Name of Claimant NAKAMURA, Saichi Case 537

Custodian File 3957

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	
					1227		539.80				539.80

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	539.80

CASE NO: 537

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 6th, 1948.

IN THE MATTER OF THE CLAIM OF

SAICHI NAKAMURA.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 537

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

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

Lethbridge, Alberta,

August 6th, 1948.

IN THE MATTER OF THE CLAIM OF

SAICHI NAKAMURA.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 537, Saichi Nakamura.

SAICHI NAKAMURA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Nakamura, you have a claim respecting farm land?

A Yes.

Q Which is described as Lot 2 of the Southeast Quarter of Section 20, Township 13, Map 5149, of the District of New Westminster?

A Yes.

Q And with respect to that claim I want to show you that form (indicating). Will you take a good look at it, please? A: Yes.

Q Has that been prepared in accordance with your instructions? A: Yes.

Q Will you sign it, please, then?

A (Witness complies).

Q Now is that form true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I tender that.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And perhaps my friend would file the appraisal on behalf of the Crown.

(APPRAISAL REPORT marked EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, Mr. Nakamura, there were two dwelling houses on this land, is that correct?

A Yes.

Q Was yours the larger or the smaller of the two?

A Yes.

Q Which was it? A: The larger one.

Q And I believe your uncle owned the smaller of the two, is that correct? A: Yes.

Q And you are not making any claim with respect to that smaller dwelling?

A No, I have no claim on that.

Q Yes, thank you. Will you answer Mr. Rice, please?

MR. RICE: I am submitting, your Honour, that the land was sold at its fair value. I also wish to tender a real property memorandum showing the assessed value and the Soldiers Settlement Board's valuation placed on that property. I am entering that as an exhibit.

(MEMORANDUM MARKED EXHIBIT NO. 3).

CROSS-EXAMINATION BY MR. RICE:

Q The fruit trees and shrubs that you have itemized to a valuation of $1105.00 on this form, Exhibit 1, was what you valued at a thousand dollars on your claim? A: Yes.

MR. HUCKVALE: That is right. We will admit that.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
OFFICIAL REPORTER.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

P M Edmanson

SUB-COMMISSIONER.

NOV 27 1947

Case No. 537.

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

3967

1 letter pg

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

(1) NAME NAKAMURA (Print) Surname SAICHI Given Name (RCMP) Reg. No. 12879

(2) Pre-Evacuation Address R.R. #1 ALDERGROVE B.C.

(3) Present Address BARNWELL ALTA.

(4) REAL ESTATE

(a) Street Address (if any) R.R #1 ALDERGROVE City or Municipality, B.C. Province

(b) Legal description (lot number, block number, section number, etc.) LOT 2 of the S.E. Lot Two (2) of QUARTER of SECTION TWENTY (20) TOWNSHIP THIRTEEN (13) MAP FIVE THOUSAND ONE HUNDRED AND FORTY-NINE (5149) IN the DISTRICT of NEW WESTMINSTER.

(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)~~

(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 - - - - - - - - - - - - - - - - - $ 1000

(ii) Buildings - - - - - - - - - - - - - - - $ 500

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 1000

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2,500

(v) Amount at which Custodian sold property and credited your account - - $ ~~974~~ 976

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,524

(5) PERSONAL PROPERTY

(a) Place or places at which property ~~was left~~ by the claimant at date of evacuation
ON above property.

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

(c) How stored or packed at time of evacuation stored in rooms

(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. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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) - $ 1524:00

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

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

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 Alberta
TO WIT:

I, Saichi Nakamura of the Post office
of Barnwell in the Province of Alberta

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 Leth Bridge
in the Province of Alberta
this 25 day of November
A.D. 1947. W. Kendrick

S. Nakamura

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.

_____

_____

_____

_____

NAKAMURA Saichi

(Claimant's Name)

REAL ESTATE
(Farm Land)

12879

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 24 acres Cultivated not planted 1 acre Cultivated and not in crop List Crops	30 acres	1935	Mrs.H.Jinnai	$850.00	Part cleared App. 2½ acres	Dwelling & Barn	$2105.00

Strawberries 3 ac.	Strawberries, 2 acres 12000 plants @ 5¢	$600.00
Raspberries ¼ "	1 acre, 6000 @ 4¢	240.00
Loganberries ¼ "	Raspberries 500 plants @ 10¢	50.00
Asparagus ¼ "	Loganberries 400 " "	40.00
Tree fruits (25)	Asparagus 250 @ 20¢	50.00
Currants	Tree Fruits 25 @ $5.00	125.00
Total		1105.00

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

Description	When Made	Cost
Cleared 3½ acres	1936-1941	200.00 per acre
nDrain ditches	1936-1941	50.00 " "
Cleaned roots (Fern mostly)		
Levelled, ploughed		
Crops (see above)		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
4 room dwelling	14 x 26	Shiplap & shingles Fir flooring	?					500.00
Room improvement on above	8 x 8	" "	1939	100.00		50.00		150.00
Barn (Good shape)	14 x 16	rough lumber	unknown					
Packing Shed	14 x 10	Shakes	1938	70.00		25.00		70.00
Woodshed	18 x 24	Shakes	1936	10.00		65.00		65.00
Pickers Bunk house 3 rooms.	16 x 20	Shiplap & shingles						
Finishing done since buying			1939	100.00		50.00		200.00

EXHIBIT No. 537-1
DATE Aug 6/46
FILLED BY W.R. Stuchbal

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

Value of Dwelling house is the best estimate I can give. The dwelling was repaired by me at cost of about $100.00 and was in good shape when I left. My Uncle F. Nakamura owned a dwelling on this property for which I am not claiming. His was a smaller dwelling of the two. Soil on this farm was particularly well suited for growing of strawberries as drainage was excellent. I claimed $1000. for crop. By this I meant the value of the plants I had put on the place. 2 acres of strawberries were only 2 years old (i.e., 1941 and 1942 crops). Raspberries were planted in 1941. 125 asparagus plants were planted in 1941. In 1941 this place produced a clear profit of $1500.00.

Saichi Nakamura
Signature

Farm Appraisal Report

File No. JL/298

Land Description Lot 2 of S.E.¼ of Sec. 20, Tp. 13, Map 5149, N.W.D.

Containing 30 Acres

Owner's Name S. NAKAMURA Post Office Address Aldergrove, B.C.

Nearest Rail Point Lombard Distance 3 miles

Market Town Abbotsford Distance 7 "

Church (give denomination) Various at Aldergrove Distance 1½ "

Nearest School Aberdeen Distance 1½ "

State how property was identified: Map, L.R.O. sketch, and established roads.

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

Is No. 1167 - Lefeuvre Road (Gravelled) ½ mile to Main highway.

Is this district a good one? Yes

Employment opportunity Local in berrying, remote in hops, mills and logging camps.

Predominating Nationality and religion: British. None predominating.

Describe Fencing and its condition: East side along road only good Value $ inc. in land

Water supply: Well near house, another near other house (shallow) Value $ inc. in land

3957

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
			studs					
HOUSE X	14 x 26	Lumber	8	shgl.	5?	blocks	good	$ 250.00
House	12 x 20	" with	9	"	10?	"	"	
Add'n.	14 x 16	walls	8	"	"	"	"	
Add'n.	6 x 20	shingled on	8	"	"	"	"	350.00
House	15 x 19	both bldgs.	8	"	new	"	new	200.00
Woodshed	16 x 16	boards	8	spaced	old	posts	poor	15.00
Shed	10 x 16	boards up.	6	boards	old	blks.	old	20.00
GRANARY	roof shelter addition to latter, adds no value.							
	Lessee states that owner claims that the first house listed,							
which sits apart (see diagram) does not belong to either him or the pro-								
perty. I have no way of verifying this, and as it is there and is on								
blocks, not skids, it appears to be part of the property, so I have in-								
cluded it, as above. Owner now evacuated.								

No electricity established, or nearer than the highway ½ mile north

Total present day value $ 835.00

Total Value Buildings add to farm $ 500.00

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

Describe the basement and chimneys: No basement. Roof jack for chimney.

No. rooms downstairs? 3 Upstairs? none How finished "v" joint two rooms (one unfin.)

Are buildings painted? No Condition of paint

Distance from nearst bush 100 yds.

537-2.

DATE Aug 6/48

PHOTO G. E. A. Rice

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6	rolling	10" sdy. loam	Sdy. clay some gravel on ridges	Strawberries, raspberries, currants. Logans, Beans, Asparagus. None in very good shape, except straws.	$50.00	300.00

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.

	LEVEL, UNDULATING, ROLLING, OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE.	
19	rolling	10" sdy.	Sdy clay with some gravel	/med. clearing	$75.00	20.00	380.00
5	"	"	on ridges	heavy clearing Wood lot value	150.00-200.00	10.00	50.00

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 $ 730.00

Total added by buildings to value of farm $ 500.00

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

Total value of farm $ 1250.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land is comparatively new, and has been cult. well up to present. Lessee is Miss Yvonne LeBlanc, who holds only present crop lease. Some new strawberries were planted before owner left. Cane fruits in poor shape.

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

Noxious weeds:
Canada thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Mun. and school - $40.59.
Matsqui Municipality,
Mt. Lehman, B. C.

Date: 16th June 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 16th day of June 1942.

Inspector's Signature "B. C. WORMWORTH"

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

Farm Appraisal Report

Remarks: This is potentially a good farm, location is fair, clearing not too heavy to get along with progressively, but the soil is not quite up to the standard of the area, which is my reason for setting a lesser price per acre on cult land.

There are three houses on this place. One stated to belong to another party, and sitting apart from the other buildings, another which is used as a packing house and sleeping rooms. The latter is not completely finished as a house, lacking sufficient windows. However it could be combined with the existing 3 roomed house to make additional space for a larger family. I do not consider that it adds its full value to the farm.

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

	Present Value
10 fruit trees add	10.00
14 small fruit trees, not yet bearing -varied	$ 10.00
	$
Obher crops at this time are:-	
Strawberries -- 3.25 ac.	$
Asparagus ----- 0.25 ac.	
Currants ----- 0.2 ac.	$
Loganberries-00 0.3 ac.	
Raspberries --- 0.25 ac.	$
Beans --------- 0.75 ac.	
	$
The cane fruits are in poor shape. Strawberries fair.	
	$
	$
Total	$

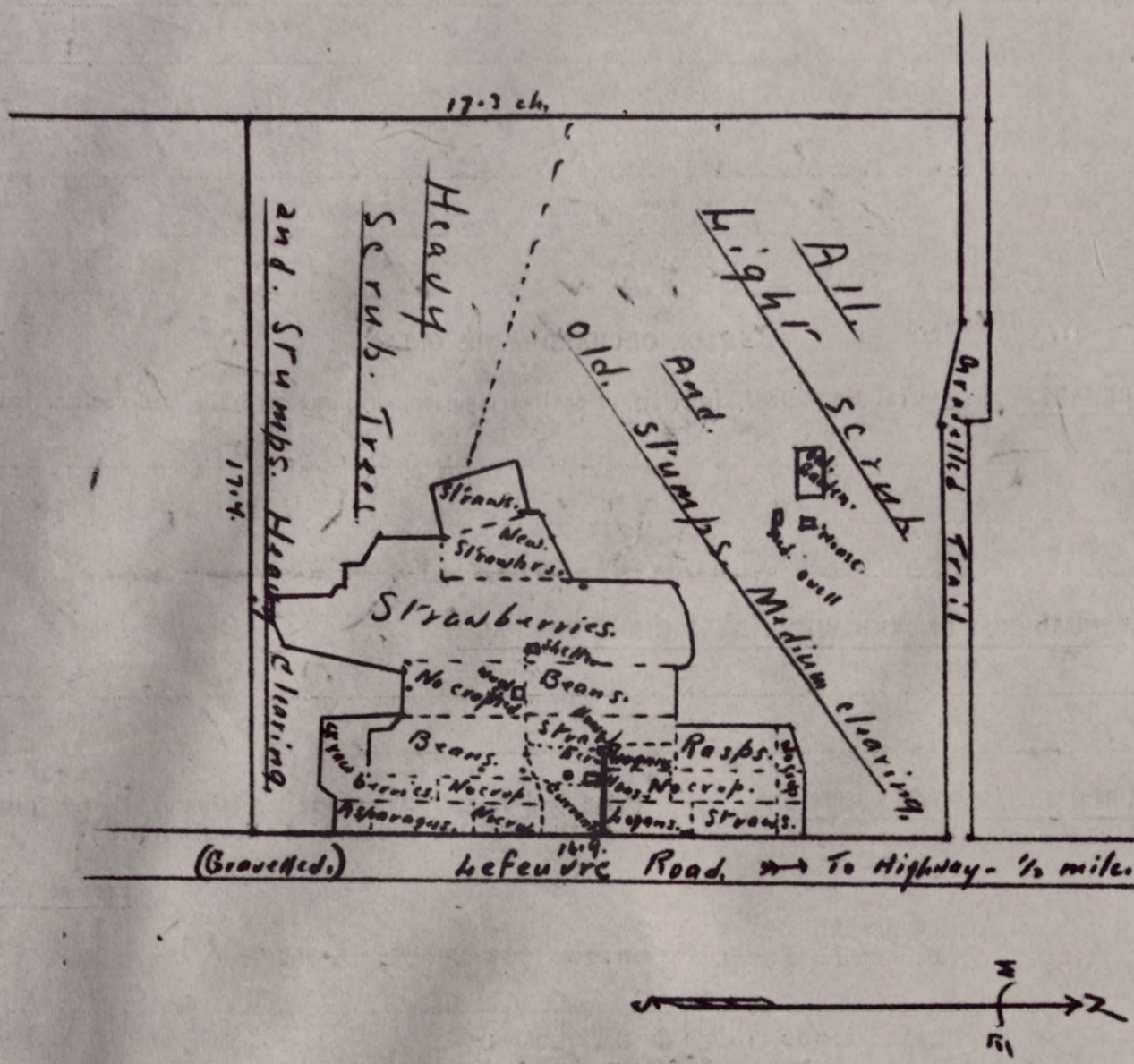
Amount fruit trees add to value of farm $

Diagram of Property

S. Nakamura

Lot 2. of S.E. 20. Tp. 13.

30. acres.



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

Date 17th June 19 42.

"I. T. BARNET"

District Superintendent.

#21

537 - 3
EXHIBIT No.
Aug. 6/48
DATE
FILED BY G.E.A. Rice

File No. 3957

May 26, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Saichi NAKAMURA
Registration No. 12879

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 2 of the South East quarter of Section 20,
Township 13, Map 5149, Municipality of Matsqui
in the District of New Westminster.

Assessment: (1943) Taxes: $40.59

Land.....	$ 750.00
Improvements...	1700.00
TOTAL	$2450.00

Soldier Settlement Board Valuation:

Land.....	$ 730.00
Buildings.....	500.00
Fruit Trees...	20.00
TOTAL	$1250.00

Sold to the Director, Veterans' Land Act for $1,227.00.

Note: The house on the property was declared by Fusakichi NAKAMURA, Saichi NAKAMURA's brother, to be his property, and this ownership was admitted by Saichi NAKAMURA in letter dated May 18, 1942. The valuation of the house was made, and the value placed at $250.00. Upon sale of the property the amount of $250.00 was transferred from the account of Saichi NAKAMURA to that of Fusakichi NAKAMURA. Neither Fusakichi nor Saichi NAKAMURA are making a claim relative to the house on the property which was owned by Fusakichi NAKAMURA.

Claimant's Valuation:

Land.....	$1,000.00
Buildings..	500.00
TOTAL	$1,500.00

Note: Claiming $1,000.00 under No. (4) (e) (iii) but no particulars given. Mr. Nakamura leased property to Yvonne Le Blanc for a period of 9 months from May 1, 1942, for $350.00. This Lease covered 2 acres strawberries, 1 acre asparagus, 1 acre raspberries and loganberries.

WJJ/HMS

....."W.J.Johnston."....

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

September 15th 1948

B. Sc. Cy