CASE NO: 842.

JAPANESE PROPERTY CLAIMS COMMISSION.

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
MASAJIRO NAGAMORI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 842.

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).

Winnipeg, Manitoba,

April 15th, 1948.

IN THE MATTER OF THE CLAIM OF

MASAJIRO NAGAMORI.

PROCEEDINGS AT HEARING.

APPEARANNCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
H. SHIGARU, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

THE COMMISSIONER: What is next, Mr. Cherniack?

MR. CHERNIACK: No. 22 on the list, Masajiro Nagamori. My lord, I would like to make this brief remark in connection with this claim; as you have noticed, a great deal of goods have been abandoned by the claimants in the other cases, and a great deal of time has been spent in the estimation of values and the approximate building ages which have been given in round figures. The claimant in this case came to me with details, and he has done a lot of work in the preparation of same and I have included them in these exhibits which I am having filed for what they are worth. They do go into great detail in that connection. May I amend the claim, my lord. The total value is $4975.00, the sale price is correctly shown at $1581.00, and the loss is $3394.00.

The chattel claim, my lord, is shown in the personal property statement which your Lordship will have shortly, shows a total value of $776.30 with sales of $422.75, and the net loss, $353.55.

MASAJIRO NAGAMORI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Nagamori, I show you two typewritten statements to which are attached typewritten sheets. Were the contents prepared by you and the statement prepared in accordance with your instructions?

A Yes.

Q Are these your signatures? A: Yes.

Q You swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIACK: I file, my lord, as Exhibit 1 the real estate statement by the claimant, and on behalf of my learned friend I will file as Exhibit 2 the S.S.B. appraisal.

(STATEMENT MARKED EXHIBIT NO. 1).

(STATEMENT MARKED EXHIBIT NO. 2).

Q I show you a snapshot. What building is shown there?

A The chicken house.

Q You have a number for that chicken house?

A Yes, No. 3. He says this is an unfinished view. This is the west building.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

Q This photograph which is now marked Exhibit 3 is a view of an unfinished chicken house, No. 3?

A Yes.

Q When was this photograph taken?

A 1940.

Q The photograph I now show you which will be filed as Exhibit 4, you indicate is a photograph of the same chicken house completed, is that correct?

A Yes.

Q When was this taken? A: Before evacuation.

Q Am I correct in assuming, witness, that Exhibit 3 is the front view and Exhibit 4 is the rear view?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

Q: Witness, I show you a snapshot. What is that building? A: This is the dwelling house.

Q It appears in an unfinished state. When was this picture taken? A : Just before evacuation.

Q Was it unfinished at the time of evacuation?

A Yes. It was not finished.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. CHERNIACK: Your Lordship has already no doubt noticed that Exhibit 1 gives in great detail the cost of each building, and its number in such a way that it is quite readily followed. This property, my lord, was purchased in 1922 from a Mr. Yahara for $250.00, at which time it was uncleared. Of the five acres of land, two remain uncleared. The appraisal, Exhibit 2, states that over three acres were uncleared, and the appraiser astimates the cost of reclamation at $175.00 to $200.00 per acre. The claimant states he cleared about three acres, erected about 500 feet of cedar-covered ditching, dug three wells, and planted fruit trees which are also itemized in the attached sheets. He sets out the costs of the buildings and his own estimation of the value of the same, and his comment, my lord, isthat he agrees with the appraiser that the buildings were well constructed and in good shape.

He states further, my lord, that although the appraiser has come fairly close to the actual value

of the house and the new henhouse, he has substantially undervalued the other buildings and shown them as older than they are. The land is in a very good location, he comments, and the appraiser advises us it was half a mile from Kennedy Station on the B.C. Electric Railway line, 3 miles from New Westminster, and has direct access to the Horel Road.

My lord, I now file the personal chattel list which has already been identified by the claimant as Exhibit 6.

(LIST MARKED EXHIBIT NO. 6).

MR. CHERNIACK: On behalf of my learned friend, my lord, I file the analysis of personal property claim prepared by the Custodian, and the Custodian has copied in, in pencil, the estimated values of same at date of sale. The totals are as I have already given them, my lord, in the amendments.

THE COMMISSIONER: All right.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. CHERNIACK: The comment on Exhibit 6, my lord, sets out that attached to this personal chattel list is a list of the chattels claimed showing cost price, "And my estimation of the value of same at the date of sale. In fixing the value I have substantially depreciated the goods because of use, except in the case of new and unused goods." That is the case.

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

similarly that the personal property sold was sold for its fair market value. It is submitted that the claims made for personal property not sold by the Custodian are exorbitant. Reference is made, your Lordship to the analysis,Exhibit 7, where it willbe seen in the summary which is on the sheet attached to the analysis, that for a claim value of $506.45, $358.25 was realized, and that for claim of $78.35--that was sold by auction, the previous one -- these were sold to the tenant for $64.50, making a total claim value with $192.35 of $777.15, realizing $422.75 on sales, and there is approximately $192.00 of which there is no record of sale, that is it was either lost, destroyed, stolen or abandoned. The real property I believe to be entirely a question of value, my lord. There are no questions.

(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 842 NOV 28 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.

5-5-91 ACKNOWLEDGED

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

(1) NAME NAGAMORI, Masajiro (RCMP) Reg. No. 12424
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. #1, New Westminster, B.C.

(3) Present Address St. Eustache, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) District of New Westminster, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 111 of part of Lot 440 Group 2 Map 1133 Municipality of Delta in District of New Westminster, 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.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 987.50
(ii) Buildings - - - - - - - - - - - - - - - $ 7,190.20
(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) - $ ~~8177.70~~ 4975-
(v) Amount at which Custodian sold property and credited your account - - $ ~~1581.00~~ 1581
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~6596.70~~ 3394-

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation on farm

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

(c) How stored or packed at time of evacuation loose

(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") Custodian

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

1.	Value of items in list dated Sept. 4, 1942, and	Estimated Value $	
2.	prepared by custodian	Estimated Value $	1,043.10 776 30
3.	Less: Total received from custodian from	Estimated Value $	
4.	sale of chattels	Estimated Value $	317.21 422 25
5.		Estimated Value $	
6.		Estimated Value $	
7.		Estimated Value $	
8.		Estimated Value $	
9.		Estimated Value $	
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ 725.89 353 55

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) - $ 7,322.59

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

(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 Manitoba)
TO WIT:)

I, Masajiro Nagamori of the Village
of St. Eustache in the Province of Manitoba

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 Winnipeg)
in the Province of Manitoba)
this 8th day of November)
A.D. 1947.)

M. Nagamori

A Commissioner &c.

A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA.

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.

M. NAGAMORI
(Claimant's Name)

REAL ESTATE
(Farm Land)

12424
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 ~~----~~ 2 / acres Cultivated not planted Cultivated and ~~not~~ in crop List Crops							
as per attached list 3 acres		1922	Mr. Yahara	$250.00	uncleared	none	$975.00
	5 / acres						
Total							

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

Description	When Made	Cost
Cleared about 3 acres erected 500 feet of ditching cedar covers dug 3 wells fruit trees planted as per list attached		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	~~Value of~~ Own Labour	Allowance for Depreciation	Estimated Value
5 colony houses per attached list and shelters and wood shed -			1940	Total Cost		264.65		250.00
No. 1 hen house per attached list			time to time 1922-1939	" "		708.03		500.00
No. 2 hen house " " "			1936 & improved in 1941	" "		1072.00		800.00
No. 3 " " " " "			1940	" "		1338.60		1300.00
dwelling per attached list			1941 & 1942 not finished	" "		1194.21		1150.00
								4000.00
							Total -	4975.00

Comments re Appraiser's report not covered by above information: I agree with the appraiser that the buildings were well constructed and in good shape. Although he has come fairly close to the actual value of the house and new hen house he has substantially undervalued the other buildings and shewn them as older than they are. The land is in a very good location and is very well suited for poultry farming.

COMMENT: I believe that the appraisal and sale price were much too low and that the fair market value at date of sale was at least $4975.00

EXHIBIT No. 842-1
DATE 15 apl 1948
FILED BY
J. M. Cherniack

M. Nagamori
Signature

Property

Cost of 5 acres at time of purchase in 1922X-$250.00
Value of same in 1942--$975.00--3 acres @ $275.00
2 acres @ $ 75.00

Fruit Trees, etc.

apple	24 trees
cherry	15
pears	3
plum	12
chess-nut	6
gooseberry	200
black current	175
raspberry	150
grape	10
silver berry	5
tulip	200 doz.

Colony Houses 1940--5--10'x 16'

Runners	2	$200
2 x4	494 bd. ft.	$12.23
1 x8	@$14.00 M--380 bd. ft.	
1 x6		
shingles--3--@ $2.65		$ 7.95
heavy fox netting		4.00
nails		1.75
labour--32 hrs. @ .50		16.00
Total		$43.93
		x 5
Total value of colony houses		$219.65

5 water & feed shelters	@ x 5	15.00
1 wood shed	20 x 26	30.00
	Total	$ 264.65

No. 1 house 20' x 77'

20 X 20 - 1922
20 X 24 - 1927
20 X 33 - 1939

		Bd.Ft.
Flooring	1 x 8	1936
"	2 x8	1496
Beam	6 x6	936
Back stud	2 x 4--6--40	160
front "	2 x 4--8--40	210
joist-	2 x 6--20-40	800
stud	2 x 4	352
below&above stud	2 x 4	392
rafters	2 x 4--12--40 / 14 40	693

#1 house (continued)

wall	1 x 8	2365	
sheathing	1 x 6	1521	
perch	2 x 10	130	
dropping board	1 x 6	343	
rafter support	2 x 4	302	
4 egg boxes	1 x 12	474	
	Total	12,110	bd. ft.

Lumber @ $17.00 M	$205.87
cartage	24.22
tax on lumber for 20 x 33 ft. house	7.00
shingles # 2 --2158 @ $2.65	57.00 (21.30
cartage " #2 970 @ $2.20	3.87
tax on shingle 20 x 33 ft. house	2.12
tar paper 11 @ 1.15	12.65
nails	13.50
wire netting	4.50
electric installation	7.00
glass 204 sq. ft.	13.00
labour 448 hrs. @ .75	336.00
Total	$708.03

No. 2 house 24 x 60 2 story 1936

gravel @ 2.25 yd. floor 26½ yd. 6x24x6	
wall 3½ " 14x6 x168	$ 67.50
cement @.80 bag--135 bags	108.00
lumber@ 18.00 M	299.26
lumber cartage @ 2.00	33.25
shingles 22.02 sq. @ 3.25	71.56
cartage for same	2.75
nails	16.00
wire netting	9.00
electric expenses	12.00
window	19.00
5 roll tar paper @ 1.10	5.50
4 rolls wallpaper @ 1.25	5.00
labour for 2 65¢ for 424 hrs. 35¢	424.00
Total	$1072.82

Materials used for above

beams	6x6-	684 bd. ft.
pillars	6x6--6'--13 pieces--234	234
stud	2x6--6'--108 "	648
joist support	4x6	240
stud	2x6	336
"	2x4--8--30	160
joist	2x12-24-31	1488
flooring	1x6--	1600
main floor stud	2x4--8'--87	464
stud	2x4--6'--31	124

#2 house continued

	ft.	pcs.	
stud	2x4--6'	--31	124 bd. ft.
	2x4		370
	2x4		356
rafters	2x4--16'	-31	702
	18	31	
JOISt	2x6--24	--26	624
siding	1x6		1163
outside wall	1x8		1227
inside "	1x6		1064
" "	1x8		923
ceiling	1x8		1050
runway	1x8		80
basement partition	1x8		369
sheathing	1x6		1632
porch 4x7	2x4		82
"	4x6		28
flooring	1x6		16
sheathing	1x6		52
porch 8x8--3x18 (verandah)			
	4x6		32
	2x4		45
	1x8		110
	2x12--20	--9	360
	1x12		363
		Total	16,626 bd. ft.

No. 3 house 20x80 x 20 x 16 (20x96)
(20x16--3 floors & attic)
(20x80--2 floors) built 1940

13 yd. gravel for floor--3½x20x56 3 " " " wall @ 1.25 yd. 3 " " " 33 posts	$ 42.75
95 bags of cement @ 80¢	76.00
lumber	483.69
cartage	53.74
tax	38.68
shingles--30.36 @ 4.50	121.44
cartage	4.50
tax	9.75
nails	19.55
wire netting	9.00
electrical expenses & glasses	29.00
labour 360 hrs. @ 50¢ 75¢	450.00
Total	$1338.60

Materials used

beam	6x6--20' --8 pcs.	480 bd. ft.
pillar	6x6-- 8 --8	192
joist	2x6--20 -21	420

#3. house continued--materials used on same

stud	2x6--8'--134 pcs.	1072 bd. ft.
flooring	2x8--	1850
top & bottom of stud	2x6	720
joist support	4x6 --20----8	320
joist	2x6--24---41	984
flooring	2x8	3600
stud	2x4---8---82	440
stud	2x4	360
" top & bottom	2x4	400
wall support	2x4	160
siding	1x6	1936
partition	1x8	1280
verandah flooring	1x8	265
inside partition	1x8	814
rafters	2x4---16--41	438
"	2x4---14--41	382
siding	1x8	396
rafter support	2x10--20---8	266
" stud	4x4---12--10	160
dropping board	1x6	880
roosting	2x4	440
sheathing	1x6	1977
egg box-8	1x12	968
feed bin	1x8	150
	Total so far	21, 350 bd. ft.
(feed house section)		
basement stud	6x6--8--6	144
" "	2x6--8-30	240
top & bottom stud	2x6	220
joist support	6x6-16--3	144
joist	2x6-20-10	200
flooring 2nd floor	2x8	712
stud	2x4-16-38	410
"	2x4--8-20	110
top & bottom stud	2x4	150
joist	2x6--16-11	175
joist support	4x6-20---1 8---1	56
flooring 3rd floor	1x8	350
4th floor joist	2x4--16--8	85
" " "	2x6--16003	48
flooring for above	1x6	250
siding	1x6	1092
inside wall	1x8	528
rafters	2x4--12--22	176
sheathing	1x6	432
	Grand total	26,872 bd. ft.

32' x 32'

No. 4 house dwelling 32'x32' (1941 -- 1942)
32--story building
floor @ 2.25 yd.
12½ yds. gravel for floor --4x32x32
4½ yds. " " base 128x6x28 $40.50
90 bags cement @ 80¢ 72.00 TOTAL $112.50

#4 house continued

basement stud	6x6--8'--12 pcs.	288 bd. ft.
" "	2x6--8 --64	512
inside "	2x4	400
top & bottom stud	2x6	512
joist support-beam	8x8--32--4	684
" "	2x6--32--17	544
main floor flooring	2x8	2260
stud	2x4--12--68	550
inside stud	2x4--10--57	400
top & bottom stud	2x4	385
stud	2x4--10--34	230
3rd floor joist	2x6--32--17	544
" "	1x6	1200
inside stud	2x4---8--66	350
partition stud	2x4--10--17	115
3rd floor stud	2x4---4--28	68
top & bottom stud	2x4	190
gable stud	2x4	150
rafter	2x4---24---34	544
dressing board	2x12--24----4	192
sheathing	1x6	1350
outside wall	1x8	3316
inside partition	1x8	1200
	Total	15,980

concrete	$112.50
lumber	303.62
cartage	31.96
tax	26.45
shingle	71.71
cartage	3.12
tax	5.70
Brick-850 @ 2¢	17.00
cartage & lime	4.50
window & door	118.15
cartage	2.00
nails	19.50
labour-312 hrs @ 60¢	
90¢	478.00
Total	$1,194.21

BC-744-P
BC-2395-A

BC/744-P
BC/2395-A

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

COPY

Farm Appraisal Report

File No. J.L.665

Land Description Lot 111 of S.E.¼ Sec.36, Tp.4, Grp.2, Map 1133

Containing 5.03 Acres

Owner's Name Masajiro NAGAMORI Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point New Westminster, C.P.R. and shipping - Kennedy Station - B.C.Electric Rly Distance 3½ miles - ½ mile

Market Town New Westminster Distance 3 "

Church (give denomination) New Westminster - All Denominations Distance 3 "

Nearest School Kennedy Public School Distance 1 "

State how property was identified: Map location

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

Has direct access to Horel Road - fair gravel road.

Is this district a good one? Only fair for farming; good poultry location.

Employment opportunity City industries 3 miles distant

Predominating Nationality and religion: Japanese owners predominate

Describe Fencing and its condition: No fences Value $

Water supply: from 3 wells. Value $

Electricity: Power available: light used.

BUILDINGS ON FARM

5591

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 48	Frame	3 sty.	Shingle	1 yr.	Concrete	Under construction	$ 1000.00
Henhouse	20 x 85	"	2 "	"	2 "	"	Good)	
Addition	20 x 16	"	3 "	"	2 "	"	")	1200.00
~~xxxx~~ Henhouse	24 x 60	"	2 "	"	15 "	"	"	360.00
"	20 x 50	"	1 "	"	15 "	Wood	Poor	100.00
~~xxxxx~~ Shed	20 x 25	Post & shake	1 "	Shake	15 "	"	"	25.00
	x							
GRANARY	x							
	x 5 small colony houses not of value.							
	x							
	x							
	x							

Total present day value $ 2685.00

Total Value Buildings add to farm $ 1500.00

Is dwelling habitable without repairs? No If not what is your approximate estimate of cost to make it habitable? This house is a huge building in a state of construction with basement from ground level; estimated cost to complete - - $ 800.00

Describe the basement and chimneys: Full concrete basement; brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 4 How finished Not finished

Are buildings painted? None Condition of paint -

Distance from nearest bush Approx. 150 yards

EXHIBIT No. 842-Z
DATE 15 apl 1948
FILED BY
R. M. Chernecki

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
1.9	Slight slope to west	Sandy 10" to 12"	Gravel and stone	No crops	$50	$ 95.00

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

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

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
3.13	Slight slope to west	Sandy 10"-12"	Gravel and Stone	Clearing, stumping, breaking, stoning	$175 to $200	$5	15.65

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 $ 110.65

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 $ 1610.65

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

Property is vacant; no farming has been attempted; soil is poor and growth indicates poor fertility.

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

Suitable for poultry raising but not for any kind of farming.

Noxious weeds:

No serious weed condition.

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

Corporation of Delta
Assessed - Improvements - $2000
Land - - $ 277 - 1942 taxes $20.75

Date: July 28/1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 27 day of July 1942.

Inspector's Signature

"D. DODDING"

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

Farm Appraisal Report

Remarks: This is a small holding only partially developed from a land improvement standpoint. The new dwelling is a high building quite out of proportion with the balance of the property. The new poultry house is a well constructed building, the first 40 feet of which has a concrete floor, and the balance of the building is on concrete blocks. The building in the north-west corner of the property is a 2 story henhouse but the upper story has been used as living quarters for the family. The lower story has a concrete floor.

This property is reverted to Mr.Fast, 1373 Horel Road. He is paying $10 a month but is not occupying the buildings or otherwise using the property.

(FOR ORCHARD LANDS ONLY)

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

nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

nil

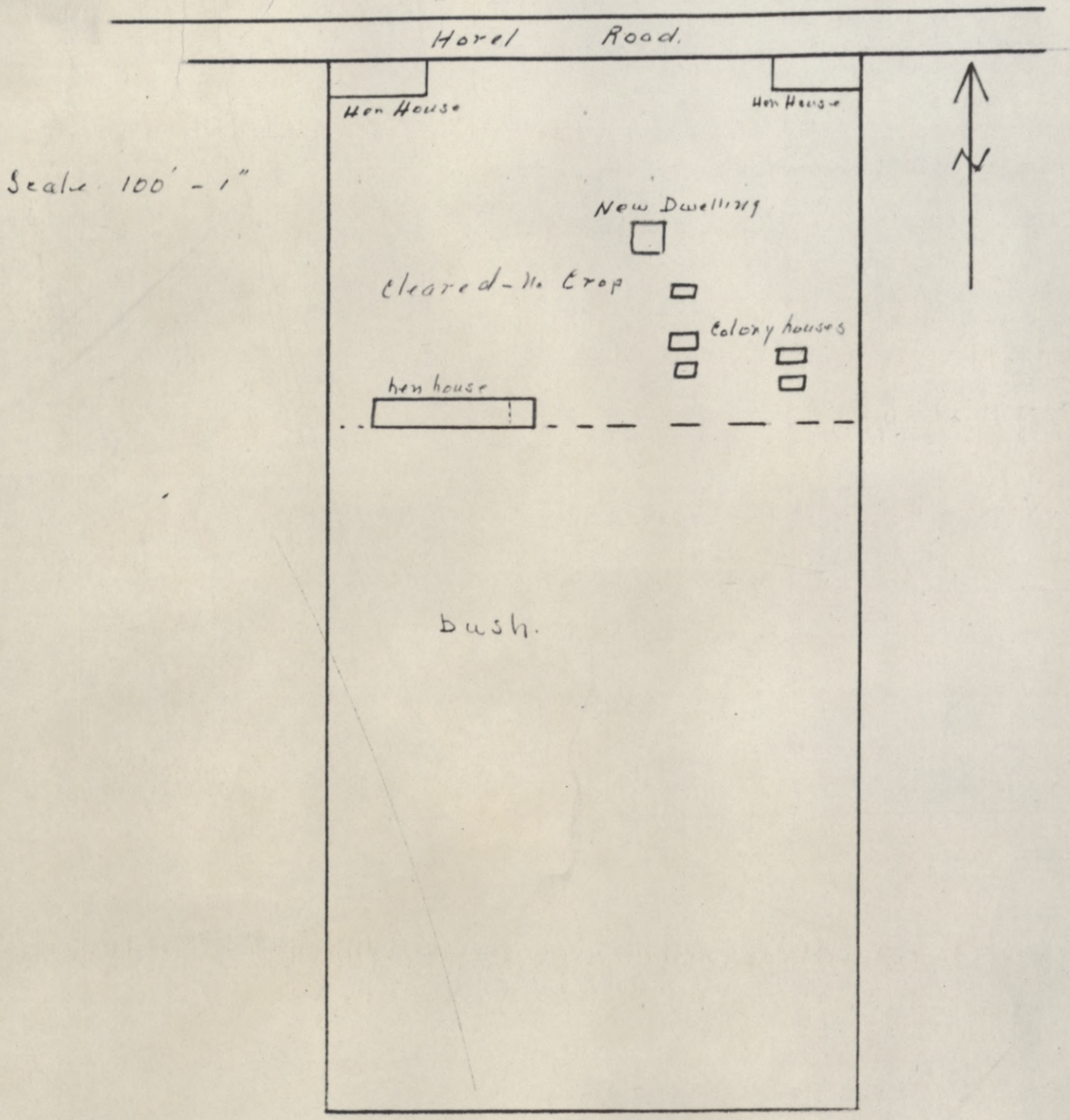
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
42 old mixed fruit trees	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Lot - 111 of SE¼ Sec. 36 Tp 4, Gp. 2, Map - 1133.
Masajiro Nagamori



Following careful review of this appraisal report, it is my opinion that the present value is $ 1600

Date 29th July 19 42

"I. T. BARNET"
District Superintendent.

EX. #3



EX. #3

235

EXHIBIT No. 847-3
DATE 15 apl 1948
FILED BY
D. M. Chemnick

No 3 house

taken in 1940
before completed.

EX. 4



EX. 4

EXHIBIT No. 842 - 4
DATE 15 apl 1948
FILED BY
R. M. Thurnack

No shave
at evanston.

EX. 5



EX. 5

Nagasaki

House at evacuation

EXHIBIT No. 842 - 5
DATE 15 April 1948
FILED BY
R. M. Clermack

3558

(1)

Chattels on Property	value at date of evacuation	cost
3 tables	$ 3.00	$ 10.00
1 small table	$ .50	$ 1.00
1 table	$ 1.00	$ 2.00
1 home made writing desk	$ 1.00	$ 2.00
1 glass door cabinet	$ 1.00	$ 3.00
2 homemade benches	$ .50	$ 1.00
1 settee	$ 1.00	$ 3.50
10 chairs	$ 3.00	$ 12.50
1 rocker	$ .35	$ 4.50
1 homemade chair	$ .50	$ 1.00
1 wash stand		
1 high chair	$ .50	$ 3.50
1 water pail	$ .25	$ .75
1 cupboard	$ 1.00	$ 2.50
1 water pail containing	$ .25	$ .75
1 pail conating dishes	$ .25	$ .75
6 pails	$ 1.00	$ 3.00
1 roll3',1" mesh chicken wire	$11.00	$ 11.00
1 roll 2', ½" mesh chicken wire	$11.00	$ 11.00
part roll 2" wire netting	$ 2.00	$ 2.00
1 roll 6' chicken wire	$ 7.50	$ 7.50
several pieces wire netting	------	------
1 iron pulley	$ 1.00	$ 5.00
1 double wooden pulley	$ 1.00	$ 2.00
1 ½" chocker	$ .50	$ 1.25
1 logging chain	$ 2.50	$ 3.50
10' ½" rope	$ .30	$ .30
100' 1" rope	$ 2,00	$ 4.50 — 4.50
Bunch of cablefrom ½-¾" thick	$ 7.50	$ 13.00
1 motick	$ .75	$ 1.25
1 sledge hammer	$ .75	$ 1.25
2 picks	$ 1.50	$ 2.80
2 wedges	$ .50	$ 1.20
1 pick head	$ .40	$ .80
1 box glass	$ 6.00	$ 6.00
5 box glass	$30.00	$ 30.00
1 bicycle & parts	$ .50	$ 2.50
1 "	$10.00	$ 30.00
1 box bicyle parts	$ .50	$ 1.50
1 egg-case of sealers	$ .35	$ 2.50 — 2.25
1 6-gallon crock	$ 1.50	$ 2.50
1 crock jug	$ .75	$ .75
1 5-gallon jug	$ 2.00	$ 2.00
2 10-gallon crocks	$ 5.00	$ 5.00
4 1-gallon crocks	$ 2.00	$ 3.00
9 small jar fountains	$ 1.35	$ 2.65
1 shoe last	$ .75	$ .75
4 fencing swords	$ 4.00	$ 5.00

EXHIBIT No. 842-6
DATE 15 apl 1948
FILED BY
S-m Chermack

(2)

Chattels on Property

	value at date of evacuation	cost
1 land cultavator	$ 2,50	$ 13.50
3 hoes	$ 1.50	$ 3.90
5 shovels	$ 3.00	$ 6.50
3 axes	$ 3.00	$ 5.25
2 cross-cut saws	$ 5.00	$ 22.00
2 hen-house scrappers	$ 1.00	$ 1.50
6 potatoe diggers	$ 3.00	$ 7.80
1 hay fork	$ .75	$ 1.10
1 cant hook	$ 1.25	$ 2.75
2 ~~scycles~~ SICKLES	$ 1.20	$ 1.50
1 fencing suit	$ 5.00	$ 35.00
1 electric fan	$ 10.00	$ 27.00
1 set egg-scale	$ 1.75	$ 2.75
5 door knob sets	$ 7.50	$ 7.50
1 land sprayer	$ 3.00	$ 8100
1 small vise	$ .50	$ 1.33
1 large vise		
1 carton electric equipment		$ 45.00
1 box electric parts		
large quantity black & white wire	~~118.15~~ ~~$225.00~~	~~118.15~~ ~~$ 225.00~~ less 106.85
10 windows	$ 1.00	$ 3.00
7 "		
3 Japanese hat boxes	---	---
1 carton sealed	$ 1.75	$ 3.50
1 leather apron		
1 carton dishes		
1 pail dishes	$ 29,00	$ 50.00
1 pot of dishes		
1 dresser filled with dishes		
1 box of dishes		
1 printing set	---	$ 1.50
1 electric table lamp	$ 2.00	$ 6.50
1 fancy electric lamp	$ 2.50	$ 7.50
1 oil lantern	$ .50	$ 1.30
1 door	---	$ 7.50
2 doors		
1 screen door	$ .50	~~$ 1.50~~ / 25-
4 door casings	---	$ 7.00
1 pickerronn	$ .25	$ .75
130 chimney bricks		
approx. 1200 "	$ 24.00	$ 24.00
4 gas lanterns	$ 10.00	$ 44.00
1 pair 3' prunners	$ 1.50	$ 3.00
9 rolls tarpaper	$ 9.00	$ 11.70
1 roll building paper	$ 1.50	$ 1.65
1 roll tarpaper	$ 1.00	$ 1.30
1 brooder stoves	$ 3.50	$ 15.00
1 " "	$ 3.50	$ 15.00
2 " tops		

(3)

Chattels on Property

	value at date of evacuation	cost
8 metal feed troughs	$ 12.00	$ 12.80
3-1 gallon metal drinking fountains	1.50	2.25
11 metal feed troughs	16. 50	17.60
1 Swedish-Buck saw	3.00	3.50
1 iron pot	1.75	3.75
2 iron pots	1.50	3.75
1 trowel	.25	.35
1 shrine cabinet	------	------
1 air rifle	.25	.75
15 lbs-2½ " nails	.60	.60
2 lbs.4" "	-------	--.08
75 lbs.3" "	4.00	4.00
50 lbs. shingle nails	3.00	3.00
1 keg nails	6.00	6.00
2 double axes	1.00	3.00
2 bed couches	3.00	8.00
3 bed complete	15.00	45.00
1 set springs	2.00	6.00
1 metal camp cot	1.00	5.00
1 gramaphone	1.00	10.00 14.50
1 240 scale	7,00	~~14.00~~
2 mattresses	1.00	20.00
1 lantern	.50	1.30
1 small grip	.20	.45
1 5 gallon oil can	.50	.50
1 5 gallon of oil	4.50	4.50
1 35 " oil drum		
1 20 " " "		
1 45 " " "		
1 5 " gas can	.75	1.25
1 stirup pump	1.00	3.50
1 box books }		
2 boxes of books }		10.00
1 granite basin	----	----
1 bag of coal	.50	.50
2 lamps	1.00	1.60
1 screen window	~~105.00~~	~~105.00~~
3,500 ft. of lumber	204.80	204.80 bars 170.20
9,000 ft. of lumber	~~270.00~~	~~270.00~~
45 bundles of shingles	39.00	39.00
300 ft. of lumber	9.00	9.00
2 cartons of old clothes	?	?
1 bed pan	------	2.75
2 cartons mixed	?	?
1 chest of drawers	4.00	7.00
1 shovel	.75	1.30
1 wheel cart	----	1.50
1 sickle	.60	.75
4 ladders	----	4.00
1 range	10.00	30.00

(4)

Chattels on Property

		value at date of evacuation	cost
1	heater	$ 7.00	$ 18.00
4	Japanese tubs	----	3.00
2	lanterns	1.00	2.60
2	wheelbarrows	5.00	12.75
1	meat roaster	.50	2.00
28	flower pots	3.00	3.50
1	wood barrel	---	.75
2	nail kegs of window sash weights	----	5.50
1	rake	.50	1.20
19	quart sealers	1.90	1.90
1	hay hook	.75	1.10
1	barrel of lime	1.00	2.00
1	hoe	.50	1.30
2	wooden barrels	1.00	1.50
7	bundles of shingles	4.60	4.60
150	lb. fish net	----	3.00
1	oil lamp	.50	.80
Total		1052.35	

Less 106.85
" 170.20

276.05

776.30

M. NAGA[illegible]I
(Claimant's Name)

PERSONAL CHATTELS

12424
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

Description of Storage of Goods:

General Statement as to Chattels not Described above: Attached hereto is a list of the Chattels claimed shewing cost price and my estimation of the value of same at the date of sale. In fixing the value I have substantially depreciated the goods because of use, except in the case of new and unused goods.

The total value shewn is	~~$1052.55~~	776.30
Price at which Custodian sold	~~422.75~~	422.75
Net Loss -	~~629.60~~	353.55

Additional Comments, if any:

M. Nagamori
Signature

Masajiro NAGAMORI

* Recapitulation of analysis of revised Claim

Items listed for claim value of	$506-45	Sold Auction for $358-25
" " " " "	$ 78-35	" Tenant " 64-50
" " " "	$192-35	No record of sale.
Total claim	$777-15	776 20 $422-75
Total realized	$422-75	422 75
		353 55
Net claim	$354-40	

EXHIBIT No. 842-7
DATE 15 apl 1948
FILED BY J. W. G. Hunter

Jr Exhibit

I

File No. 5591 March 20, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Masajiro NAGAMORI
Registration No. 12424

Veterans' Land Act Transaction.

One Real Property only included, being:

Lot 111 of Lot 440 Group 2, Map 1133, Municipality of Delta in the District of New Westminster.

Assessment: (1943)

Land.....	$277.00
Improvements..	2000.00
TOTAL.....	$2277.00

Sold to the Director, Veterans' Land Act for $1,581.00.

Relative documents attached hereto.

WJJ/HMS

W. J. Johnston

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5591 EXHIBIT No.

REG. No. 12424

NAME Masajiro NAGAMORI

DATE
DECLARATION April 22nd 1942.
EVACUATION

INVENTORY
TAKEN BY
DATE

"JP" Form declaration
In the house on Horrel Rd., R. R. No., New Westminster
Key will be left in care of the Custodian

Household furniture
Kitchen utensils
chinaware
carpenter tools
garden tools
farm tools
poultry equipments
building materials
1 gramaphone

DETAILS OF CLAIM

Value of items in list dated Sept 4, 1942, and prepared by custodian 1,043.10

Less: Total received from custodian from sale of chattels 317.21

Total Claim 725.89

INVENTORY OF CHATTELS LEFT ON PROPERTY: 1340 Horell Road, New Westminster, B. C.

		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Old House Attic					
3 tables	3 -	F .50	F 7.50		
1 Homemade writing desk	1 -				
1 Glass door cabinet	1 -	F			
2 Homemade benches	.50	F 1.75			
1 Small table	.50	F 1.00			
1 Water pail	.25	M			
New House Attic					
1 Roll 3 ft. 1" mesh chicken	1 -	M			
1 Roll 2 ft. ½" " "	1 -	M			
1 Iron pulley	1				
1 Double wooden pulley	1				
1 ½" chocker	.50				
1 Matick	.75				
1 Logging chain	.50				
1 Box glass	6 -	M 5.00			
10 ft. ½" rope	.30				
1 Bicycle in parts	.50				
1 Egg case of sealers	.35	K			
1 6 gal. crock	.50	K .50			
1 Shoe last	.75				
4 Fencing swords	4	C			
1 Sledge hammer	.75				
1 Land cultivator	2.50				
3 Hoes	1.50		T 1.00		
5 Shovels	3				
3 Axes	3				
2 X cut saws	5	T (1) 2.50	T (1) 3.00		
2 Hen house scrappers	1				
6 Potato diggers	3				
1 Hay fork	.75		T 3.75		
2 Picks	1.50				
1 Cant hook	1.25				
2 Sickles	1.00				
New House					
1 Fencing suit	5 -	C .50			
1 Electric fan	10 -	F 6.50			
1 Set egg scales	1.75				
5 Door knob sets	1.50	M			
1 Land sprayer	3 -	M 8.00			
1 Small vice	.50				
1 Larger vice					
1 Carton electric equip.	45 -				
10 Windows		M			
large quantity black & white wire		M 9.00			
3 Jap hat boxes	1 -				
1 Carton sealed					
1 Leather apron	1.75				
1 Crock jug	.75	K 5.50			
1 Carton dishes					
1 Printing set					
1 5 gal. jug	2 -	K .50			
1 Electric table lamp	2 -				
1 Oil lantern	.50				
1 Door		M			
2 Wedges	.50				
1 Pickerroon	.25				
130 Bricks (Chimney)		M			

See Page 3

591 EXHIBIT No. I CASE No.

424 VENUE Winnipeg

ES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT. THEFT &c	UNSOLD	REMARKS
F 7.50					x		
					x		
					x		
					x		See "lot of tools" below.
					x		
					x		See hand written declaration on claim file.
					x		With table and cupboard
					x		
					x		See "lot of tools" below.
T 1.00					x		See "lot of tools" sold
					x		
T (1) 3.00					x		and spade
					x		See "lot of tools" below
T 3.75					x		See "lot of tools" below
					x		
					x		
					x		
					x		
					x		
					x		
					x		Sold with oil can and miscellaneous.
					x		
					x		
					x		
					x		
					x		
					x		

RWN

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5591 EXHIBIT No.

REG. No. 12424

NAME Masajiro NAGAMORI

DATE
DECLARATION
EVACUATION

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM

(Continued) Page 2.

		SALES			SOLD WITH REAL PROP.	DECL. NOT FOUND
		AUCTION		TENDER &c		
4 gas lanterns	10 -					
1 Pr. prunners 3 ft.	1 50					
1 Fancy electric lamp	2 50	F	3.50			
9 rolls tar paper	9	M				
1 " bldg. "	1 50	M				
1 Brooder stove	3 50					
8 Metal feed troughs	1 -					
1 Swedish buck saw	3			T	1.50	
1 Iron pot	1 75	K				
1 Trowel	25					
1 Shrine cabinet						
1 Air rifle	75					
15 lbs. 2½" nails	60	M				
New House Main Floor						
2 Double Axes	1 -					
2 Iron pots	1 50	K	2.00			
2 Bed couches	3 -	F				
3 Beds complete	15 -	F	6.00			
1 Set springs	2	F				
1 Cupboard	1 -	F				
1 Settee	1					
1 Table	1	F	3.00			
1 Gramaphone	1	F	2.00			
10 Chairs	3			F (6)	5.00	
1 Rocker	35					
7 Windows		M				
1 240 scale	7	M	10.00			
-2 Mattresses	1	F				
1 Box dishes		K				
1 Lantern	50					
1 Small grip	20					
1 5 gal. oil can	50					
1 Roll tar paper	1 -	M	7.00-See above			
1 Stirrup pump	1 -					
2 Lbs. 4" nails		M				
1 Box books						
1 Metal camp cot	1					
Part roll 2" wire netting	-	M				
75 lbs. 3 inch nails	-	M	6.00			
50 lbs. Shingle nails	-	M				
1 Water pail	11					
1 Granite basin		F	.25			
1 Sack coal	50					
1 Bicycle	10 -					
1 Home made chair	50					
1 Oil lamp	50					
1 Brooder stove	3 50					
2 doors		M	40.00			
1 Screen window		M				
3500 ft. lumber		M	45.00			
1 Pick head	40					
2 Lamps	1 -					
1 Lantern	50	M	.50			
2 Cartons old clothes						
1 Pail dishes	75					
1 Pot of dishes						
1 Bed pan		F	6.50			
1 Dresser filled with dishes		F	9.00			
2 cartons mixed						
2 Boxes books						
1 Basket books						
1 wash stand						
1 High chair	50					
1 Chest of drawers	4 -	F	2.00			
1 Box dishes						
1 Screen door	50	M				
45 Bundles shingles	39 -	M	43.00			
9000 ft. lumber		M	79.00			
4 Door castings		M				
1 Shovel	75			T	1.00	

591

424

EXHIBIT No._____

CASE No._____

VENUE Winnipeg

ES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
					x			
					x			
					x			
r 1.50					x			
					x			
					x			
					x			
					x			With Sundries
r (6) 5.00					x			
					x			Sold with dresser.
					x			
					x			
See above					x			
					x			Storage
					x			
					x			
					x			See hand written declaration on claim file.
					x			
					x			
					x			Sash, frames & doors.
					x			
					x			
					x			Sold with dresser
								Sold with dresser
								Sold with 2 bowls & shelf of sundries.
					x			
					x			
					x			
					x			
					x			
					x			
T 1.00								

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5591 EXHIBIT No.

NAME Masajiro NAGAMORI REG. No. 12424

DATE
DECLARATION
EVACUATION

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM

(Continued) Page 3.

		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
1 Wheelcart		M (2) 3.75			
2 Brooder tops					
2 X cut saws	5 /				
1 Sickle	60				
4 ladders					
1 Range	10.				
1 Heater	7.				
4 Jap. tubs					
1 5 gal. can of oil	4 50	M 3.50			
6 Pails	1 /		M 1.00		
1 35 Gal. oil drum)					
1 20 gal. " ")(Union Oil Co.)					
2 Lanterns	1	M .50			
2 Wheelbarrows	5		M 4.00		
2 10 gal. crocks	5				
1 Meat roaster	50				
28 Flower pots	3				
100 ft. 1" rope	Y				
1 Wood barrels					
1 Box Bicycle Parts	50				
5 Boxes of glass	30.	M 5.00	M 18.00		
1 Box Electric parts					
1 Kegg nails	6	M			
2 nail keggs of window sash weights		M 2.50			
App. 1200 chimney bricks		M 25.00			
Bunch of cable from ½ to ¾ " thick	7 50				
1 Rake	50				
19 qt. sealers	1 90	K 1.25			
1 Hay hook	75				
1 Roll 6' chicken wire	7 50				
1 Barrel lime	1 -				
1 Hoe	50				
Chicken House feed room					
1 34 gal. oil drum (Union Oil Co.)					
2 Wooden barrels 150 lbs. fish net	1 -				
1 5 gal. gas can 300 ft. lbr.	75		M 10.00		
7 bundles shingle	1 60	M			
9 small jar fountains	1 35				
3 1 gal. metal drinking fountains	1 50		M 8.00		
4 1 gal. crock " "	1 -				
Several pieces wire netting		M 2.50			
11 Metal troughs.	16 50				

Also sold at Auction:

Lot of tools	Misc.T	2.50	
Lot of trays	Misc.	1.50	
Sheet of galvanized iron	Misc.	2.00	
Box Sundries	Misc.	1.75	
Banjo Uke	Misc.	.50	
Showcase & sundries	Misc.	.50	
2 School books			Misc. .75

RECAP. OF SALES:

Furniture	F	42.00	12.50
Machinery, Lumber etc.	M	294.75	41.00
Tools	T	2.50	10.25
Kitchenware	K	9.75	
Clothing	C	.50	
Miscellaneous	Misc.	8.75	.75
		$358.25	$64.50 - TOTAL $422.7

EXHIBIT No._____

CASE No._____

VENUE Winnipeg

NDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
					x			
					x			
					x			
					x			
					x			
					x			
1.00								
					x			
					x			
					x			
4.00								
					x			
					x			
					x			
					x			
					x			
					x			
18.00								
					x			See page 2.
					x			See "lot of tools" sold
					x			See "lot of tools" sold
					x			
					x			See "lot of tools" sold
					x			
10.00								
					x			
8.00								
.75								
12.50								
41.00								
10.25								
.75								
$64.50	- TOTAL $422.75							