

February 25, 1948

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. MacLENNAN: My lord, may we refer to case 177. It was the last one we completed yesterday.

THE COMMISSIONER: Yes.

MR. MacLENNAN: For your information, I have taken the items from the list claimed for by the claimant which were sold, and for items for which he claims $64.00 we received by auction $32.50.

THE COMMISSIONER: That is to say, of chattels sold by Custodian, roughly 50% of claimant's valuation was realized.

MR. HUNTER: That is correct, my lord.

(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.

Case 177. NOV 13 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses. NOTIFIED

TO: The Commissioner, ACKNOWLEDGED
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME Nako (Print) Surname Hosho Given Name (RCMP) Reg. No. 12891

(2) Pre-Evacuation Address R. R. No. 1, Couglan B. C.

(3) Present Address Hidden Lake Enderby B. C.

(4) REAL ESTATE

(a) Street Address (if any) ..... City or Municipality, ... Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 3 of the southeast ¼ quarter of Sec 35 T. P. 10 Map 3130 Uniciplity of Langley
Lot 2 of the south part of the north half of the South East ¼ quarter of Sec 35 T.P. 10 Map 6197 Municipality of Langley B. C.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Farming
(iii) Business
(iv) Any other type of property (describe) .....

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - - $ 3715.00
(ii) Buildings - - - - - - - - - - - - - - - $ 1305.00 — 4020
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ ~~1615.00~~ 4020 —
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ ~~5320.00~~ ~~3540.00~~
(v) Amount at which Custodian sold property and credited your account - - $ 1850.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~1690.00~~ ~~3540.00~~ 2170 —

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Couglan, B. C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

(e) Itemized description of personal property which is the subject of the claim:

1.	~~Building~~	Estimated Value $ 1273.00 — R
2.	Household Chattels	Estimated Value $ 785.00 R
3.	~~Loss of Chickens~~	Estimated Value $ 200.00
4.	~~Loss of Strawberries~~	Estimated Value $ 600.00
5.	~~Loss of Land~~	Estimated Value $ 2500.00 — R
6.		Estimated Value $
7.		Estimated Value $ 815
8.		Estimated Value $
9.	sold	Estimated Value $ 61
10.		Estimated Value $ $754

TOTAL CLAIM FOR PROPERTY LOSS $ ~~5392.00~~

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ _____

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops

(b) Do you require the services of an interpreter at the hearing? Yes or no _____

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

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

I, Hosho Nako of the
of Hidden Lake, Enderby, in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief 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 the City)
of Enderby,)
in the Province of British Columbia)
this 17th day of November)
A.D. 1947.)

HOSHO NAKO

A Notary Public in and for the Province of British Columbia

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

Hidden Lake,
Enderby, B.C.,
Dec. 27, 1947.

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

Vernon

Dear Sir:

I am enclosing here a copy of the "Inventory of Chattels on Property" and a copy of an "Indenture" to be used by the Lawyer representing for the Japanese against claim of my property. I have forwarded Twenty-five Dollars ($25.00) towards expense to Greenwood Japanese Commission. I am living very far out of town and cannot very easily get my mail, so please notify me well in advance before my hearing.

Yours truly,

H. Nako

No. 12891

October 9, 1942

File No: 8648

Name: Hasko Nako

Reg No: 12891

Address: 3053 Bradshaw Rd., Coughlan, B.C.

Inventory of Chattels Left on Property

No. 1 House (downstairs)

3 pictures in frame
1 small table (hm.)
cedar clothes closet
2 Lamps
box cont. sewing machine attachments
bed and 2 springs
mattress
2 small tables (hm.)
coal oil lamp
small stn. (cont. seeds)
2 brooms
4 kitchen chairs
4 dining room chairs
Singer Sewing machine (pedals)
kitchen table
lamp
kitchen range (old)
Jap. tub
sauce pan
2 teapots
3 1 qt. sealers
2 cups
milk pitcher
glass fruit bowl
13 saucers
large plate
9 bowls
3 cups
4 whiskey glasses
butter dish
3 cookie tins
alarm clock
3 2 qt. sealers
10 1 qt. sealers
large platter

No 2 House

bed and spring
3 mattresses
4 pair of curtains

No. 2 House (cont'd)

4 mirrors
phonograph & 68 records
2 iron pots
2 cast irons
2 alum. pots
2 gal. vinegar jug
small wash pan
bed (poor)
bed and spring (poor mattress)
ladder
small stove
2 bundles of V joint 7' long
Jap. saw
cabinet (h.m. poor)
18 berry boxes
8 4 sorting trays
58 jam trays
large quantity tomato boxes
man's overcoat
square piece heavy iron

Under House

small quantity used lumber
sal and pepper shakers
2 boxes of misc. bottles
2 carton benches

Wood Shed and Root House

1 pulley
wash tub
screen cover
coal oil lamp and holder
8 cake bottles
teapot
3' iron rail
broken lamp

No. 1 Chicken House

3 feed regulators

File No: 8648

October 9, 1942

Name: Hasho Nako, #12891

Inventory of Chattels (continued)

No. 1 Chicken House (cont'd)

4 feed troughs
4 sets of chicken nests
small quantity of netting
2 ladders

5000 8' shiplap
large quantity of fish net
10 bundles shingles
3 Jap. tubs
large Jap. tub
large barrel
small barrel
2 wheel barrows
7 small troughs
5 chicken shipping boxes
stove boat
Jap. cooker (3½ diam.)
small quantity of used lumber
500' used 2x4
hack saw

2 bent shovels
mattock
pick
2 pick axes
2 mudges
3 peaveys
sledge hammers
2 hoes
5 D. B. axes
garden rake
5' logging with hook
whipple tree
heavy black
cross cut saw nuts
hand saw
2 small pulleys
thermometer
heavy broom
gas drum tap (brass)
15 gal. crock with lid
2 boxes of glass 100 lbs ea.
sheet galvanized iron
4 metal troughs
75' clothes line
150 lbs berry nuts
2 gas lamps
coal oil lamp
roll of heavy chicken wire
fine chicken wire
brooder stove and cover
brooder pipe and cover
roll of tar paper
2 small drum heaters
3 chains
3 8' lengths light chain, 2 hooks
1 28' logging chain
halter
2 crow bars
3 3' lengths iron rod
3 saw handles
small fish scales
15' ½" rope
3 water self level pans
clothes line
small quantity of used lumber

No. 2 Chicken House

piece of sewer pipe
fish scale
hedge clipper
pound of carbide
lamp pump
2 traps
carpenter level
10 printers stamps
4 cross cut saw
brace and bit
2 small spikes
screw driver
coal chisel
mudge
7' ½" iron rod
6' iron post hole digger
axe handle
pitch fork
5 potato forks
hay fork
pitch fork (good)
5 shovels

This represents all my chattels remaining in any protected area of British Columbia

Signed H Nako

THIS INDENTURE made in triplicate the twenty-eighth day of April, in the year of our Lord one thousand nine hundred and forty-two

BETWEEN

HOSHIO NAKO,
of R.R.1 Coghlan, in the Province of British Columbia, Farmer,
hereinafter called the "Lessor" of the First Part.

AND

DAVID W. POPPY, Jr.,
of R.R.1 Coghlan, in the Province of British Columbia, Farmer,
hereinafter called the "Lessee" of the Second Part.

WITNESSETH, that in consideration of the rentals and conditions as hereinafter contained the Lessor doth demise and lease unto the Lessee All And Singular the cleared portion of Lots Two (2) and Three (3) of Part of the Southeast Quarter of Section Thirty-five (35) Township Ten (10) (comprising seven (7) acres more or less) in the Municipality of Langley, District of New Westminster and Province of British Columbia. THE LESSEE agrees with the LESSOR to pay the sum of Two Hundred ($200.00) Dollars for the Lease of above described property, comprising seven acres more or less, consisting of Two (2) acres in Strawberries, the balance not in crop to be seeded to grain and grass for the year 1942;

AND IT IS FURTHER AGREED that this Lease shall continue in force for the 1943 for a further payment of Fifty ($50.00) Dollars for the forage crop; the Strawberry portion to be plowed and cropped.

THE SAID SUM of Two Hundred ($200.00) Dollars to be paid on or before the thirty-first day of July, A.D. 1942; and the said Sum of Fifty ($50.) Dollars to be paid on or before the 1st day of June, A.D. 1943

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and year first above written

SIGNATURE of WITNESS: _____
Lessor

ADDRESS of WITNESS: _____
Lessee

HOSHO NAKO
(Claimant's Name)

REAL ESTATE
(Farm Land)

12891
Reg. No.

LAND		Acres	Date of Purchase	From Whom	Cost Price	~~Cleared~~ Uncleared ~~or cultivated at date of~~ Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	LOT 2	10	1932	HOWE	135.00	UNCLEARED	NIL	LOT 2 - * 600.00
~~Cultivated not planted~~								
~~Cultivated and not in crop~~	LOT 3	18 7/8	1926	A. IKEDA	200.00			LOT 3. 2115.00
~~List Crops~~								
Total								TOTAL 2715.00

LOT 3 - HAS 1 ACRE GULLY.

EXHIBIT NO. 177-1
DATE 24 Feb 1948
FILED BY J. A. McKennan.

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost	
LOT 2 - GROWING TIMBER IMPROVING.	1932-1943	TAXES. 10 yrs @ 6.00	60.00
LOT 3. cleared 7 ACRES. & PUT under cultivation			60.00
2 ACRES STRAWBERRIES in 1942 —	1942 -	12000 plants @ 1/4 each	* 60.00
5 " ready for planting	1926-42	7 acres @ 200.00 per ACRE =	1400.00
			1520.00

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

WITHOUT HAVING SEEN FARM Appraisal Report my estimate of value of Buildings was #1275.00 as against #1305.00 of Report and I am prepared to accept the estimate on the Report as accurate, so far as Buildings are concerned.

Note. The purchase price of these properties has no relation to their value at time of Sale in my opinion, because when purchased the properties were inaccessible and not available to any road. But in 1938 Municipality built road along south border of LOT 3. and about same time road was available along North Boundary. I could not obtain registered title to LOT 2 until 1940 when road completed and property greatly increased in value

Comments re Appraiser's report not covered by above information:

My land cost #200.00 per acre to clear and I can't see why cleared land should be only #60.00 per acre.

My valuation arrived at as follows, as at date of sale:

LOT 3 -	uncleared 10 7/8 Acres valued at #40.00 per acre. =	435.00	
	cleared. 7 " " " 240.00 " "	1680.00	
		2115.00	
LOT 2.	uncleared. - 10 ACRES " " 40.00 " " =	400.00	
	Timber - conservatively -	200.00	
		600.00	

H. Nako
SIGNATURE

(OVER PAGE)

I had the reputation of being one of the best strawberry farmers in the Langley DISTRICT and my produce was much greater than most.

I leased my land to David W Poppy for small rent because he was the ~~son~~ son of a magistrate or Justice of the Peace who was my friend and I felt it would be well looked after while I was away.

My land was one of the best in the District and property just to the EAST of me sold for $50.00 per acre at the time I purchased Lot #3, because it was on a road and mine was not.

I consider my farm particularly well situated, being 3/4 mile. to NO 1. Highway and Church, Hall Store Gas Station and Farmers Exchange

4 miles to Interurban Car line
6 miles to Town of Langley
3 " " Otter Store
9 " " Cloverdale

HOSHO NAKO
(Claimant's Name)

Sold for Ex 4 numbers shown below.

PERSONAL CHATTELS

12891
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	Sold	stolen	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
No. 1 House:							
2 Lamps	1940	# 4		New	$ 2.00	Good	$ 1.00
Sewing Machine	1933	14		Used	45.00	Good	20.00
4 Kitchen Chairs	1935	12		New	5.00	Good	2.50
4 DiningRoom Chairs	1935	13		New	5.00	Good	2.50
Kitchen Range	1937		17	Used	35.00	Good	15.00
No. 2 House:							
4 Windows (loose)	1941	39.		New	5.00	New - never used	4.00
Phonograph	1940		40	Used	45.00	Good	25.00
2 Iron Pots	1936		41	New	10.00	Good	5.00
No. 1 Chicken House:							
5000' - 8' Shiplap	1941		75	New	90.00	Good - never used	90.00
10 Bundles Shingles	1941	79		New	12.50	" - " "	12.50
2 Wheel Barrows	1937	82		"	6.00	"	3.00
500' used 2 x 4	1941		88	"	11.50	"	5.00
Description of Storage of Goods:							
No. 2 Chicken House:							
4 Cross Cut Saw	1941		98	Used	35.00	"	35.00
5 Potato Forks	Time to time	108		New	7.50	"	3.00
1 Hay Fork	1933	109		"	1.50	"	.75
Pitch Fork	1931	110		"	3.00	"	1.00
5 Shovels	time to time			"	6.25	"	3.00
3 Peaveys	"	111		"	10.00	"	4.50
		117					
General Statement as to Chattels not Described above:							
Sledge Hammer	1935		118	New	2.50	"	1.25
Garden Rake	"		121	"	1.25	"	.50
Heavy Block	"		124	"	6.00	"	3.00
Hand Saw	"		126	"	3.50	"	1.75
15 Gal. Crock with Lid	1940		131	"	15.00	"	10.00
2 Boxes Glass, 100 lbs. ea.	1941	132		"	17.50	" - never used	17.50
1 Sheet Galv. Iron	1941	133		"	1.50	" - " "	1.50
Additional Comments, if any:							
150 lbs. Berry Wire	1933		136.	"	10.00	"	5.00
2 ColemanMantle Gas Lamps	1941		137	"	23.00	"	15.00
Brooder stove	1941	141		"	18.50	"	3.50
1 roll Tar Paper	1941		143	"	1.25	" - " "	1.25
3 chains	1935		145	Used	10.50	"	5.00
1 - 28' Logging chain	1935		147	"	3.50		6.00
2 Crow bars	1935		149.	New	2.50		1.50
							342.75

EXHIBIT No. 177-2
DATE 24 Feb. 1948
FILED BY J. A. McLennan

File No: 8648

Name: Hasko Nako

Reg No: 12891

EXHIBIT No. 177-3
DATE 24 Feb 1948
FILED BY J. A. McLennan

1948 15 1935

Address: 3053 Bradshaw Rd., Coughlan, B.C.

Inventary of Chattels Left On Property

No. 1 House (downstairs)

3 pictures in frame	1.00 ~~300~~
1 small table	200
cedar clothes closet	750
2 lamps	
box cont. sewing machine attachments	200
bed and 2 springs mattress	~~15.00~~ 10.00
2 small tables (hm)	500
coal oil lamp	500
small stn. (cont. seeds)	100
2 brooms	
4 kitchen chairs	150
4 dining room chairs	500
Singer sewing machine (peddle)	500 ~~200~~ 150
kitchen table	200
lamp	100
kitchen range (old)	2500
Jap. tub	50
sauce pan	25
2 teapots	150
3 1 qt. scalers	15
2 cups	15
milk pitcher	25
glass fruit bowl	25
13 saucers	240
large plate	75
9 bowls	100
3 cups	25
4 whiskey glasses	20
butter dish	25
3 cookie tins	100
alarm clock	100
3 2 qt scalers	15
10 1 qt. scalers	50
large platter	50

No. 2 House

bed and spring	1000
3 mattresses	1000
4 pair of curtains	100

No. 2 House (cont'd)

4 windows (loose	500
phonograph + 68 records	~~75.00~~ 30.00
2 iron pots	250
2 sad irons	~~200~~
2 alum. pots	250
2 gal. vinegar jugs	35
small wash pan	~~1.00~~
bed (poor)	500
bed and spring (poor mattress)	1000
ladder	100
small stove	200
2 bundles of ½ joint 7 long	400
Jap. saw	200
cabinet (h. m. poor)	300
18 berry boxes	750
4 sorting trays	2000
58 jam trays	1500
large quantity tomato boxes	300
mans overcoat	250
square piece heavy iron	100

Under House

small quantity used lumber	200
sal and pepper shakers	—
2 boxes of misc. bottles	—
2 sorting benches	100

Wood Shed & Root House

1 pulley	100
wash tub	100
screen cooler	50
coal oil lamp and bold	~~75~~
8 sake bottles	—
teapot	75
3' iron rail	100
broken lamp	—

No. 1 Chicken House

3 feed regulators	2.50

16705

17483

File No: 8648 October 9, 1942

Name: Hosho Nako, #12891

Inventory of Chattels (cont'd)

No. 1 Chicken House (cont'd)

4 feed troughs	800	2 hunt shovels	50
4 sets of chicken nests	2000	mattock	135
small quantity of nailing	300	pick	100
2 ladders	200	2 pick axes	200
5000 8' ship lap	1250	2 wedges	300
large quantity of fish net	3000	3 peaveys	700
10 hundred shingles	1000	sledge hammer	180
3 Jap tubs	75	2 hoes	200
large Jap. tub	125	5 d. B. axes	500
large barrel	250	garden rake	100
small barrel	75	5' logging crick hook	400
2 wheel barrows	500	whipple tree	200
7 small troughs	700	heavy black	750
5 chicken shipping boxes	500	cross cut saw vice	50
stove boat	25	hand saw	150
Jap. cooker (3½ diam.)	500	2 small pulleys	100
small quantity of used lumber	300	thermometer	~~50~~
500' used 2x4	1000	heavy broom	~~75~~
hack saw	150	gas drum tap (brass)	100
		15 gal. crack with lid	1500
		2 boxes of glass 100# ea	1750
No. 2 Chicken House		sheet galvanized iron	135
piece of sewer pipe	50	4 metal troughs	~~500~~
fish scale	50	75' clothes line	~~75~~
hedge clipper	100	150 lbs barb wire	600
pound of carbide	50	2 gas lamps	1800
lamp pump	25	coal oil lamps	200
2 traps	100	roll of heavy chicken wire	850
carpenter level	100	fine chicken wire	850
10 printers stamps	200	brooder stove and cover	1800
4 cross cut saw	3500	brooder pipe and cover	200
brace and bit	300	roll of tar paper	100
2 small axes	150	2 small drum heaters	400
screw driver	75	3 chains	200
cold chisel	50	3 8' lengths light chain	
wedge	150	2 hooks	200
7' ½" iron rod	200	28' logging chain	350
6' iron post hole digger	200	halter	500
axe handle	60	2 crow bars	150
pitch fork	100	3 3' lengths iron rod	100
5 potato forks	500	3 saw handles	225
hay fork	100	small fish scales	75
pitch fork (good)	100	15' ½" rope	25
3 shovels	500	3 water self bucket pans	375
		curry comb	
		small quantity of used lumber	350
	29410		17900

Total Household Supplies 16705
17485
29410
17900
$815.00

Analysis of Personal Property Claim

File No. 8648. Case No. Exhibit No:

Japanese Name: (Mr.) Hosho NAKO. Reg. No. 12891 Venue: Vernon.

Date Evacuated: July 18, 1942.

"JP" Declaration dated May 7, 1942.	Inventoried Sept.1/42, by J.F.Trumbull.	Details of Claim	Sold At Auction	
4 double beds	1. 3 pictures in frame	Household Chattels ..$815.00	F	
gramaphone records	2. 1 small table (H.M.)			
singer sewing machine	3. cedar clothes closet		F	
kitchen range	4. 2 lamps			
3 heaters	5. box cont.sewing machine attachments			
2 gas lamps				
cabinet	6. beds and 2 springs		F	
tables	7. mattress			
kitchen ware	8. 2 small tables (homemade)			
brooder stove	9. coal oil lamp			
2 spray pumps	10. small ctn. (cont.seeds)			
8 water troughs	11. 2 brooms			
mash box	12. 4 kitchen chairs		F	
mash box	13. 4 dining room chairs		F	
2 egg box	14. Singer sewing machine (peddle)			16
2 boxes glass	15. kitchen table		F	
½ ton straw	16. lamp			
60 berry trays	17. kitchen range (old)			
empress crates	18. Jap. tub		F	
30 shipping crates	19. Sauce pan			
200 lbs. lime	20. 2 teapots			
20 lbs. Go-west	21. 1 qt. sealers			
1 roll tar-paper	22. 2 cups			
cultivater	23. milk pitcher			
2800' lumber	24. glass fruit bowl			
300 lbs. nails	25. 13 saucers			
2500' shingle	26. large plate			
sheet-tin wire & bloack cloths	27. 9 bowls			
3½ cords of wood	28. 3 cups			
cultivator	29. 4 whiskey glasses			
harness	30. butter dish			
single tree	31. 3 cookie tins		K	
logging chains	32. alarm clock			
block rasp. wires	33. 3-2qt. sealers			
wheelbarrow(2)	34. 10-1 qt. sealers			
buggy	35. large platter			
water pump	36. bed and spring			
fishnets (new)	37. 3 mattresses			
hand implements.	38. 4 pair of curtains			
	39. 4 windows (loose)		M	
Disposed of by Japanese before Evacuation:	40. phonograph and 68 records			
	41. 2 iron pots			
1 double bed-loaned to neighbour.	42. 2 said irons			
	43. 2 alum. pots			
1 heater-taken with him	44. 2 gal. vinegar jug		K	
½ ton straw- sold	45. small wash pan		K	
cultivator - sold	46. bed (poor)			
300 lbs.nails-sold	47. bed and spring (poor mattress)			
Approx.500 shingles - sold	48. ladder			
3½ cords of wood-sold	49. small stove			
Cultivator - sold	50. 2 bundles of V Joint 7' long			
Buggy-taken with him	51. Jap Saw			
Hoe - sold	52. Cabinet (homemade poor)		F	
200 lbs. lime - sold	53. 18 berry boxes			

	Sold At Auction	Abandoned Claim	Unaccounted Theft Claim	Remarks.
F				
			✓	Report from B.C.Provincial Police dated Apr.12/43
F				on our Office file,states premises at 3053
			✓	Bradshaw Rd.,Couglan,B.C.,were broken into and
				goods stolen.
			✓	
F				
			✓	Premises were examined on July 4, 1945,by Mr.
			✓	Iverson and there were no chattels left on the
			✓	property at that time.
			✓	
		✓		Abandoned effects listed in Chattel Schedule
F				dated September 20/46, on our Office File.
F				
	16 00			
F				
			✓	
			✓	EXHIBIT No. 177-4
F				DATE 24 Feb 1948
			✓	FILED BY
			✓	J.a. mcLennan
			✓	
			✓	
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			✓	
F				
			✓	

P.T.O.

(Mr.) Hosho NAKO, Reg. No. 12891, File No. 8648

"JP" Declaration dated May 7, 1942.	Inventoried Sept.1/42, by J.F. Trumbull	Details of Claim
See Page 1.	54. 84 sorting trays 55. large quantity tomato boxes 56. man's overcoat 57. square piece heavy iron 58. small quantity used lumber 59. salt and pepper shakers 60. 2 boxes of misc.bottles 61. 2 sorting benches 62. 1 pulley 63. wash tub 64. screen cooler 65. coal oil lamp and holder 66. 8 sake bottles 67. teapot 68. 3' iron rail 69. broken lamp 70. 3 feed regulators 71. 4 feed troughs 72. 4 sets of chicken nests 73. small quantity of netting 74. 2 ladders 75. 5000 8' ship lap 76. large quantity of fish net 77. 10 bundles shingles 78. 3 Jap. tubs 79. Large Jap. tub 80. Large barrel 81. Small barrel 82. 2 wheel barrows 83. 7 small troughs 84. 5 Chicken shipping boxes 85. stove boat 86. Jap cooker($3\frac{1}{2}$ diam.) 87. small quantity of used lumber 88. 500' used 2x4 89. hack saw 90. piece of sewer pipe 91. fish scale 92. hedge clipper 93. pound of carbide 94. lamp pump 95. 2 traps 96. carpenter level 97. 10 printers stamps 98. 4 cross cut saws 99. brace and bit 100. 2 small sythes 101. screw driver 102. coal chisel 103. wedge 104. 7' $\frac{1}{2}$" iron rod 105. 6' iron post hole digger 106. axe handle 107. pitch fork 108. 5 potato forks	See Page 1.

Sold at Auction			Abandoned Claim	Unaccounted Theft Claim.	Remarks.
				✓	
				✓	
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P.T.O.

(Mr.) Hosho NAKO, Reg. No. 12891, File No. 8648.

"JP Declaration dated May 7,1942.	Inventoried Sept.1/42, by J. F. Trumbull.	Details of Claim	Sold at Auction
See Page 1.	109. hay fork	See Page 1	T
	110. pitch fork (good)		T
	111. 5 shovels		T
	112. 2 bent shovels		T
	113. mattock		T
	114. pick		T
	115. 2 pick axes		T
	116. 2 wedges		T
	117. 3 peaveys		T
	118. sledge hammers		
	119. 2 hoes		T
	120. 5 D. B. axes		T
	121. garden rake		
	122. 5' logging with hook		
	123. whipple tree		
	124. heavy block		
	125. cross cut saw vice		
	126. hand saw		
	127. 2 small pulleys		
	128. thermometer		
	129. heavy broom		
	130. gas drum tap (brass)		
	131. 15 gal. crock with lid		
	132. 2 boxes of glass 100lbs. each		M
	133. sheet galvanized iron		M
	134. 4 metal troughs		
	135. 75' clothes line		
	136. 150 lbs. berry wire		
	137. 2 gas lamps		
	138. coil oil lamp		
	139. roll of heavy chicken wire		
	140. fine chicken wire		M
	141. brooder stove and cover		M
	142. brooder pipe and cover		
	143. roll of tar paper		
	144. 2 small drum heaters		
	145. 3 chains		
	146. 3 8' lengths light chain, 2 hooks		
	147. 1 28' logging chain		
	148. halter		M
	149. 2 crow bars		
	150. 3 3' lengths iron rod		
	151. 3 saw handles		
	152. small fish scales		
	153. 15' ½" rope		
	154. 3 water self level pans, curry comb		
	155. small quantity of used lumber.		

A copy of our inventory, dated Oct.9/42, was acknowledged by Mr.NAKO as being correct.

Total Amount of Claim $815.00

F
K
M
T

WJJ/HMS

of Claim	Sold at Auction	Abandoned claim	Unaccounted Theft Claim	Remarks
1	T			
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	16	00
F	8	50
K	3.	50
M	17	75
T	11	00
	4	25
	61	00
	NET 42.	19

Sales value of articles not inventoried.

- less charges $18.81.

F - Furniture
K - Kitchen Ware
M - Machinery & Equipment
T - Tools

$815.00

.....

BC-340-P
BC-554-A

BC/340-P
BC/554-A

8648.

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

COPY

Farm Appraisal Report

File No. J.L.406

Land Description Lot 2, S.of V.V. & E. S.E.¼ Sec.35, Tp.10, Map 6197 and Lot 3 S½ of S.E.¼ Sec.35, Tp.10, Map 3130.

Containing 28.24 Acres

Owner's Name Hoshio NAKO Post Office Address Coghlan R.R.1

Nearest Rail Point Coghlan Distance 3½ miles

Market Town Abbotsford Distance 10½ "

Church (give denomination) Most denominations Distance 2 - 4 miles

Nearest School Otter Distance 1 mile

State how property was identified: Map, roads and owner

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

On rather a poor cross road which will be improved as time goes on.

Is this district a good one? Fair

Employment opportunity Very little; some berry picking; hop yards in fall.

Predominating Nationality and religion: British; Protestant - a lot of continentals.

Describe Fencing and its condition: Fences are neighbours Value $

Water supply: Creek; well. Value $

EXHIBIT No. 1977-5-1
DATE 24 Jan 1948
FILED BY J.A. McKenzie.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 sty.	24x26 x 15	Frame	9' eave	Shgls.	8 yr.	Wood	Fair	$ 350.00
Woodshed	16x26 x 12	"	8' "	Shake	8 "	Wood only	"	65.00
Poultry Hse	20x24 x 8	"	6' "	"	12 "	" "	"	100.00
~~xxxx~~Old shed	10x12 x 7	"	6' "	"	Old	Poor	Poor	-
Brooder Hse	16x20 x 8	" 6'&7'	"	Shgls.	New	Wood	Good	120.00
~~xxxx~~Lay. "	20x100 x 9	"	8' "	"	"	"	"	625.00
Stable	12x24 x 8	Slab	7' "	Shake	4 yr.	"	Fair	30.00
~~xxxxxxx~~	x							
Colony House	10x14 x 6	Frame	4' "	"	New	"	Good	15.00
Shed	8x18 x 7	Spl." Cedar	6' "	"	5 yr.	"	Poor	-
	x							
	x							

Light not easily available; Coghlan Road about 30 chains away.

Total present day value $ 1305.00

Total Value Buildings add to farm $ 1000.00

Is dwelling habitable without repairs? No If not what is your approximate estimate of cost to make it habitable? Bare studs inside cost about $75 to finish with good shiplap.

$ 75.00

Describe the basement and chimneys: Metal chimney. 6' wooden walled basement, not shown in above height at eave. Is above ground, dirt floor, full size.

No. rooms downstairs? 4 Upstairs? - How finished Bare studs in; fir siding out.

Are buildings painted? No Condition of paint

Distance from nearst bush No heavy bush near

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
7.91	Undulating	12" sdy.loam	Clay	Oats, berries	$60	$ 474.60

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.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
1.3	Undulating	As above		Stumps, some brush	$60	$25	32.50
18.03	"	" "		Solid bush	$125 up	$20	360.60

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
1	Gully	nil	nil

Total value of Land $ 867.70

Total added by buildings to value of farm $ 1000.00

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

Total value of farm $ 1867.70

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied and tilled. Would think Jap is turning to chickens to restore good fertility though it looks fair.

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

Noxious weeds:
Canadian Thistles, some couch.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Langley Lot 2 - $ 6.10
" 3 16.75

Date: July 1, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 30th day of June 19 42.

Inspector's Signature "R. L. RAMSAY"

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

S.S. Form No. 43
(*Sheet 2*)

Farm Appraisal Report

Remarks: Not too well situated. At end of Bradshaw Road which is good, and been continued through to Coghlan Road, but continuation is rough and ungravelled. The soil is a good type and growth indicates fair fertility, but the entry into chickens makes me suspicious the Jap has noticed a deterioration and is trying to remedy it.

It is a very fair small holding. The house is very cheap but can be reasonably finished. Poultry houses are new and other buildings are old. Pickers' house is probably the Jap's old house and is finished with 3 rooms, T. & G. lumber inside but getting pretty old.

(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.)

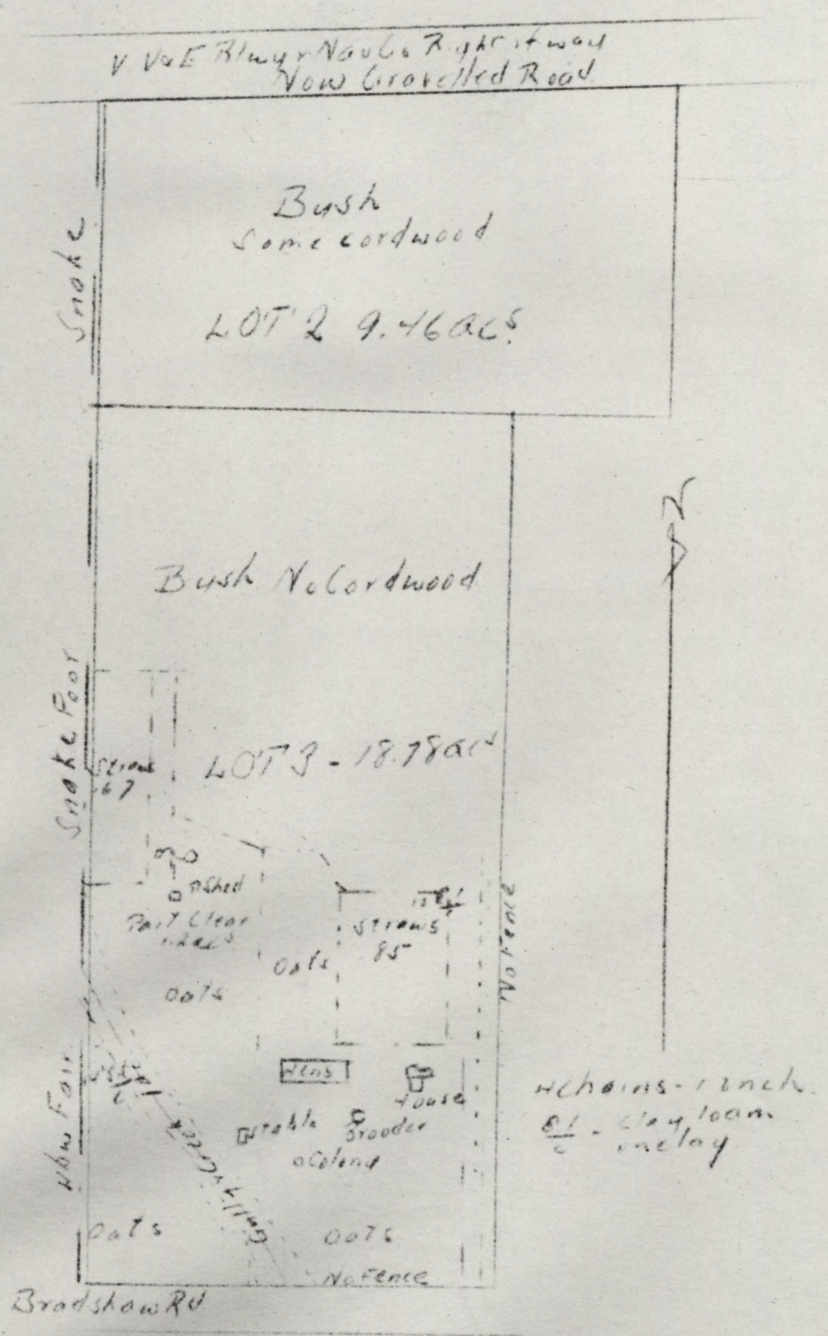
	Present Value
14 old fruit trees in poor shape - no value	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Hoshio NAKO.

Lot 2, S. of V.V.&E.,S.E.¼ Sec 35, Tp. 10 Map 6197 and
Lot 3, S½ of S.E.¼, Sec 35, Tp. 10, Map 3130.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1700

Date 2nd July 19 42.

"I.T.BARNET"
District Superintendent.