Name of Claimant NAGAO - Mrs Mayo Case 363

Custodian File 12001

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1697		1306.56				1306.56

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	
270.50	55.35	16.60	20.5%	490.00	100.45			117.05

TOTAL RECOMMENDATION 1423.61

1540

CASE NO: 363.

JAPANESE PROPERTY CLAIMS COMMISSION.

Nelson, B. C.,

March 9th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) MOYO NAGAO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 363.

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).

Nelson, B. C.,

March 9th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) MOYO NAGAO.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

(MRS.) MOYO NAGAO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. FISHER:

Q Mrs. Nagao, you have had an opportunity this morning to have this form with regard to your real estate read over to you? Are the statements contained in it true and correct?

A Yes.

Q I would ask to have you sign it, if you would. I ask to have that filed as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q You also had read over to you this morning your personal chattel claim, and you made one correction on the form. I believe it has already been made in my learned friend's copy. Where Mr. Leckie had down that the key was given to the Custodian's representative, that has been changed to read, that the "Custodian's representative who called at the house two days before I left asked I leave the key with the next door neighbour, which I did". I would ask that those corrections be read over to her and is that now correct?

A The representative of the Custodian called at my house and told me to leave the key with a neighbour, and therefore I carried out those instructions.

MR. FISHER: That change has been made and the form has been signed, my lord. I ask to file it as Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. FISHER: Dealing with the realty, I ask the Crown

to file the Soldier Settlement Board appraisal as Exhibit 3.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. FISHER: The appraisal is for $1500.00, my lord. Also would the Crown confirm it was rented from November 1st, 1942, for one year for $144.00? That information is on the claim.

MR. HUNTER: November 1st, 1942, to October 31st, 1943, $144.00, that is correct.

MR. FISHER: And confirmation of the assessment, my lord, in 1942, land at $300.00 , improvements $1350.00.

MR. HUNTER: Correct, my lord.

MR. FISHER: That is all, my lord, to develop as far as that is concerned. I am afraid I should have applied at the outset to make some corrections to the claim form. On the real estate the land and buildings are struck out and placed with a total value of $4000.00, and the total credit being given of $1697.00, the net realty claim, $2303.00. Now, on the back there are changes made in the valuations as per the lists that have been attached to the claim, my lord. The household goods and furniture now listed in detail are valued at $556.90 and the farm equipment at $210.00. The uncollected accounts are abandoned. The total personalty claim is therefore $766.90, less a credit from sales of $77.60, leaving a net chattel claim of $689.30, and added to the net realty claim makes for a total net claim of $2,992.30. I ask to have it amended accordingly. I would

ask my friend to file his analysis as Exhibit 4.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 4).

MR. FISHER: I don't know whether there is any particular comment that might be made, my lord, other than the claimant in this case did list her goods in fair detail as appears in the left hand column, and apparently a substantial amount of the stuff as far as the explanation of the Custodian goes was abandoned. I don't think there is any further comment that needs to be made.

Q You went over the revised values on the list made up by Mr. Leckie and they are fair and reasonable values? A: She says it isn't enough.

MR. FISHER: Mr. Leckie, in his interviews, has talked these people down quite a bit on some of their figures, but she still feels that she has been talked out of it and that her values are reasonable.

THE COMMISSIONER: It might be helpful, Mr. Fisher, to have some statement from the witness as to the condition in which the household goods were at the time she left them, more particularly in view of the statement by the Custodian that a very large quantity of the goods was abandoned.

MR. FISHER: Q: Now you stated in your claim form the key to the property was turned over to the neighbour. What was the condition of the goods at the time you locked up your house? A: Prior to that the Custodian had been in and he had seen the things.

Q Ask her as to the condition?

A Yes. Joti is the word for condition. Could you explain it any better, Mr. Homma?

MR. HOMMA: I don't think so, but I will try.

(Mr. Homma to the witness).

THE INTERPRETER: A: There were some new goods and there were some old goods, but the old goods I put them at a price to cover depreciation.

MR. FISHER: It might be noted on the claim form as well, my lord, that she had in a lot of instances filled in the year that she acquired them, particularly insofar as the household goods are concerned -- on the pages attached, my lord, the white pages.

THE COMMISSIONER: Yes.

MR. FISHER: You will find there as far as her household goods are concerned, she has in a good number of instances filled in the year.

THE COMMISSIONER: Yes, I had not observed that. That is probably as much as you can get from her.

MR. FISHER: Your witness, Mr. Hunter.

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

THE COMMISSIONER: Have you any statement to make in regard to the very large quantity of household goods that was abandoned?

MR. HUNTER: I would like to go over the inventories filed by my friend and attached to Exhibit No. 2.

THE COMMISSIONER: Very well.

MR. HUNTER: If we could start with the household goods, I wish to spend some time trying to make these gibe with the details of the original claim filed as shown on the analysis and with the auction sheets, my lord. So that what I propose to do is to give you the item number of each item as shown on the details of the claim in the analysis . If you will notice in column 3 they are all there.

THE COMMISSIONER: That is in the analysis, yes.

MR. HUNTER: I will give you the item number that that corresponds to and then give you what happened to it.

THE COMMISSIONER: I see.

MR. HUNTER: The kitchen carpet, I can only say it was abandoned. Similarly with the living room carpet and the kitchen stove and the heater. The kitchen stove corresponds to items 8 and 109. The heater corresponds to item 1. The next item, the coal oil heaters, one is rusty, item 85; the other one, item 108, was sold for fifty cents. The lantern, item 100, there were two of those in item 100, one was abandoned and one was broken. The beds which are the next three items, really, are item 45. One was sold for $10.00 and one was sold for $4.50. The kitchen table, item 9, home-made, was abandoned. The six kitchen chairs, only four were declared. They correspond to items 27 and 63, three of them, and a child's chair, were sold for 75 cents, my lord. The living room table, the next item, was not declared and was not found.

Three small tables, item 22, home-made, abandoned. The next two items, the baby's chair, and one of those apparently corresponds to the child's chair, sold for 75 cents with the three chairs up above-- there is only a record of one child's chair having been inventoried, so I suppose the other one must be considered as missing. This chair set, dining room, corresponds to items 25 and 26 and were sold for $5.00. The gramophone is item 116 and was sold for $3.00. The coat stand, item 43, was sold for 50 cents. The gramophone records, item 116, were abandoned. The three desks, items 18 and 21, were home-made and were abandoned. The chiffonier, item 35, sold for $4.00. The bureau with mirror, item 38, sold for $6.00. The item mirror, No. 12, was abandoned. The 8 frames, two frames and six small frames were stored in the Buddhist Temple at Haney. I believe they had some religious significance, my lord. All religious items, if your Lordship will recall in that area, were stored there, and most of them, I believe, are still there, my lord. The clock, item 11, was sold for $3.00. The next two items, the two crocks are item 98, and sold for $1.85. The set of 9 encyclopedia, item 115, sold for $2.00. It was called a "Dominion Educator". I don't know the encyclopedia myself. The next, eight window shades, they were not declared. Those were not found and they were abandoned. The next item, 5 pairs, that is ten curtains,

they were not declared. They were found, and they were abandoned. All the remaining items on that sheet were not declared and they were not found.

THE COMMISSIONER: I do not know if there is any necessity to deal with the rest. Oh, perhaps the rest is farm equipment and we better get some detail of it.

MR. HUNTER: I don't know how helpful this is, but this is the only way I can conceive of giving it to you.

THE COMMISSIONER: It is of assistance. I do not know how I will guess as to the value of the chattel property. I am afraid this is going to resolve itself into a guessing game before I get through with it.

MR. HUNTER: I think you are right, my lord. The wheel barrow, item 97, was sold for $2.00. The cultivator, item 96, was sold for $3.00. I will give you the actual items, my lord, that were either sold or abandoned because there were a lot of items sold under one general heading of tools. Of the 6 shovels, 4 were found. They correspond to items 75 and 102. The hoes correspond to item 72. The rakes correspond to item 70, and one had a broken handle. The 500 pounds of wire corresponds to item 89. It was used wire and was abandoned. The 300 feet of three-quarter inch cable was in good shape, apparently, and corresponds to item 90 and was stolen.

THE COMMISSIONER: It was stolen?

MR. HUNTER: Yes, my lord. The two 30-foot chains correspond to item 94 and they were stolen. The

three chockers were declared and were not found. The five blocks were declared and not found. The eight cross-cut saws correspond to items 104, 105, 106, 107, and 83. Five of them were sold for $4.00. The wedges, only one was found, item 87. The hammers, item 73. The peaveys, item 69, one broken. The three axes were declared, one double bitted axe was found, item 77. The three scythes, two large and one small, only one was declared and one large one was found, item 103, and one small one, item 76.

THE COMMISSIONER: Were they sold?

MR. HUNTER: Well, only in general.. The six pound pick, not declared and not found. The mattock was not declared and one mattock head was found and corresponds to item 86. The anvil was undeclared but it was inventoried in item 95. The vise was undeclared and was not found. The two pickeroons, though undeclared, were found, item 74. The next two items, the post-hole auger and the hay hook , they were undeclared and not found. The two potato hooks were undeclared but found, item 71. The scale (hanging) was found, item 78, and that was stolen. The two spraying machines, items 80 and 81, some part of them or one or both of them were sold for 50 cents. The two sawdust burners, item 110, one was sold for $1.50. The 200 feet of chicken net was undeclared and not found. Now the items, my lord, for which I haven't shown any disposal there, I can't tell how many of

them were sold, but there is a general heading in the auction sheet saying "tools, $12.75."

There are no questions, my lord.

THE COMMISSIONER: That is all, thank you, Mrs. Nagao.

(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.

Case 363.

DEC - 2 1947

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

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

ACKNOWLEDGED

12001

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

(1) NAME NAGAO (Print) Surname MOYO Given Name (MRS.) (RCMP) Reg. No. 03223

(2) Pre-Evacuation Address HANEY, B.C.

(3) Present Address SLOCAN CITY, B.C

(4) REAL ESTATE

(a) Street Address (if any) MAPLE RIDGE ~~City or~~ Municipality, BRITISH COLUMBIA Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 3 OF THE SOUTH WEST QUARTER OF SECTION 28, TP. 12, MAP 1105 IN THE DISTICT OF NEW WESTMINSTER.
C. OF T. 111015 E.

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

amended.

(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.) SOLE OWNER.

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - $ 2,000
(ii) Buildings - - - - - $ 3,125
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - $ 5125.00
(v) Amount at which Custodian sold property and credited your account - $ 1253.32
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3,871.68

#4000
4000
169
#2203.

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation
LEFT AS IS WAS

(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") IN CUSTODIAN'S CARE

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

1. HOUSEHOLD GOODS FURNITURE ETC. Estimated Value $ 778.65 556 90
2. FARMING EQUIPMENT Estimated Value $ 484.35 210
3. ACCOUNTS UNCOLLECTED FROM Estimated Value $
4. MAPLE RIDGE CO-OPERATIVE Estimated Value $ 250.00
5. Estimated Value $
6. Estimated Value $
7. Estimated Value $
8. Estimated Value $
9. Estimated Value $ 766 90
10. Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 1513.00 77 $689 20

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) - $ 5384.68

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

(b) Do you require the services of an interpreter at the hearing? Yes or no ~~YES~~ 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)
of)
TO WIT:)

I, Moyo Nagao of the City of Slocan 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 Slocan in the Province of British Columbia this 19th day of November A.D. 1947. Howard Parker

MOYO NAGAO

A Notary Public in & 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.

(Mrs) Mayo Nagao
(Claimant's Name)

REAL ESTATE
(Farm Land)

-03223-
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 5½ ac appx ~~Cultivated~~ not planted about 1 ac Cultivated and ~~not~~ in crop 3½ ac appx List Crops straws - 2 ac asparagus ½ ac potatoes ½ ac other vegs ½ ac Total 3½ ac appx	10 ac ±	Dec 1933	Corpn of Maple Ridge at tax sale	$ 300.00	uncleared (all bush)	none	$ 4500.00 (land & buildings)

Partly cleared

EXHIBIT No. 263-1
DATE 9 mar 1948
FILED BY a. Fisher

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

Description	When Made	Cost
① Cleared 3½ acres & partly cleared 1 acre - over period of years after purchase - partly own & partly hired labour		
② Put in 200' of ditching (wet tile) - during first year after purchase - own labour -		
③ Dug 2 wells 16×8' (deep) and boarding - own labour -		
④ Planted 41 fruit trees (mixed) - about 1935 - cost about 1.50 each (about 60.00 in all)		

BUILDINGS

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

For buildings erected see reverse of page -

Comments re appraisal - He has underestimated the cleared and planted acreage. He gives the age of the barn as 15 years, whereas it was built in 1938 - He has failed to list or give any value to the packing house, garage and bath house (all erected in 1938). The land was well fertilized and cultivated ~~when~~ and the crops in very good shape when I left the property.

Comments ~~re Appraiser's report not covered by above information:~~ This was very good land for fruit and vegetable growing. The house and other buildings were in good condition being quite recently built. The property is well situated and close to Haney. The bush remaining on this land was quite ample for firewood. and there were about 30 fir and hemlock trees and some alder. In my opinion. In my opinion the appraisal ~~and~~ value and the sale price by the Custodian are much below a fair market value and I believe that the property would be worth at least $4500.00 - when sold by the Custodian —

Mayo. Nagao
SIGNATURE

P.T.O.

Buildings erected after purchase.

Type	Size	Finish	Built -	appx Cost (material & labour.
House - 2 stories - 9 rooms electric light installed	25 x 46	Frame (drop siding); shingle roof; cement foundation - basement 24 x 30 with cement floors - walls of fir (papered) - fir floors - brick chimney to ground.	1938 -	practically all hired labour and purchased materials & cost (appx) £3000.00
Packing House	10 x 14	Frame on posts - Shingle roof	1938 -	own labour - bought materials - Cost — 50.00
Garage -	12 x 18 -	"	1938	" " 75.00
Bathhouse -	8 x 10	Frame on posts - Shingle roof - cement foundation - brick chimney	1938	" " 75.00

Total cost (appx) — £3200.00

(Mrs) Mayo Nagao
(Claimant's Name)

EXHIBIT No. 363-2
DATE 9 mar 1948
FILED BY a. Fisher

PERSONAL CHATTELS

-03223-
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Kitchen stove	1935 -	used	(appx) $75.00	good	50.00
3 Double steel beds (complete)	1940 -	new	60.00 - 45.00 - 40.00	"	100.00
6 chair set (dining)	1936 -	new -	65.00	"	40.00
1 Gramophone	1937	new -	45.00	"	25.00
2 Bureaus (with mirrors)	1939	new -	55.00 - 47.00	"	65.00
1 Set "Dominion Educator" Encyclopaedia (9 volumes)	1932	new	60.00 -	"	30.00
2 Spraying machines (dusters)	1938	new	40.00 -	"	25.00

Description of Storage of Goods: Household goods were stored in one room (upstairs) in my barn house. Farm equipment was stored in the basement of the house was locked and the ~~key given to the next door neighbors to give to the~~ custodians representative who called at the house 2 days before I left — asked I leave key with next door neighbor which I did

General Statement as to Chattels not Described above: See list attached for all articles claimed (including those listed above) and estimated values for same —

Additional Comments, if any: I have allowed for depreciation in estimating values on articles. —

M. Nagao

SIGNATURE

Mr. Moyo NAGAO (#03223)

A. see Ex 4 item

Quan.		HOUSEHOLD GOODS	Estimated Values
	8.109	Kitchen carpet (1940) Lino. 9' x 15'	$ 10.00
		Living room carpet (1940) Lino. 9' x 18'	15.00
1		Kitchen stove (1939)	50.00
2	1	Heater (1941)	10.00
2	85	Coal-oil heaters (1939)	12.00
2	100	Lantern (1936)	3.00
3	45.	Double bed (1940) in good condition	100.00
1		Three quarter bed (1927)	15.00
2		Double bed (1934) in fair condition	20.00
1	9	Kitchen table (1938)	3.00
6	29-63	Kitchen chairs (1930)	6.00
1		Living room table (1936) not decl'd not found	10.00
3		Small tables abandoned	6.00
1		Baby chair (1937)	2.00
1		Small baby chair	1.00
6	25-26	Chair Set (dining)(1936) sold $5	40.00
	116	Gramophone (1937) " 3	25.00
	43	Coat stand (1938) abandoned	3.00
	116.	Gramophone records (about 100 Japanese & English)	25.00
3	18-21	Desks home made. abandoned	6.00
1	35	Chiffonier (dresser) (1938)	15.00
2	38	Bureau with mirror (1939)	65.00
1	12	Mirror (1938) Size 16" x 42" abandoned	5.00
2		Frame Size 20 x 26 not sold	7.00
6		Small frames	6.00
1		Clock (1936) sold $3	7.00
	98	12 gal. crock sold 1.85	5.00
		6 gal. crock	2.50
115 1	set of 9	Encyclopedia (1932) in book rack sold $2	30.00
8		Window shades abandoned	8.00
5	pr.(10)	Curtains abandoned not decl'd	30.00
24		Glass cup	2.40
6		Large plates not decl'd not found	6.00
20		Small plates	4.00
1		Large bean grinder	1.00
2		Kettle	1.00
		TOTAL ..... $	556.90

Forward Hsehld 210.—

766.90

Mr. Moyo NAGAO (#03223)

B. FARMING EQUIPMENT

Quan.		Estimated Values
1	Wheelbarrow (1932) sold $2	$ 6.00
1	Cultivator (1935) — $3	5.00
6	Shovels	6.00
5	Hoes	3.00
2	Rakes	2.00
500 lb.	Wire (for raspberries) Item 89. used wire abandoned	10.00
300'	Cable ¾" — good stolen	24.00
2	Chain 30'	4.00
3	Choker — not found "	6.00
5	Block — " "	20.00
8	Cross-cut saw — 5 sold for $4	40.00
2	Wedges	2.00
2	Hammer	2.00
2	Peavey	3.00
3	Axe	3.00
2	Scythe (large)	3.00
1	Scythe (small)	1.00
1	6-lb. pick — not decl'd not found.	1.00
1	Mattock	1.00
1	Anvil (1930) 75 lb. —	15.00
1	Vice — not decl'd not found	4.00
2	Pickeroons	2.00
1	Post-hole auger	3.00
2	Hay hook — " " " "	2.00
2	Potato hook	3.00
1	Scale (hanging) — stolen	3.00
2	Spraying machine (1937) — Item 80. 81.	25.00 sold 50.
2	Saw dust burner	8.00
200'	Chicken net not declared. not found.	3.00
	TOTAL	$ 210.00

BC/100-P

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

Farm Appraisal Report

File No. JL-256

Land Description Lot 3 of S.W.¼, Sec.28, Tp.12, Map 1105.

Containing 10 Acres

Owner's Name NAGAO, Mayo Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 2 miles

Market Town New Westminster, B.C. Distance 24 "

Church (give denomination) All denominations - Haney, B.C. Distance 2 "

Nearest School Haney, B.C. Distance 2 "

State how property was identified: Corner posts and map location

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

Direct access to 29th Road. Gravel - fair condition.

Is this district a good one? Fairly good. In Co-operative marketing area.

Employment opportunity Very limited in this vicinity.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: No fences. Value $

Water supply: Domestic water from well - good supply. Value $

BUILDINGS ON FARM

12001

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	25 x 30	Frame	2 st.	Shgl.	15	Cement	Good	2000.00
	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 263-3
DATE 9 Mar 1948
FILED BY A. Fisher

Total present day value $ 2000.00

Total Value Buildings add to farm $ 1500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys: Full cement basement-3' wall. Brick chimney to ground.

No. rooms downstairs? 5 Upstairs? 4 How finished Wood & paper lined.

Are buildings painted? Stained. Condition of paint Fair.

Distance from nearst bush Adjacent to bush.

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
2.25	Level 2.25 Acres	Sandy loam 8 to 20" (Requires adequate drains)	Sand and gravel	Mixed small fruit & vegetables.	50.00	112.50

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
7.75	Level 7.75 Acres (10. ac)	Gravel	Gravel	Clearing timber; stumping, levelling and draining.	150.00 to 200.00	15.00	116.25

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 $ 228.75

Total added by buildings to value of farm $ 1500.00

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

Total value of farm $ 1728.75

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

Acreage under cultivation-crops only in fair condition; require proper drainage on Westerly portion; occupied by family of Japanese owner.

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

Limited to small acreage of fruits, and poultry could be carried.

Noxious weeds:

None of consequence on berry area; thistle making inroads on fallow land.

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

1942 Tax - $25.08.
1941 Tax - $24.95. - District of Maple Ridge.

Date: June 13th, 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 9th day of June 1942.

Inspector's Signature "H.L. SINCLAIR"

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

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

JL-256 - M. NAGAO

Farm Appraisal Report

Remarks: This property can be classed from the standpoint of a homesite than from an agricultural unit. There is only a small acreage cleared and under cultivation, and the balance of the land is in bush on gravel running South to 27th Avenue.

According to the Japanese owner's wifes statements, the property has been used as a home centre for a trucking business and cleared acreage operated by womenfolk.

The dwelling is a good structure with cement foundation and is insured for $1500.00. Other outbuilding of no value.

Electric light is installed in house.

(FOR ORCHARD LANDS ONLY)

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

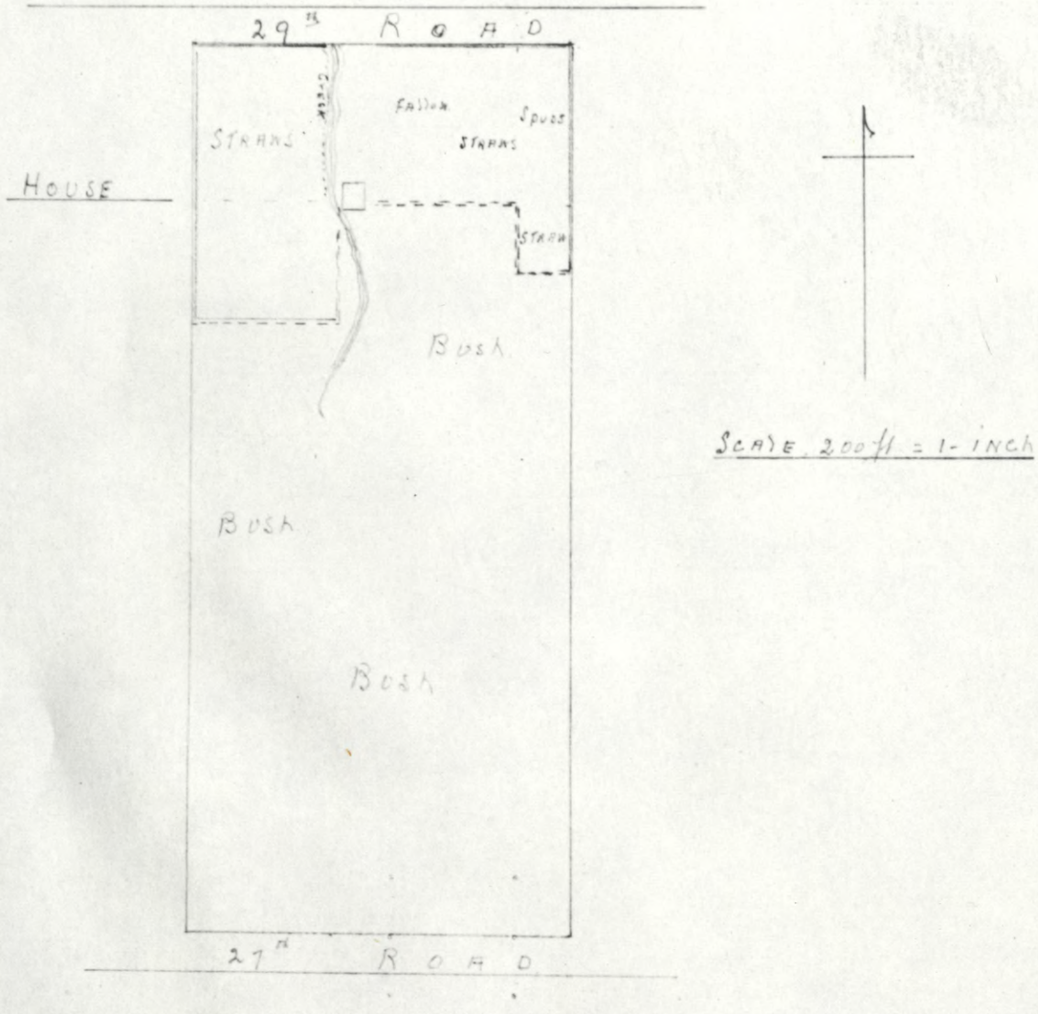
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
Potatoes - .26 acs. - fair condition	$
Fallow - .35 acs. - weedy	$
Strawberries - 1.64 acs. - fair condition.	$
Balance bush - on gravel.	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



LOT. 3 - of S.W. ¼ SECT. 28 - TP - 12 - MAP. 1105

10. ACS

MAYO - NAGAO

Following careful review of this appraisal report, it is my opinion that the present value is $ 1500.00

Date 15th June **19** 42.

"I.T. BARNET"

District Superintendent.

#12

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 12001 EXHIBIT No.

NAME Moyo NAGAO REG. No. 032.23

DATE
DECLARATION Aug. 20/42
EVACUATION Sept.12/42

INVENTORY
TAKEN BY J. Moryson
DATE Sept. 29/42

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Household goods, furniture etc. $778.65					
Farming equipment 484.35					
Kitchen range	1 Heater & pad 1.				
2 heaters	1 table HM 2.				
2 oil burners	1 cot HM 3.				
6 complete beds	3 framed pictures 4.				
6 oak chairs	5 prs. curtains 5.				
4 kitchen chairs	6 window blinds 6.				
1 baby high chair	2 linoleum rugs 7.				
Cabinet gramaphone	1 kitchen range 8.				
Coat stand	Lge. kitchen table HM 9.				
Book rack	Bench 10.				
3 H.M. desks	Wall clock 11.		F		
1 plain dressers	Wall mirror 12.				
2 dressers with mirrors	Broom 13.				
1 large mirror	Egg beater 14.				
8 picture frames	Insulator & hook 15.				
Wall clock	16' ½" rope 16.				
1 12 gal. crock	2 1 pt. Thermos bottles 17.				
1 6 gal crock	1 Desk HM 18.				
Box kitchen utensils	Sml. quant. lumber 19.				
1 box tools	2 window blinds 20.				
1 wheelbarrow	2 sml. desks HM 21.				
Hand cultivator	4 sml. tables HM 22.				
Wires	1 mantel clock 23.		F		
300 ft. cable	9 framed pictures 24.				
2 chains	5 dining chairs 25.		F		
3 chokers	1 dining arm chair 26.		F		
5 blocks	4 kitchen chairs 27.		F		
8 saws	1 high chair 28.		F		
2 hammers	1 sml. chair HM 29.				
Wedge	Box cont. ball & socket wrenches 30.				
2 peaveys	Flower basket 31.				
1 scythe	Ornamental wood root 32.				
1 scale	Jap gameboard 33.				
2 lanterns	2 sml. Jap. bowls 34.				
	Chiffonier 35.		F		
	Table lamp HM 36.				
	Sml. kerosene heater 37.				
	2 dressers 38.		F		
	Bamboo book shelf 39.		F		
	3 Ping pong bats & net 40.				
	Gramaphone record case 41.		Misc.		
	Baby's saw horse 42.		Misc.		
	1 Coat stand 43		F		
	5 sml. cushions 44.				
	4 beds & springs 45.		F (1)		
	Ironing board HM 46.				
	Lunch kit cont. 2 flat irons 47.		Misc.		
	Bread box 48.		Misc.		
	Mixing bowl. 49.				
	3 rim liners (leather) for car wheel 50.				
	1 lge. Truck drive shaft housing 51.				
	Sml. quant. scrap metal 52.				
	Lge. table HM 53.				
	2 mattresses (poor) 54.				
	1 wooden bed cot 55.				
	1 bicycle carbon light 56.				
	1 suit case (old) 57.				
	34 berry trays 58.				
	14 Jap tubs 59.				
	5 buckets 60.				
	Galv. wash tub 61.				
	12' garden hose 62.				
	Kitchen chair 63.				
	1 lge. truck lumber trailer, 4 fair tires 64.				

EXHIBIT No. 363-4
DATE 9 Mar 1948
FILED BY a. Fisher

12001 EXHIBIT No. CASE No.

032.23 VENUE

SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
				×				
				×				
				×				
								Storage
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				×				
				×				
				×				
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				×

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 12001 EXHIBIT No.

NAME Moyo NAGAO REG. No. 03223

DATE
DECLARATION Aug. 20/42
EVACUATION Sept. 12/42

INVENTORY
TAKEN BY J. Moryson
DATE Sept. 29/42

DETAILS OF CLAIM

Continued

		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
2 sets wooden truck sides	65.				
Sml. quant. railway ties	66.				
1 berry tray cont. sml. roll yarn & few finishing nails	67.				
1 Dentists pedal drill	68.		T		
2 peaveys, 1 broken	69.		T		
2 rakes, 1 broken handle	70.		T		
2 potato diggers	71.		T		
5 hoes	72.		T		
2 sledge hammers	73.		T		
2 pickeroons	74.		T		
2 shovels	75.		T		
1 sml. scythe	76.		T		
1 DB. Axe head	77.		T		
1 lge.scale weight arm	78.				
1 Brush knife	79.		T		
1 #120 Dandy Duster	80.		T		
1 lge Duster	81.		T		
2 bicycle frames, 2 tires 1 wheel	82.				
1 7½' cross cut saw in case	83.		T		
Scythe blade, bent & old	84.				
1 coal oil heater, rusty	85.		F		
1 mattock head	86.		T		
1 wedge	87.		T		
Misc. bottles, sealers	88.		Misc.		
Lge. quant. berry wire (used)	89.				
1 roll ¾" cable (good)	90.				
1 " ¾" " (old)	91.				
1 roll ½" " "	92.				
2 rolls ½" " (good)	93.				
25' logging chain	94.				
1 anvil	95.		T		
1 hand cultivator	96.		T		
1 wheelbarrow	97.		T		
2 crocks	98.		Misc.		
1 water hand pump (old)	99.				
2 lanters (1 broken)	100.				
1 hanging lamp	101.				
4 bent shovels	102.		T		
1 lge. Scythe & extra blade	103.		T		
1 4' cross cut saw	104.		T		
2 5' " " "	105.		T		
2 7' " " "	106.		T		
2 7½" " " "	107.		T		
2 heaters	108.				
1 cook stove (old)	109.				
1 sawdust hopper	110.		F		
1 sml. bench HM	111.				
1 ctn. cont. 5 lamps no chimneys	112.		F		
7 iron U hooks	113.		T		
1 bent fork no handle	114.		T		
Book ends cont. 8 vol. "Dominion Educator"	115.		Misc,		
Gramaphone & sml. quant. records	116.		F		
Ice cream mixer	117				
4' 1" copper pipe	118.				
Sml. quant. scrap iron	119.				
Sml. quant. lathes	120.				
Rolls building paper	121.				
Cooler	122.		F		

Household goods,furniture	$778.65	F	$47 05
Farming equipment	484.35	T	22 50
	$1263.00	Misc.	5 35
		Sundries	2 90
			$77.80

ILE No 12001 EXHIBIT No. CASE No.

EG. No. 03223 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
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	22 50
sc.	5 35
es	2 90
	$77.80