

3847

SURREY

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: NAKAMURA, JukichiHOME ADDRESS: R.R. No. 4, New Westminster, B.C.REGISTRATION NUMBER 12578SEX: MaleAGE: 56OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: Yuki 42ADDRESS OF WIFE OR HUSBAND: R.R. No. 4, New Westminster, B.C.NAMES OF ANY LIVING CHILDREN: Yoshio (M) Toshiko (F) Tamiko (F)ADDRESS OF CHILDREN: R.R. No. 4, New Westminster, B.C.AGE OF CHILDREN: 17, 15, 11

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot C, Block 1, section 32, Block 5 North
range 2W, District of S Westminister, Municipality of Surrey.

Lot A of subdivision of Lot C, in SW quarter, section 32, Township 2,
District of S Westminister, Municipality of Surrey.

2. BUILDINGS AND OTHER IMPROVEMENTS: On Lot C, frame dwelling four rooms
2 stories. Packing shed 16' x 12', storage house 18' x 25'. woodshed
12' x 20'. On Lot A packing house 14' x 20'.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) On Lot C \$11.95, on Lot A \$15.95
payable at Municipality of Surrey Hall.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$400 owing on
Lot A in installments to Mr. William Smith, R.R. No. 4, New Westminster

6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In my possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST *See Mrs. W.S. Smith, New Westminster*

9. IF FARM LAND STATE CROPS SOWN *Strawberries, blackcurrants, raspberries, fruit trees on lot C. Strawberries and fruit trees on lot A.*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1

2. LANDLORD'S NAME AND ADDRESS. *Myself*

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. *None*

4. STATE WHEREABOUTS OF LEASE. *None*

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) *None*

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED.

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

Household goods, kitchen utensils, chinaware, farm implements,

garden tools, 2 long saws, wedges, 8 sledge hammers, axes, in the

house at H.H. No. 4, New Westminster, B.C. Key will be left in care

of Mr. H. Baedek, H.B. No. 4, New Westminister, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. *None*

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY. *None*

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Balance of installments on Lot A \$400 owing Mr. Mr. William Smith, R.R. No. 4, New Westminster, B.C.

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 15th day of April 1942.

(Signature)

J. Nakamura

A. W. Smith
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Dec 15/42

Full Name NAKAMURA, Jukichi
(Surname in Block Letters)

Registration No. 12578

Male - Female
(check)

Age Nov 16, 1896

Former Address RR#4, Sandell Rd. New West. B.C.

Date Evacuated April 20/42 Naturalized - Canadian-Born - National
(check)

Present Address c/o Andrew O. Peterson, Magrath, B.C.

Married - Single
(check)

Name of Wife (nee) (#12581) YUKI

Name of Husband —

Name of Mother (nee) YANO Shina

Name of Father Kanazawa

Names of Children under 16 Toshiko (F) 1/8/26
Haruko (F) 6/9/30

Our File No. 3847

Registered with Custodian Yes
(yes or no)

Requested By B. McKim

Additional Information Stranberry, Spence
Owner of 1/2 Acre + 1 house - 1 ton truck

REAL PROPERTY SUMMARY

File 3847

V.L.A. B.C. 550-P

JAPANESE NAME: Jukichi NAKAMURA -- Reg. No. 12578.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Westman Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lot "C" Block 1 of Section 32 Block 5 North Range 2 West Map 5671 Municipality of Surrey, D.N.W.

TITLE: In the name of Jukichi NAKAMURA.

ENCUMBRANCE: Vesting in Custodian 25069, 10th December 1942.

ASSESSED VALUE: Land \$240.00
Improvements \$200.00 Total \$440.00 Taxes \$11.55.

CLASSIFICATION: Inspector reported August 11, 1942, 4.09 acres all cleared. No buildings were reported. It will be noted that assessment included buildings.

HISTORY OF ADMINISTRATION: The crop of this property, 1942, was sold by the Custodian to the Murray Company for \$125.00 received by the Custodian. The Custodian leased this property to George SAASTAD on the 16th November 1942 as from 1st September 1942 to 31st August 1943 with storage space reserved, for \$20.00 received by the Custodian and allowed as accrued rental to The Director The Veterans' Land Act. There is no record of insurance on file.

SOLD: To The Director The Veterans Land Act for \$241.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Jukichi NAKAMURA, sale price \$241.00 plus sale of crop \$125.00, total \$366.00; less taxes \$11.55, registration fee \$3.00, legal fee \$15.00, total \$29.55. Net amount released \$336.45.

TITLE: Included in C. of T. 169564-E and payment of consideration included in cheque to the Custodian dated March 9, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED February 20, 1946.

IM:ML

Paul Thompson

REAL PROPERTY SUMMARY

File 3847

V.L.A. B.C. 743-P

JAPANESE NAME: Jukichi NAKAMURA - - Reg. No. 12578.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Westerman Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lot "A" Block 8 of the South West quarter of Section 32 Township 2 Map 6436 Municipality of Surrey, D.N.W.

TITLE: In the name of William Smith.

ENCUMBRANCE: 64683-C 5th November 1929 Easement for pole line to British Columbia Electric Railway Company.

76171-C 12th January 1937 Assignment of above Easement to Western Power Company of Canada Limited.

76275-C 1st February 1937 Mortgage of above Easement to Montreal Trust Company.

81138-C 23rd January 1940 Agreement for Sale and Purchase to Jukichi NAKAMURA.

Vesting in Custodian 24885, 3rd November 1942.

This agreement of sale was between William Smith and Jukichi NAKAMURA dated the 23rd January 1940, the vendor selling at a price of \$600.00, \$150.00 cash, balance \$90.00 each 23rd January 1941 to 1945. The balance owing at the date of sale by the Custodian was \$270.00 principal and \$18.00 interest from the 23rd March to 31 May 1944. This amount, \$288.00, balance on agreement was paid by the Custodian to William Smith, and Agreement of Sale was sent to The Director The Veterans' Land Act on the 30th May 1944. The Custodian received cheque for this amount, \$288.00, from The Director The Veterans' Land Act on the 31st May 1944.

ASSESSED VALUE: 1942 -
Land \$487.00
No buildings Taxes \$16.32.

CLASSIFICATION: Inspector reported August 11, 1942, that of the 10 acres of the parcel, 2 acres had been cleared with 1½ acres in strawberries, the remainder in bush. No house was on the property. The crop on this parcel of land was sold by the Custodian to Nick KRAJACIC for \$150.00, received by the Custodian. There is no record of insurance on file.

HISTORY OF ADMINISTRATION: The Custodian leased this property to Nick KRAJACIC on the 15th December 1942 as from 15th August 1942 to 14th August 1943 with storage space reserved, for \$25.00. This lease

lease

was extended on the 30th June 1943 to the end of 1944 for \$25.00. The amount of \$50.00 received as rental under this lease was allowed to The Director The Veterans' Land Act as accrued rental.

SOLD:

To The Director The Veterans' Land Act for \$335.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Jukichi NAKAMURA, sale price \$335.00 plus amount realized by sale of crop \$150.00 total \$485.00; less balance of purchase price owing by NAKAMURA, \$270.00, interest on agreement \$72.00, taxes \$16.62, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$377.62. Net amount released \$107.38.

TITLE:

Included in C. of T. 174664-E and payment of consideration included in cheque to the Custodian dated July 25, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED February 20, 1946.

John Macpherson

IM:ML

June 17, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Jukichi WAKAMURA
Registration No. 12578

EXHIBIT NO.

626-10

DATE

August 30/48

FILED BY

Gha Rice

Veterans' Land Act transactions.Two Real Properties included, being:

- (1) Lot "C" Block 1 of Section 32, Block 5 North, Range 2 West, Map 5671, Municipality of Surrey in the District of New Westminster.
- (2) Lot "A" Block 8 of the South West quarter of Section 32, Township 2, Map 6436, Municipality of Surrey in the District of New Westminster.

Notes: Title to Lot "A" was in the name of William Smith from whom Mr. Wakamura was purchasing same. Purchase price at time of sale, January, 1940, was \$600.00.

Assessments (1943)

(1) Lot "C"	
Land.....	\$240.00
Improvements.....	200.00
	<u>\$440.00</u>
(2) Lot "A"	
Land.....	\$490.00
Improvements (no buildings) ..	Nil
	<u>\$490.00</u>
TOTAL - (both properties).....	<u>\$930.00</u>

Soldier Settlement Board Valuations:

(1) Lot "C"	
Land.....	\$120.00
Buildings.....	125.00
	<u>\$245.00</u>
(2) Lot "A"	
Land.....	\$235.00
Buildings.....	25.00
	<u>\$260.00</u>
TOTAL VALUATIONS (both properties) ..	<u>\$505.00</u>

Sold to Director, Veterans' Land Act as follows:

(1) Lot "C".....	\$241.00
(2) Lot "A".....	335.00
TOTAL.....	<u>\$576.00</u>

Claimant's Valuation (both properties)..... \$2520.00.

Relative documents attached to Claim File.

[Signature]
.....

THIS INDENTURE

DATE Aug. 30/48

FILED BY L.S. Furette

Made the Thirtieth day November in the year of our Lord one thousand nine hundred and thirty-nine.

IN PURSUANCE OF THE SHORT FORM OF DEEDS ACT

BETWEEN

GUNJIRO IKEDA, of Rural Route #3, New Westminster,
Province of British Columbia.
(Farmer).

(hereinafter called the Grantor)

AND

JUKICHI NAKAMURA, of Rural Route 3, New Westminster,
Province of British Columbia.
(Farmer)

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of
..... TWO HUNDRED & FORTY \$11/100 Dollars
(\$240.00) of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt
whereof is hereby by him acknowledged) the said Grantor doth grant unto the said Grantee, his
heirs and assigns, FOREVER;

ALL AND SINGULAR th certain parcel or tract of land and premises situate, lying and being in
the District of New Westminster in the Province of British Columbia and being more particularly
known and described as

Lot "G" of Subdivision of Lot ONE (1), Subdivision of a Portion of Section THIRTY-TWO (32),
Block FIVE (5), North, Range TWO (2), West, according to Map or plan fyled in the Land Registry
Office at New Westminster, B. C., and numbered 4080.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and
appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or
enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property claim and
demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole
and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisos, and
conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates
and local improvement assessments whether assessed against said lands now or subsequently to be
assessed and all building restrictions (if any) to which the said lands or any part thereof are
at the date of this indenture subject.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands
to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall
have quiet possession of the said lands, free from all encumbrances save as aforesaid.

And the Grantor Covenants with the said Grantee that he will execute such further
assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee he has done no acts to encumber the
said lands save as aforesaid.

And the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

And it is further agreed that the words in this indenture which import the singular number
shall be read and construed as applied to each and every Grantor or Grantee, male or female, and
to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to
such corporation and its successors and assigns, and that in case of more than one Grantor the
said covenants, provisos, conditions and agreements shall be construed and held to be several
as well as joint.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
in the presence of

Name "S. W. MacIntosh"

Address New Westminster, B. C.

Occupation Notary Public

"G. Ikeda"

October 4, 1948.

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

A. N. Macintosh
A Notary Public in and for the Province of
British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
New Westminster B.C. this 13th
November in the year of our Lord one thousand nine hundred and
thirty-nine.

I HEREBY CERTIFY that on the Thirteenth day of November 1939 at New Westminster
in the Province of British Columbia, GUSLINO IKEDA (whose identity has been proved by the
evidence on oath of who is) personally known to me, appeared before me and solemnly
swore to me that he is the person mentioned in the annexed instrument as the maker thereof,
and those names is subscribed thereto as party and that he knows the contents thereof,
and that he executed the same voluntarily, and is of the full age of twenty-one
years.

FOR MAKER OF A DEED

No. 133925E
Registered Nov. 13/39

Dated November 13th 1939

GUSLINO IKEDA

TO

JUNICHI NAKAMURA

DEED OF LAND

Lot "C" of Subdiv. of
Lot 1, Sub. of a plan,
Sect. 32, Blk. 5 N. R.
2, West, Map 4060, M.D.

A. N. Macintosh, Ltd.
New Westminster, B.C.

The Columbian Co., New Westminster, B.C.

Farm Appraisal Report

File No. 2443 B

Land Description Lot A, Block 8 S.W. 1/4 Sec. 38 Tp. 2 Map 6436.
No house on property.

Containing 10 Acres

Owner's Name NAKANURA, Jukichi Post Office Address R.R. 4, New Westminster

Nearest Rail Point Newton, N.C.R.R. Distance 2 1/2

Market Town New Westminster Distance 6 mi.

Church (give denomination) Newton Presbyterian Distance 2 1/2 "

Nearest School Simon-Cunningham Distance 1 1/2 "

State how property was identified By survey post, map and roads.

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

On Keebuck Road half mile south of Townline Road.

Is this district a good one? Not a good district, variation in soil, only partly developed.

Employment opportunity Seasonal on the farms but there are a number of industries such as sawmills, etc., along the Fraser River about 5 miles distant that
Predominating Nationality and religion offer employment. British Protestant.

Describe Fencing and its condition No fencing. Value \$

Water supply Well could be dug. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
Packing shed	14 x 18	Polen & Shakes	8'	Shakes	2 yrs	Partial	Fair	\$25.00
	X							
	X							

High tension power line 1/2 mile south but electricity is not available at present.

Total present day value \$ 25.00

Total Value Buildings add to farm \$ 25.00

Is dwelling habitable without repairs? No dwelling on property. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush 100 yards.

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
B.1	Level & rolling (drained) 2.1 ac.	Sandy loam 12-20"	Sand & clay & hardpan.	Strawberries, good.	\$60.	\$126.00
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
3.0	Rolling & level. 3.0 ac.	Sdy loam 12 to 20"	Sand, then hardpan.	Partly cleared, stumps to be removed.	\$100.	\$20.
4.9	" " 4.9 ac.	" "	" "	Clearing of heavy brush.	150.	10.
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. MUD, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 236.00Total added by buildings to value of farm \$ 25.00

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

Total value of farm \$ 260.00

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

In good state of cultivation. Rented to M. Krajacic for \$150. cash.

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

Small fruits

Ration weeds: Very free of weeds; few thistles.

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

Taxes \$15.32

Surrey Municipality.

Date: 26th June, 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 23 day of June 1942

Inspector's Signature

"R. W. BROWN"

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

NAKAMURA, J.

No dwelling on property only a packing shed and no fences. A well could be dug for domestic water. A high tension power line crosses the district $\frac{1}{2}$ mile to the south but electricity is not available at present.

Land would have tendency to dry out in hot weather and would require building up by cover cropping after a year or two as it is now fairly new land.

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

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

Present Value

3

3

3

3

8

2

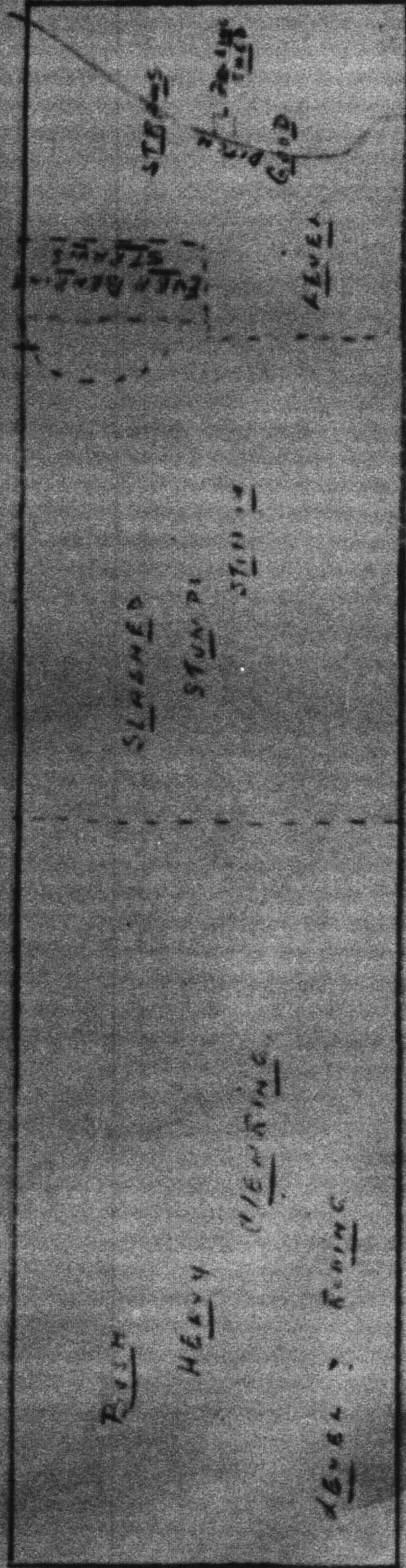
Total \$ _____

Amount fruit trees add to value of farm \$.....

Diagram of Property

REBECCA ROAD

Scale 1:1000



J.W. Brown

LOT 10, BLOCK 1, SW 1/4 Sec 32, T2N, R10E

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

value is \$ 250.00

Date 7th July 1942

"I. T. BARNETT"
District Superintendent.

Farm Appraisal ReportFile No. J.L.432Land Description Lot C, Block 1, Sec. 32 R. 2 Map 5671.No number on houseContaining 4.09 Acres
South Westminster P.O. 2 1/2 miles.Owner's Name HAKAMURA, J. Post Office Address R.R. 4, New Westminster, B.C.Nearest Rail Point Kennedy, B.C.R.R. Distance 2 1/2 mi.Market Town New Westminster Distance 5 "Church (give denomination) St. Helens (Anglican) Distance 2 "Nearest School Queen Elizabeth & Simon Cunningham Distance 2 "State how property was identified: By map and roads.

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

On side road 1/2 mile west of Sandell Road and north of Townline Road, gravel.
fair.Is this district a good one? Poor, some light sandy soil and hardpan; poor farming
district.Employment opportunity Seasonal on farms, mainly berry picking. Industries such as
sawmills etc., along Fraser River 4 miles distant.Predominating Nationality and religion: British, Protestant.Describe Fencing and its condition: No fencing. Value \$Water supply: From well, partly wood-cribbed, water 4' down, but Value \$
well goes dry after hot spell.BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 24	Frame	11	Shgls	15	Cedar posts.	Poor	\$100.00
	x							
	x							
BARN	x							
Shed	18 x 24	Poles &	8	Shks.	15	Poles	Poor	25.00
		Shakes						
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							

No electricity available at present. Power line
runs about 100 yards to the east.Total present day value \$ 125.00Total Value Buildings add to farm \$ 125.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? A mere shell of a shack, poor construction and in poor shape.Not worth spending money on.Describe the basement and chimneys: No basement, stovepipe chimney.
unfinishedNo. rooms downstairs? 2 Upstairs? 1/ How finished Boards, downstairs rooms.Are buildings painted? No Condition of paintDistance from nearest bush 50 yards.

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
4	Sloping	Light sandy loam 12-20"	Sand	Straws, poor, some rhubarb, few fruit trees.	\$30.	\$120.00
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
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	
.09	Ravine			Nil	-	

Total value of Land \$120.00Total added by buildings to value of farm \$125.00

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

Total value of farm \$245.00

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:
In poor state of cultivation, very weedy, little or no cultivation this year.
Soil appears to be run down and is mostly a light sand.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Pretty well run down, would require building up with cover crop to grow
straws.
Noxious weeds: Some thistles and a number of common weeds.

Give approximate detail and
amount of all annual taxes and
name of Taxing Authorities: Taxes \$11.55
Surrey Municipality.

Date: July 1st, 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 25th day of June 1942

Inspector's Signature

"R. W. BROWN"

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

WAKAMURA, J.

(FOR ORCHARD LANDS ONLY)

Although I have placed a nominal value of \$30. per acre on the cultivated land, in my opinion it is almost valueless as the soil is almost straight sand, almost devoid of humus and cropped out.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

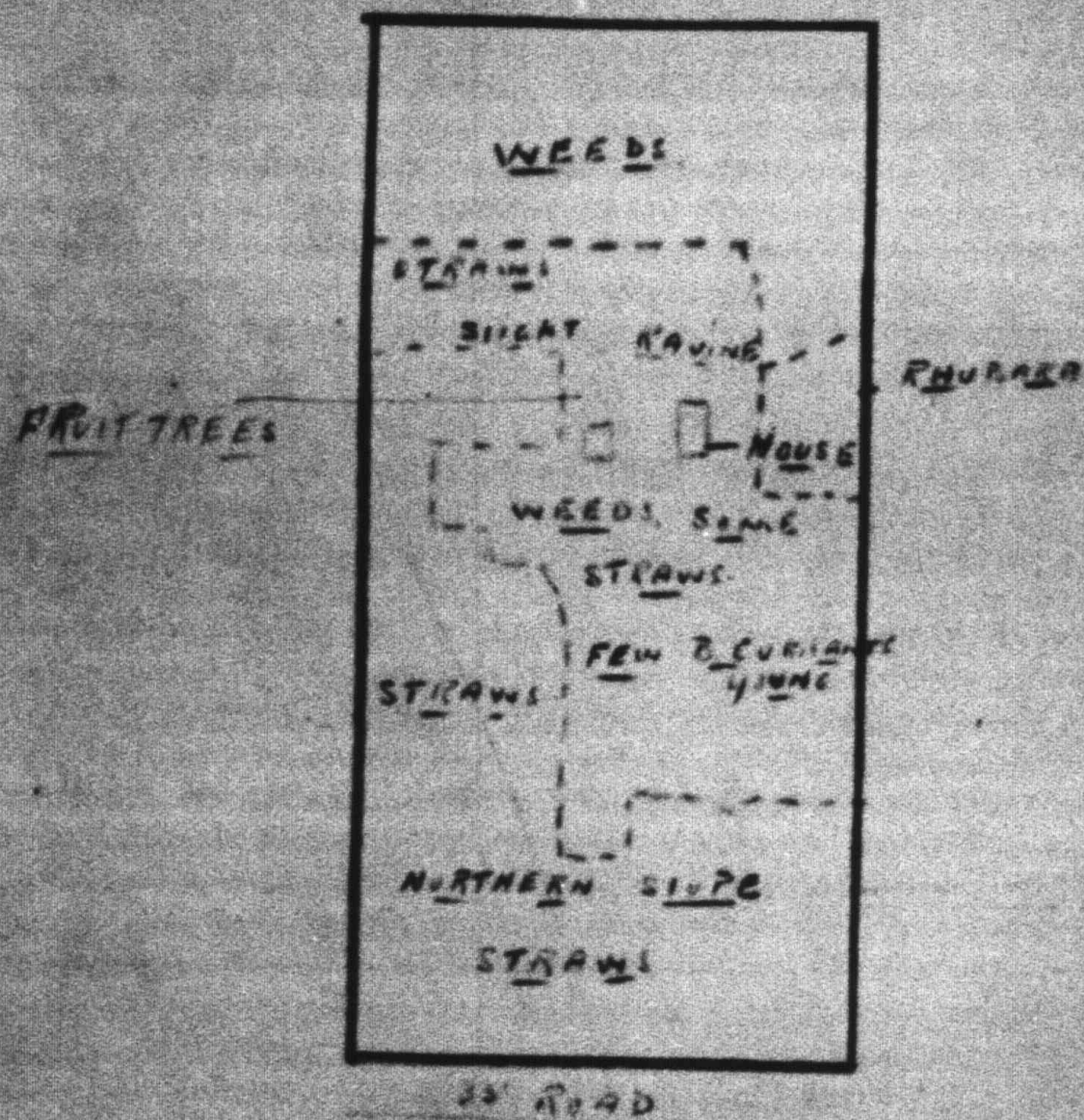
Total 3.

Amount fruit trees add to value of farm \$.....

Diagram of Property

N

SCALE 2CM = 1



L.T.C. Block 1, Sec 32, T. 2. MAP. 5671 - 1.01 AC

Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00

Date 7th July 1942

"I. T. BARNET"

District Superintendent.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment
Station No.
FOR USE WHEN AVAILABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE- **Jukichi NAKAMURA Sandell Rd R.R No 4 New Westminster**
On **19** **42** **Goodfellow** **K**
Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		(41) CT 505 Chev Truck (29) 323095 T12776 81750 Poor TIRE NUMBERS EXHIBIT NO. <u>676-11</u> DATE <u>August 30/48</u> FILED BY <u>W. R. Rice</u> Signal Arm EXTRA EQUIPMENT Right Front Fender Broken DESCRIPTION & CONDITION VERIFIED <u>Jukichi Nakamura</u> <u>12576</u> Signature of Owner Japanese Registration No. Handed over to representative of Custodian whose signature in receipt thereof appears hereunder DATE <u>W. R. Rice</u> SIGNATURE OF MEMBER SUBMITTING REPORT

72-1557.

Item "A" - 4.00 acres.

Cost price of land	-----	\$248.00
Cost of clearing @ \$250/acre	-----	1000.00
Total	-----	1248.00
Selling price of land	-----	1248.00
Total loss claim	-----	\$000.00

2. Item "B" - 10 acres. 3 acres cleared.

Cost price of land	-----	\$200.00
Cost of clearing @ \$250/acre	-----	750.00
Cost of clearing @ \$250/acre	-----	750.00
Total	-----	1650.00
Selling price of land	-----	1650.00
Total loss claim	-----	\$725.00

Buildings.

A. Dwelling, Warehouse, Trucking shed, Feed house etc. (On Item "A")	-----	\$500.00
B. Trucking shed (Item "B")	-----	25.00
Total loss claim	-----	\$525.00

Total loss claim of Real Estate ----- \$1254.00

June 17, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Jukichi NAKAMURA
Registration No. 12578

Veterans' Land Act transactions.Two Real Properties included, being:

- (1) Lot "C" Block 1 of Section 32, Block 5 North, Range 2 West, Map 5671, Municipality of Surrey in the District of New Westminster.
- (2) Lot "A" Block 8 of the South West quarter of Section 32, Township 2, Map 6436, Municipality of Surrey in the District of New Westminster.

Note: Title to Lot "A" was in the name of William Smith from whom Mr. Nakamura was purchasing same. Purchase price at time of sale, January, 1940, was \$600.00.

Assessments: (1943)

(1) Lot "C"	
Land.....	\$240.00
Improvements.....	200.00
	<u>\$440.00</u>
(2) Lot "A"	
Land.....	\$490.00
Improvements (no buildings) ..	Nil
	<u>\$490.00</u>
TOTAL - (both properties).....	<u>\$930.00</u>

Soldier Settlement Board Valuations:

(1) Lot "C"	
Land.....	\$120.00
Buildings.....	125.00
	<u>\$245.00</u>
(2) Lot "A"	
Land.....	\$235.00
Buildings.....	25.00
	<u>\$260.00</u>
TOTAL VALUATIONS (both properties) ..	<u>\$505.00</u>

Sold to Director, Veterans' Land Act as follows:

(1) Lot "C".....	\$241.00
(2) Lot "A".....	335.00
TOTAL.....	<u>\$576.00</u>

Claimant's Valuation (both properties)..... \$2520.00.

Relative documents attached to Claim File.

.....
[Signature]

Richard
THE MURRAY COMPANY, LTD.

Manufacturers of
JAMS, JELLIES and MARMALADES

Brands:
**FESTA
MARIGOLD
MURRAY'S**

6 West 17th Avenue
VANCOUVER, B.C.

June 3rd, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 5 1942

John A. Lio
Mr. R. P. Alexander,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir:-

3847

We are in receipt of your letter of May 29th, 1942, regarding our application to lease the farm of J. Nakamura, (Lot "C", Blk. 1, Sec. 32, Blk. 5N, Range 2W), Surrey Municipality, B.C. We wish to advise that we agree to the terms as stated in your letter in taking over this farm.

R.K.G. / MB.

Yours truly,

The Murray Co., Limited,

Per *R. K. G.*

THE MURRAY COMPANY, LTD.

Manufacturers of
JAMS, JELLIES and MARMALADES

Brands:
FIESTA
MARIGOLD
MURRAY'S

6 West 17th Avenue
VANCOUVER, B.C.

May 28th, 1942.

Office of the Custodian,
Japanese Evacuee Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

38472
We wish to offer One Hundred
and Twenty five Dollars (\$125.00) for the crop
on the farm of J. Nakamura at Surrey. The lease
to expire December 31st, 1942.

Lot C only

Yours truly,

R.K.G. / MB.

✓
The Murray Co., Limited,

use of house & implements

R.K.G.
Per.....

MEMORANDUM

File #3847

29th May, 1942.

To: Mr. Drewry

From: Mr. Richardson

re: J. NAKAMURA

The Murray Co. Ltd. have applied to lease Lot "C", Blk.1, Sec.32, Blk.5N. Range 2W, Surrey Municipality belonging to J. Nakamura, for the period ending Dec.31-42, for \$125.00 cash, to include use of house and farm tools.

We have already leased his other property for \$150.00 cash. He was evacuated April 20th and the property needs attention immediately. See Anderson's report herewith. They have also applied for two other properties. This is the best offer we have had.

Kindly instruct.

Please accept
MR

Chiqui memo
29/5/42
R

FOR:PB

3847

29th May, 1942.

The Murray Co., Ltd.,
6 West 17th Ave.,
Vancouver, B.C.

Dear Sir:

re: J. Nakamura.

In reply to your application of the 28th instant to lease the farm of J. Nakamura, (Lot "C", Blk. 1, Sec. 32, Blk. 5N, Range 2W), Surrey Municipality, we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of \$125.00 cash, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is understood that you are to have the use of the house and farm tools. We ask that you store all the household goods in one room. //

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

R. P. Alexander,
Assistant Manager.

ADR:GF

MEMORANDUM

BLC

File # 3847

28th May, 1942.

re: J. NAKAMURA #12578

This farm is in a small basin with two other farms, Kato and Ikeda. Murray Co. has leased the Kato farm and have a family working it. They are prepared to put another family on the Ikeda and Nakamura farms if we will lease it to them.

This farm has not been touched for over a month and needs cultivating badly. There is about $1\frac{1}{2}$ acres of fair strawberries and 1 acre of old poor plants.

I would recommend that we accept this offer. #125 cash

WEA:PB

Let 'C' only.

*Let A leased
already*

R

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

REGISTERED MAIL

PHONE PACIFIC 5131

PLEASE REFER TO

FILE NO. 3847

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 13, 1944,

Mr. Jukichi NAKAMURA,
Registration No. 12578,
c/o Mr. A. O. Peterson,
Nagath, Alberta.

Dear Sir:

Mr. William Smith, Vendor, has filed with us a statement dated September 21, 1942, showing that you are indebted to him in the sum of \$270.00, being balance of Agreement For Sale. Details as follows:

Balance of Principal\$ 270.00
Interest @ 5% paid to January 23, 1943 on
your behalf, by this office.

Will you be good enough to confirm this by signing the duplicate of this letter and return the copy you sign at once to this office, using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

R. D. Richardson
R. D. Richardson,
Farm Department.

Approved correct

J. Nakamura

dup.
RDR/EG

File No. 3847

NATURE OF ENCUMBRANCE AGREEMENT FOR SALE or
 (registered) (unregistered)

Name of Owner of Property NAKAMURA, Jukichi Reg. No.

Address R. R. 3, c/o G. IKEDA, New Westminster, B.C.

Occupation Farmer Age 56

Registered Owner of Property William Smith C.T.No. 1250795

Property:

Property Address Barney Mun. Barney

Legal Description Lot A of Subd. of Lot 8 in SW 1/4 Sec. 32, Tp. 2, New Westminster District, and having an area of ten acres more or less

..... L.R.O. 811786

Nature of interest Owner

Particulars of Encumbrance:

Date 23rd January 1940

Parties to document:

Name William Smith Vendor

Address 359 Roebuck Rd., R.R.4, New Westminster, B.C.

Name Jukichi NAKAMURA Purchaser

Address R. R. 3 c/o G. Ikeda, New Westminster, B.C.

Principal Amount \$600.00

Terms of Payment \$150. cash, \$90. January 23rd 1941, \$90.00 January 23rd, 1942, \$90.00

..... January 23rd, 1943, \$90.00 January 23rd, 1944, \$90.00 January, 1945.

..... Rate of Interest .5%

Arrears, if any: Principal none Interest none

Balance/owing as at this date \$270.00

Standing of Taxes: Arrears none Current

Insurance:

(1) Agent None Company

Policy No. Amt. Prem Exp.Date

(2) Agent Company

Policy No. Amt Prem Exp.Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Vancouver this 21st day of September 1942.

CERTIFIED CORRECT:

W. Smith
 (Signature)

U. S. 10-5000-01

USED CAR APPRAISAL RECORD

NAME T. H.

ADDRESS _____

Paint	\$ <u>✓</u>	Make	
Tires <u>4 good 2 fair</u>	\$ <u>6.00</u>	Body Style	<u>blue</u>
Body & Fenders	\$ <u>✓</u>	Year	<u>30</u>
Glass	\$ <u>✓</u>	License	
Top	\$ <u>✓</u>	Serial	<u>61505</u>
Nickelling	\$ <u>✓</u>	Mileage	<u>81750</u>
Radiator	\$ <u>✓</u>	Remarks	<u>No frame</u>
Running Boards	\$ <u>✓</u>		
Mats & Kick Pads	\$ <u>✓</u>		
Upholstery	\$ <u>✓</u>		
Hardware	\$ <u>✓</u>		
Motor Expense	\$ <u>✓</u>		
Transmission	\$ <u>✓</u>		
Rear Axle	\$ <u>✓</u>		
Universal Joints	\$ <u>✓</u>		
Clutch	\$ <u>16.00</u>		
Steering	\$ <u>✓</u>		
Brakes	\$ <u>20.00</u>		
Tighten Up	\$ <u>✓</u>		
Muffler	\$ <u>✓</u>		
Sundries	\$ <u>✓</u>		
Wash & Clean Motor	\$ <u>2.50</u>		
Clean Interior	\$ <u>2.00</u>		
Oil & Grease, Change	\$ <u>4.00</u>		
Oil & Check Over	\$ <u>4.00</u>		
Total	\$ <u>442.00</u>		

Mod. interested in _____

Selling price \$ 45.00

Salesman ✓ Less Repairs \$ _____

Date 4/1/31 Allowance \$ _____

Appraised By H. Green

For immediate acceptance only.

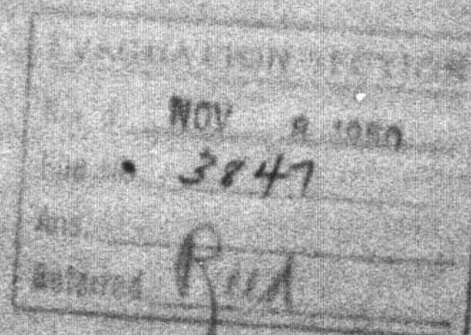
M. SCHREIBER, M.D.

B. BERGER, B.A., M.D.

PORT COQUITLAM
BRITISH COLUMBIA

Nov 7 1950

Department of Sur. of State
Office of the Custodian
506 Royal Bank Bldg
Vancouver, B.C.



Dear Sir,

As Dr. Schreiber is in Chicago doing Post Graduate work and will not be back till late in December, I wish to reply to your letter regarding the account of Mr. Jukichi Nakamura.

We have written this gentleman several times and explained to him that we have not received any payment from him on his a/c, and he still owes us the balance of his a/c after your cheque for \$8.04 was deducted.

Dr. Schreiber will write you in full detail of this a/c on his return the latter part of December.

Yours very truly
Mrs. M. Schreiber

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 5151

PLEASE REFER TO

FILE NO. 3847

505 ROYAL BANK BLDG.

HASTINGS AND GRANVILLE

VANCOUVER, B. C.

November 2nd, 1950

Dr. M. Schreiber, M. D.,
Port Coquitlan, B. C.

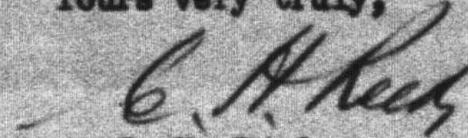
Dear Sir:

Re: Jukichi NAKAMURA

On the 20th December, 1948 we sent you a cheque for \$88.04 as payment on account of a debt owing to you by the above Japanese.

We have today received a letter from Jukichi Nakamura in which he says that he paid you the full sum of \$125.00 in 1944. If this is the case we shall be glad if you will return to us the sum of \$88.04 for remittance to Mr. Nakamura.

Yours very truly,



C. H. Reed
Office of the Custodian

CHR:BK

EVACUATION SECTION	
Rec'd	NOV 1 1950
File No.	3847
Airtel	
Referred	

Magrath, Alberta
October 29, 1950

Mr. A. McAllister
Dept. of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
Hastings & Granville
Vancouver, B. C.

Dear Sir:

In 1943, we asked Dr. Schrieber to collect the money for our doctor bill from the B. C. Security Commission, since we were unable to make payments.

In 1944, he sent us a bill of \$125.00, and we sent this full amount. We understand that he has collected some money from you in 1948. We have written to him about this, but have not received an answer. In the future, please do not send him any more money, since the bill is paid in full.

Will you kindly inform us, as to whom you have paid, and also the amounts.

Yours truly,

Jukichi Nakamura

Jukichi Nakamura

3847

August 26th, 1944.

Mr. Jukichi NAKAMURA,
Registration No. 12578,
c/o Mr. A. O. Peterson,
P. O. Box 173,
Magrath, Alta.

Dear Sir:

We have for acknowledgment your letter of the 23rd of August 1944 asking us why we had not paid Dr. Schreiber's bill of \$132.00, and stating that you had assumed it had been paid because you had not heard from the Custodian.

The reason the bill was not paid was given to you in two letters from this office, the first dated the 13th of September, 1943 and the second dated the 27th of September 1943. As neither of these letters was returned to us they must have been received by you. However, for your convenience we are enclosing herewith a copy of each of them.

You acknowledged receipt of our letter of the 13th September in your letter dated the 18th of September 1943. As you will see from the attached copy of our letter of the 27th of September we suggested a method by which you would be enabled to have us pay the Doctor's bill. However, you did not reply to that letter, therefore, we could not take any action.

The position of your claims at this date is as follows:

1. M. Furuya Co.	\$ 32.02
2. Fukuichiro SUENAGA	150.00
3. Mrs. Michi (Nobuko) MORIYAMA	59.75
4. Ihachi HAMAOKI	135.00
5. Dr. M. Schreiber	132.00

508.77

These claims total \$508.77. You have a credit balance with the Custodian of \$420.92, but of that credit balance there will be approximately \$50.00 to be paid for legal expenses in connection with the sale of your property. We might say that the mortgage which Mr. Smith had on your property has already been paid off.

P.T.O.

Union Fish Co - \$77.33

EVACUATION SECTION	
Rec'd	AUG 25 1944
File No.	3847
Ans.	M. McCall
Referred	McCall

% L. O. FERGUSON,
Box 175

MACRATH, ALTA.,
August 25

THE OFFICE OF CUSTODIAN
Vancouver, B.C.

Sir, RE: FILE NO 3847

LAST YEAR WE REQUESTED YOUR
OFFICE TO PAY DR. M. SCHREIBER, FORMERLY
OF MACRATH, THE SUM OF ONE HUNDRED AND
THIRTY-TWO DOLLARS (\$132.00), FOR AN
OPERATION, AS WE WERE UNABLE TO PAY AT
THE TIME. NOT HAVING HEARD FROM YOU WE
HAD ASSUMED THAT IT HAD BEEN PAID, BUT
YESTERDAY WE RECEIVED A LETTER FROM THE
DOCTOR THREATENING TO SUE. WILL YOU PLEASE
EXPLAIN WHY YOU DIDN'T NOTIFY US AND WILL
YOU PLEASE PAY DR. SCHREIBER THE AMOUNT
WE OWE HIM. IT MUST BE PAID BEFORE
SEPTEMBER 1st.

Yours truly,
J. Wakamasa
Reg. No. 2578

3847

May 30, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Jukichi NAKAMURA - J.L. No. 432-A
Lot "A" of S/D of Lot 8 in SW₂, Sec.
32, Twp. 2, 10 so. Map 6436,
Municipality of Surrey.

We are advised by Mr. T. Todrick, District Solicitor,
that the District Superintendent has increased the offered
price for subject property to \$3335.00, which amount will
permit the Custodian to deliver clear title to the Director.

Under date of February 5, 1944 we forwarded to you
Certificate of Encumbrance No. 50400 pertaining to the above
property description.

The Agreement for Sale from William Smith to Jukichi
NAKAMURA, dated January 23, 1940 is enclosed herewith.

We ask that you kindly have Deed promptly prepared and
sent to us so that we may have same executed by the Vendor,
as it is our intention to pay off this agreement at the
earliest possible moment.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

cc to Accounting Department.

COPI.

4971, 3547
12276, 5576

19th May, 1944.

The Director,
The Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Attention: Major T. Todrick.

Dear Sir:

We are in receipt of your letters of the 18th instant in regard to the following matters:

R.K. Takahashi and Jukichi Nakamura. Your letter indicates that the District Superintendent is prepared to recommend the payment of the amount required to clear the title. Does this mean that the Custodian can assume the amount will be paid and that instructions should be given to proceed with the completion of the documents or does it mean that a decision must be awaited from your Director in Ottawa.

George Yasuzo Shoji - Your letter refers to the title to this property which was being purchased by the above from the Soldier Settlement of Canada and to whom there is a balance owing. I think it is quite obvious that the Custodian in view of his responsibility to creditors, which includes the Director of the Soldier Settlement of Canada, cannot transfer this property to the Director of the Veterans' Land Act unless the Director of the Soldier Settlement of Canada is prepared to accept as payment in full the amount offered by the Director of the Veterans' Land Act. Would you please advise as to whether or not the Director of the Soldier Settlement is prepared to accept this amount as payment in full and to give a release to the Custodian covering the personal covenant of the Japanese. If by any chance the Director of the Soldier Settlement of Canada is not prepared to accept the offer made by the Director of the Veterans' Land Act the Custodian will have to insist on withdrawing the property from the sale. The amount payable will of course have to include legal costs necessary to convey title to the Director of the Veterans' Land Act.

Kamejiro Tsugi - With reference to your letter and the rather complicated situation which has resulted from this party's property being subject to two mortgages, the Custodian's record indicates that your Director offered to purchase Lot 9 and the Custodian is of course prepared to transfer lot 9 provided the amount of the offer equals the amount of the charges against the land. It appears that the total charges of \$1,173.87 against lot 9 are made up as follows:

Balance of principal on mortgage of
lot 9, excepting 40'x60'

\$650.00

Interest to 31/5/44

105.00

Balance of principal on mortgage
covering 40'x60'

163.98

Interest to 31/5/44

93.37

Tax arrears and interest

111.52

Legal fees

50.00

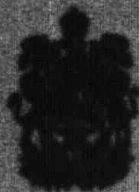
Total

\$ 1,173.87

I think that in fairness to the Custodian or the former Japanese owner that your Director should only expect the Custodian to accept his offer as applying to that part of lot 9 to which the clay mortgage applies, being a part of the lot on which the buildings are situated, the Custodian to retain possession of a piece of land 40'x60' which no doubt would be unsuitable when separated from the main part of the farm. That is the reason why Mr. Richardson has re-submitted the matter to your Director and your views in this matter will be greatly appreciated.

Yours truly,

R. G. Shears,
Director.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

JL-432-A

Vancouver, B.C. March 30th, 1944.

The Custodian of Enemy Property,
806 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION

Rec'd MAR 31 1944

File No.

Ans.

Referred

Dear Sir:-

Re: Jukichi NAKAMURA - Lot "A" of
Blk. 8, SW 1/4 Sec. 32 - Surrey

I have just had a visit from Mr. William Smith, who informs me that he has just come from your office, after an interview with Mr. Richardson, who informed him that you could do nothing further in this matter and that completion of the sale was dependent on action on my part.

I wrote Mr. Crux on November 19th stating that we were prepared to increase our offer to an amount sufficient to pay off Mr. Smith in full and asking that this case be put on the preferred list. On December 21st I followed this up with Mr. Crux.

Yesterday Mr. Barnett received a letter from your office enclosing the long requested list of properties about which I had no information. This property appears on the list of those which have not yet been placed in Mr. Crux's hands for attention. I have explained to Mr. Smith, showing him my correspondence, that the delay in this case is entirely the fault of your office and not to be ascribed to me.

I trust that Mr. Smith has misunderstood you, though it is hard to believe that he could have concocted the account of his interview. At any rate, on your own statement the fact remains that no steps have yet been taken to place this matter in your solicitor's hands to be completed, in spite of the fact that the delay results in our having to pay more interest.

Yours truly,

W. C. A. Smith

LEGAL ADVISER.

VLA:OS

WKC/W

3847

February 5, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Jukichi NAKAMURA - Lot "A" of
Blk. 8, SW $\frac{1}{4}$ of Sec. 32,
Municipality of Surrey.

Further to our letter of the 8th ultimo, we have
to advise that we are now in receipt of confirmation
from subject Japanese.

The price offered for this property by the Director
of the Veterans' Land Act is \$255.00. There is a balance
owing on the Agreement For Sale of \$270.00 Principal and
Interest at 5% from January 23, 1943.

We enclose herewith Certificate of Encumbrance No.
50400, showing the registered owner as William Smith and
Jukichi NAKAMURA, Evacuee, Registration No. 12578, as
holder of an Agreement For Sale and Purchase.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

REAL PROPERTY SUMMARY

File 3827

V.L.A. B.C. 550-P

JAPANESE NAME: Jukichi NAKAMURA - - Reg. No. 12578.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Westernan Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lot "C" Block 1 of Section 32 Block 5 North Range 2 West Map 5671 Municipality of Surrey, B.N.W.

TITLE: In the name of Jukichi NAKAMURA.

INCUMBRANCE: Vesting in Custodian 25069, 10th December 1942.

ASSESSED VALUE: Land \$240.00
Improvements \$200.00 Total \$440.00 Taxes \$11.55.

CLASSIFICATION: Inspector reported August 11, 1942, 4.09 acres all cleared. No buildings were reported. It will be noted that assessment included buildings.

HISTORY OF ADMINISTRATION: The crop of this property, 1942, was sold by the Custodian to the Murray Company for \$125.00 received by the Custodian. The Custodian leased this property to George SAASTAD on the 16th November 1942 as from 1st September 1942 to 31st August 1943 with storage space reserved, for \$20.00 received by the Custodian and allowed as accrued rental to The Director The Veterans' Land Act. There is no record of insurance on file.

SOLD: To The Director The Veterans Land Act for \$241.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Jukichi NAKAMURA, sale price \$241.00 plus sale of crop \$125.00, total \$366.00; less taxes \$11.55, registration fee \$3.00, legal fee \$15.00, total \$29.55. Net amount released \$336.45.

TITLE: Included in C. of T. 169564-E and payment of consideration included in cheque to the Custodian dated March 9, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED February 20, 1946.

IM:EL

John Macpherson

3847

November 2nd, 1950

Mr. Jukichi HAKAMURA,
Wagath, Alta.

Dear Sir:

We are in receipt of your letter of the 29th ultime and have advised Dr. M. Schreiber of the contents thereof and requested him, that since you paid to him the full amount of your bill in 1944, to return to us the \$83.04 we paid to him on December 22nd, 1948.

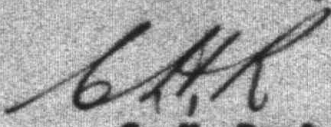
The following is a list of payments made from your account:

M. Furuya Company	\$ 21.36
Dr. M. Schreiber	88.04
F. Suenaga	100.05
N. Moriyama	39.85
I. Hamaoki	90.04
Union Fish Company	51.58

A total of \$ 390.92

which was the balance of your account at that time.

Yours truly,


C. H. Reed
Office of the Custodian

CHR:BN

3847

November 2nd, 1950

Dr. M. Schreiber, M. D.,
Port Coquitlam, B. C.

Dear Sir:

Re: Jukichi NAKAMURA

On the 20th December, 1948 we sent you a cheque for \$38.04 as payment on account of a debt owing to you by the above Japanese.

We have today received a letter from Jukichi Nakamura in which he says that he paid you the full sum of \$125.00 in 1944. If this is the case we shall be glad if you will return to us the sum of \$38.04 for remittance to Mr. Nakamura.

Yours very truly,



G. H. Reed
Office of the Custodian

CHR:BK

3847

November 9th, 1950

Mr. Jukichi NAKAMURA,
Magrath, Alta.

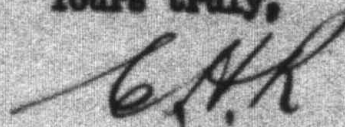
Dear Sir:

Further to our letter of November 2nd last we have now received word from Mrs. M. Schreiber that the Doctor has not received any payment from you on your account and that you are still indebted to them for the balance after payment by us of \$38.04.

For your information we attach hereto a copy of the letter from Mrs. Schreiber and would suggest that any further communications in this respect should be addressed to the Doctor and not to this office.

In view of these circumstances your file with this office has now been closed.

Yours truly,



G. H. Reed
Office of the Custodian

CHR:BK
Encl.

VLA.

NOV 27 1947

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.

3847 ^{Ph 432}
BC 743P2443B
Nov 32

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

- (1) NAME ~~XXXXXXXXXXXX~~ WAKAMURA JUKIOH (RCMP) Reg. No. 12578
- (2) Pre-Evacuation Address R.R. #4, Sandell Rd, New West'r, B.C.
- (3) Present Address Wagah, Alberta.
- (4) REAL ESTATE
- (a) Street Address (if any) _____
City or Municipality _____ Province _____
- (b) Legal description (lot number, block number, section number, etc.)
Para "A" - Roll No. 8009, Lot C, Block 1, of Re-Subdivision of West
one half Quarter of Section 38, Block 8 North, Range West 2,
Map No. 8871, (4.00 acres)
Para "B" - Roll No. 8009, Lot A, of Block 8, South-East Quarter of
Section 38, Township 2, Map 6436, (10 acres)
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm _____
(ii) ~~Business~~ 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 Para A. \$845. - - - - - \$ 1295.00
(ii) Buildings Para B. \$1050. - - - - - \$ 625.00
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 2520.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 576.00 ✓
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1944.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
R.R. #4, Sandell Rd, New West'r, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In dwelling and warehouse.
- (c) How stored or packed at time of evacuation
Left as is in the house and ware-house.

(over)

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.

A Commissioner &c.

DECLARED before me at the town of _____ in the Province of Alberta, this _____ day of November, A.D. 1947.

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".

in the Province of Alberta, of the town _____

TO WIT:

DOMINION OF CANADA

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.

(a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? Yes or no.

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

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.

TOTAL CLAIM FOR PROPERTY LOSS \$

10. Estimated Value \$

9. Estimated Value \$

8. Estimated Value \$

7. Estimated Value \$

6. Estimated Value \$

5. Estimated Value \$

4. Estimated Value \$

3. Estimated Value \$

2. Estimated Value \$

1. Estimated Value \$

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

In care of the Custodian

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to 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")

DEFENCE BRIEF

Lethbridge, Alberta.
August 30th, 1948.

Junkichi NAKAMURA

File No. 3847

Case No. 626

REAL PROPERTY CLAIM
(All claims shown are Gross)

Amended Claim 1

Lot "C", Blk. 1 of Sec. 32, Blk. 5N.,
R. 2W., Map 5671, Mun. of Surrey, D.N.W.

\$1440.00 (see Ex. 1)

Parcel "A"

Appraised at
\$245.00 - R.W. Brown

Sold for
\$241.00

Witness: R.W. Brown, Appraiser.

V.L.A. appraisal report, on claim file, states in part: "in my opinion it is almost valueless as the soil is almost straight sand, almost devoid of humus and cropped out".

House, according to V.L.A. report: "a mere shell of a shack, poor construction and in poor shape. Not worth spending money on".

Ref:- Transcript p.10, lines 14-16:
"I had two wells dug in the property; one would dry up in the summer but the other had plenty of water in it".
Exhibit #9, on claim file, states property had 1 well which goes dry after a hot spell".

Ref:- Transcript p.12, lines 21-23, claimant admits he kept no records of the cost of buildings on property.

Ref:- Transcript p.13, lines 6-15, claimant's counsel states claim for 27,000 strawberry plants is to be included with valuation of real property and therefore is being dropped as far as personal chattels are concerned.

Amended Claim 2

Lot "A", Blk. 8 of the S.W. 1/4 of Sec. 32,
Tp. 2, Map 6436, Mun. of Surrey, D.N.W.

\$1050.00 (see Ex. 3)

Parcel "B"

Appraised at
\$260.00 - R.W. Brown

Sold for
\$335.00

Witness: R.W. Brown, Appraiser.

Original claim seems to include \$25.00 for building on property. Amended claim while noting \$25.00 for improvements does not include same in claim. References: Original claim and Exhibit 3, on claim file.

PERSONAL PROPERTY CLAIM
(All claims shown are Gross)

Claim 3

Truck

\$200.00

Appraised at

\$45.00 - H. Grone

Sold for

\$40.00

Witness: H. Grone, McDermott Moto
Appraiser.

Junkichi NAKAMURA - File No. 3847. Case No. 626.

Claim A

Chattels

\$170.00

Not Accounted for, theft, etc.

Witnesses: J. Moryson, Staff,
H. J. Logan, Staff
S.C. Carlsen, Staff (see
note on Analysis of Personal
Property)
R.K. Gill, The Murray Co. Ltd.

Ref:- Transcript p.17, lines 20-25:
"I would like to point out, your Honour,
that according to that record that I
understood the key had been left with
a man by the name of Badaek who in turn
turned it over to Mr. Gill of Murray &
Company, Limited, and according to this
witness it was left with a Japanese".

Ref: - Exhibit 8, letter from
R.K. Gill, The Murray Co. Ltd.,
re jam crates and their whereabouts.

Transcript p.17, line 30 and p.18 line 1:
Sub-Commissioner states that Moryson &
Logan should be able to give information
re the above. (Reference - see note on
Exhibit #8, signed by J. Moryson and
H. J. Logan).

Submission: Transcript p.11, lines 24-29:
"I am submitting, your Honour, that the
real estate was sold at its fair market
value. I am submitting that the automobile
sold at its fair market value. I am sub-
mitting the claim made for the chattels,
if the Custodian is in any way responsible,
is excessive".

<u>Summary of Defence</u> <u>Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents</u> <u>to be filed.</u>	<u>Witness</u> <u>Proving same.</u>
R.W. Brown	1 & 2		
H. Grone	3		
J. Moryson	4		
H. J. Logan	4		
S. C. Carlsen	4		
R. K. Gill	4		

3847

November 9th, 1950.

Mr. Jukichi NAKAMURA,
Magrath, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 626

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$439.77.

Cheque in your favour is enclosed for
and we have paid the Co-Operative Committee .. \$439.77
for legal fees as authorized by you. H11

Yours truly,

F.G. Shears
Director

FGS/ja
1 encl.

Name of Claimant **NAKAMURA, Seiichi**
 Custodian File **3047**

Case **686**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					941.00	156.53				156.53
					335.00	193.04				193.04
<u>PERSONAL PROPERTY</u>										
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			
10.00	10.00									10.00
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATELS</u>										
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			4%	170.00	78.30					78.30
TOTAL RECOMMENDATION										429.77

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927: CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Lethbridge, Alberta,
August 30th, 1948.

IN THE MATTER OF THE CLAIM OF
JUNICHI NAKAMURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

L.S. TURCOTTE, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

J. Nakamura,
In Chief.

THE SECRETARY: Case No. 626, Jukichi Nakamura.

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

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Nakamura, you are making a claim to the Commission as a result of a loss which you say you have suffered by the Custodian selling your two farms?

10 A Yes.

Q I am showing you a statement, and the first farm which I call Farm "A", is the information in that statement regarding the time that you bought it, how much you paid for it, what condition it was in, what you did with it afterwards and what you had on it, correct to the best of your memory and belief?

A Yes, that is correct.

MR. TURCOTTE: Exhibit 1, your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

20 MR. TURCOTTE: Q I am showing you, Mr. Nakamura --

MR. RICE: Just a moment, please. I would like to point out to my learned friend that the claim filed for that land was \$1229.00, and I take it that \$1199.00 is the correct amount?

MR. TURCOTTE: No, the claim is sort of added together as far as the buildings are concerned. There is a \$25.00 difference.

MR. RICE: The correct amount of the claim is \$1199.00.

MR. TURCOTTE: For this particular piece, yes.

30 Q I show you an agreement between a man named

3
J. Nakamura,
In Chief.

Iheda and yourself (indicating). Is that the agreement of sale or the deed covering that land, Mr. Nakamura?

A A It is an agreement.

Q That is the agreement from Iheda?

A Yes.

Q That is the man that you bought the land from?

A Yes.

10 MR. TURCOTTE Is it necessary to have that marked, Mr. Rice?

MR. RICE: Not unless you want it marked?

MR. TURCOTTE Well, we will have it marked. It shows the price of \$240.00, your Honour.

(DEED MARKED EXHIBIT NO. 2).

MR. TURCOTTE Q: Now, what was on the land when you bought it, Mr. Nakamura?

A There were only stumps and a little brush.

Q No buildings?

A No.

20 Q And no crops?

A: No.

Q And nothing cleared?

A: No.

Q All in brush?

A: Yes, all in

timber.

Q Anyway, you went to work and built the buildings that are mentioned in Exhibit 1, did you?

A Yes.

MR. TURCOTTE Will my learned friend admit that the assessment on this particular land was \$240.00 and improvements \$200.00.

30 THE SUB-COMMISSIONER: \$440.00.

J. Nakamura,
In Chief.

MR. RICE: It is described as Lot "C", is it not?
You have got it Farm "A", but I believe the legal
description is Lot "C".

MR. TURCOTTE: Yes.

MR. RICE: Land, \$240.00, improvements \$200.00.

THE SUB-COMMISSIONER: \$240.00 and \$200.00?

MR. RICE: Yes. The total assessment is \$440.00 with
\$240.00 for the land and improvements, \$200.00.

10 MR. TURCOTTE: Q: Now you are also making a claim in
regard to what I call Farm "B", which is a ten
acre piece, and I show you a statement which shows
when you bought it, from when you bought it, what
you did with it after you bought it.

A: Yes.

Q: Is the information in that correct to the best of
your memory and belief?

A: It is correct.

MR. TURCOTTE: Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

20 MR. TURCOTTE: Q: I am showing you an agreement for
sale between William Smith and yourself covering
these ten acres showing a price of \$600.00
(indicating). Is that the agreement covering
that piece of land?

A: Yes.

MR. TURCOTTE: Exhibit 4, please.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. TURCOTTE: Q: Now when you bought that piece of
land, what was on it?

30 A: There was nothing at all there, just stumps and

brush.

Q Well, there was a small packing shed there, was there not?

A I built that myself.

Q But I have it here that it was on there when you bought the land. Maybe I misunderstood you.

A I built it.

Q Oh, I see. And did you do all the other work that you have set out in your claim here, clearing three acres, and brushing and stumping another acre and a half?

A Yes, I did it myself.

MR. TURCOTTE: Will my learned friend admit the assessed value as \$490.00?

MR. RICE: Yes.

MR. TURCOTTE: Q Now you are also making a claim arising from the loss of your personal chattels?

A Yes.

Q I am showing you a document setting out that you owned a truck and that you also owned your household goods, your farm goods, some jam crates, and so forth (indicating); is that correct to the best of your memory and belief?

A It is correct.

MR. TURCOTTE: Exhibit 5.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. TURCOTTE: Q: I am showing you a sale agreement covering a Chevrolet truck from the International Harvester Company to yourself for \$125.00 (indicating). Is that the agreement covering the

J. Nakamura,
In Chief.

purchase of the truck for which you are making
a claim?

A Yes, it is.

MR. TURCOTTE: Exhibit 6.

(AGREEMENT MARKED EXHIBIT NO. 6).

MR. TURCOTTE: Will my learned friend file the analysis
of personal property.

(ANALYSIS MARKED EXHIBIT NO. 7).

10 MR. TURCOTTE: Will my learned friend file the inventory
taken by the representative of the Custodian?
Your Honour, I do not know whether you should make
separate exhibits of these documents I have here in
my hand.

THE SUB-COMMISSIONER: Do they relate to the same things?

MR. TURCOTTE: Yes, they relate to the same things.
The inventory of personal chattels.

THE SUB-COMMISSIONER: I suppose we could file them as
one exhibit and attach them together.

MR. TURCOTTE: I think so.

20 THE SUB-COMMISSIONER: What about the appraisal of real
property? Do you put that in now, or have you
been doing that?

MR. RICE: I think it they should go in.

THE SUB-COMMISSIONER: Yes, I think so.

MR. RICE: Yes, if my learned friend wants it to go in,
I will put it in now.

30 THE SUB-COMMISSIONER: What I was thinking of, Mr.
Huckvale used to have it put in when he was con-
ducting his examination and I was wondering what
your practice was, Mr. Turcotte.

J. Nakamura,
In Chief.

MR. TURCOTTE: We could put it in after these documents, your Honour.

THE SUB-COMMISSIONER: Yes, all right.

MR. TURCOTTE: I might point out, your Honour, that these documents are as follows: One is an inventory of the chattels left on the property of Jukichi Nakamura, made by the representatives of the Custodian, J. Moryson, and H.J. Logan; the next one is an inventory of chattels left on the property of J. Nakamura on Lot "A", and this inventory is signed by a lessee and witnessed by an agent of the Custodian, J. Moryson. The third document is additional chattels found on the property of Jukichi Nakamura, signed by the two agents of the Custodian; the fourth document is a list or an exact copy of the first document signed by J. Nakamura, acknowledging that "This represents all my chattels remaining in my protected area of British Columbia." The fifth document is a letter dated the same date as he signed the receipt for these and it is to the Custodian stating that certain articles were left off the list which he said was a full list. The sixth document is another letter from J. Nakamura stating or setting out that certain jam crates were missing. I will put all of these in as an exhibit, your Honour.

THE SUB-COMMISSIONER: That will be Exhibit 6.

(DOCUMENTS MARKED EXHIBIT NO. 6).

MR. TURCOTTE: I would just like to refer to that exhibit again before I proceed, your Honour.

THE SUB-COMMISSIONER: Yes, all right.

MR. TURCOTTE: Now, your Honour will note that this claimant is only claiming \$170.00 for his goods apart from the truck and I would just like to point out that Exhibit 8 contains a long list of household goods including a stove, kitchen chairs, tables, gramophone, kitchen cabinet, heater, clock, dresser, china cabinet, two beds and three mattresses, more chairs, 65 jam crates, 50 berry crates, cross-cut saw, a large number of garden tools, fish net, wheelbarrows, and more berry crates. And then in his letter he said that he had 75 feet of iron pipe, and that not all of the jam crates were listed and in the further letter he says that he had 180 jam crates.

Q Mr. Nakamura, in that list -- perhaps I had better show him the signature. That is your signature on one of the documents in Exhibit 8.

A Yes.

20 Q Now that sets out a list of the chattels which you left at the Coast?

A Yes.

Q Did you bring any of these to Alberta with you?

A I just brought a set of six pieces of crockery and two mattresses.

Q Did you leave three mattresses out there?

A Yes, I left the rest behind.

Q I see. And you are saying that you believe that the total value of all these articles amounted to at least \$170.00?

A Yes, I estimated that much.

Q Now after you bought your truck for \$125.00 in 1940, did you do anything about it?

A I put in a few repairs and constructed a deck on the back of the truck.

Q A deck. What do you mean by a deck? Is that a platform?

A I built a square box to place on the truck to carry strawberries.

10 Q I see. Was that box closed in?

A Yes, it had four sides to it.

Q I know, but was it solid up and down, or was it like that chair there (indicating) with spaces in between?

A I made the sides out of four-inch pieces of lumber with spaces about four inches between.

Q That was a stake box then, the way I described it; that is correct, is it?

A Yes, there were slats in between.

20 MR. TURCOTTE: Will my learned friend file the farm appraisal reports covering both properties?

MR. REE: As one exhibit?

MR. TURCOTTE: Will one exhibit suffice, your Honour?

THE SUB-COMMISSIONER: Yes.

(APPRAISAL REPORTS MARKED EXHIBIT NO. 9).

MR. TURCOTTE Q Referring to Farm "A", which was the first farm that you bought containing about four acres, did you intend to sell that or give it away or let it go?

30 A No, I had no intention of selling it or giving it

J. Nakamura,
In Chief.

away.

Q I see. I asked that question, your Honour, in view of the suggestion in the farm appraisal report which says, "The Jap had purchased ten acres of bush land on the Reebuck Road which he was developing and possibly intended to dispose of this acreage or let it go." Where this appraiser got that idea after this man had left the Coast and had no way of talking to him, I do not know.

100 MR. RICE: He thinks he should have left it and let it go.

MR. TURCOTTE: Q: What about the water supply in this Farm "A"? Where did you get the water from?

A I had two wells dug in the property; one would dry up in the summer but the other had plenty of water in it.

Q The other had plenty of water in it?

A All the time.

Q All the time?

A: Yes.

20 Q I see. I note that the appraiser says that water is obtained from a well in the property which usually goes dry after a hot spell. Where did you get the money from to buy this second farm?

A I paid Smith \$150.00 down and arranged to pay the balance in installments.

Q Well, where did you get it? Where did you make that money?

A I had the amount with me at the time.

Q I know, but did you make it working apart from your farm or from Farm "A"?

J. Nakamura,
in Chief.

A Yes, I derived it from profits from Farm "A".

Q The reason I ask you that is that the man who made the farm appraisal report on Farm "A" says it was spear property.

A Farm "A" would be the four acres?

Q That is right.

A It was very good soil there. It was excellent soil for growing fruits and berries and there was another adjoining farm of twenty acres which I intended to purchase as the soil is very good, but I did not do so because the price asked was rather high.

20

Q The price asked was rather high? What price was asked for it?

A It was around \$100.00 an acre.

Q \$100.00 an acre.

A Yes.

Q And when was that?

A It was just before I bought the second farm.

20 Q That would be in 1940, about?

A I think so, in 1940. In any case it was just before I bought the second farm.

Q All right, that is all.

MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair market value. I am submitting that the automobile sold at its fair market value. I am submitting the claim made for the cattle, if the Custodian is in any way responsible, is excessive.

30 MR. TUGGOTT: I thought that at least in this case my

J. Nakamura,
Cross-Exam.

learned friend would admit this claim for these chattels.

MR. RICE: Perhaps it is not as excessive as it is in other cases; I will admit that, if it helps my learned friend out any.

I wish to submit as an exhibit, your Honour, a real property memorandum and a summary dealing with both parcels of land.

(DOCUMENT MARKED EXHIBIT NO. 10).

10 MR. RICE: I also wish to submit as an exhibit the police report on the Chevrolet truck and the used car appraisal record showing that the car was appraised by H. Grene.

THE SUB-COMMISSIONER: As one exhibit, Mr. Rice?

MR. RICE: As one exhibit, your Honour, and showing that the car was appraised at \$45.00.

THE SUB-COMMISSIONER: All right.

(DOCUMENTS MARKED EXHIBIT NO. 11).

20 CROSS-EXAMINATION BY MR. RICE:

Q Did you keep a record of the money that you paid for the buildings on Farm "A"?

A No, I have no records.

Q No records?

A: No.

Q And you did not keep a record of the time that you spent building them?

A No.

Q These figures you have used in Exhibit 3, no, Exhibit "A" --

30 MR. TURCOTTE: Exhibit 1.

J. H. Hume,
Crown-Exam.

MR. RICE: Exhibit 1, excuse me. Are these estimates or guesses on your part?

A Yes. Well, when we worked on the property the children helped and we all put our time in so that we did not keep actual records.

Q I notice that you have a claim for 27,000 strawberry plants at 5 cents apiece. Did you count them?

MR. TURCOTTE: I think that must go with the real property, your Honour.

10 THE SUB-COMMISSIONER: As a part of the valuation of the real property?

MR. TURCOTTE: Real property, yes.

THE SUB-COMMISSIONER: You are dropping it so far as personal chattels are concerned?

MR. TURCOTTE: Yes.

MR. RICE: I would like to have it placed on the record, your Honour -- I think this letter here should have been filed as part of Exhibit 6.

MR. TURCOTTE: I will agree to that being attached to
20 Exhibit 6. That is from the Murray Company, is it?

MR. RICE: Yes, the Murray Company Limited. I will read the letter.

"In reply to your letter of December 8th, 1942, would advise that we have some of the 33 jam crates in our factory and the balance are at one of the other farms.

"We are backing the new tenant and are going to take his crop. The crates referred to will be returned to the farms as soon as we can get them sorted out."

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I think that should be filed as part of Exhibit 8.

THE SUB-COMMISSIONER: As part of Exhibit 8, Mr. Rice?

MR. RICE: Yes, to explain what has become of some of the chattels.

MR. TURCOTTE: That clearly shows, your Honour, that the Custodian knew that the crates were in existence.

MR. RICE: Knew that some were.

10 MR. TURCOTTE: Yes.

(LETTER MARKED AS PART OF EXHIBIT NO. 8).

MR. RICE: Q. How many jam crates did you have?

A. We must have had about 200. We added new ones every year and that must have been the total at the time.

Q. The letter to the Custodian that you wrote under date of October 19th, you say you had 180, is that correct?

A. Pardon?

20 Q. The letter to the Custodian that you wrote under date of October 18th, no, pardon me, October 19th, 1942, in it you say you had 180 jam crates, is that correct?

A. It may have been that amount.

Q. It may have been that amount?

A. Yes.

Q. You left a list of your chattels, or some of your chattels, with your tenant, N. Krajacic?

30 A. I don't recall the name. When we evacuated we locked everything up in the house and left then.

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and we also left a few things in the shed at the back of the house.

Q You turned your key to one property over to Mr. Baedak, did you not?

A I handed the key to a Japanese who, I believe, was working for the Custodian.

Q How do you know that he was?

A I believe he was sent out by the Custodian.

Q Well what is his name?

10 A Haruno.

Q Haruno?

A: Yes.

Q Why do you say that he was sent out there by the Custodian?

MR. TURCOTTE: Well didn't he sign the inventory?

No, it is Moryson, I am sorry.

MR. REE: Q: What happened after that?

A Well, I handed the key to this man and eventually I believe it must have reached the Custodian.

20 Q You say the Custodian had a Japanese working for him? Can't he say yes or no to that without talking five minutes about it?

A This man was working for the Custodian.

Q Where did he live?

A I just handed the key to this man because he represented the Custodian.

Q And you don't know whether he represented the Custodian or not?

A I don't know exactly about that.

Q But you do know that he was a Japanese?

30 A I handed the key over to this man. There was a

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committee working in connection with evacuation and this man was one of them and I handed the key over to this man, Maruno.

Q How old a man was he?

A About fifty-seven or eight.

MR. TURCOTTE: Your Honour, I might point out that this man was evacuated on the 20th of April and the Custodian makes an inventory on the 11th of August.

THE SUB-COMMISSIONER: Which?

10 MR. TURCOTTE: On the 11th of August when all these things were found. What is the argument about who got the key in April?

MR. RICE: I see, and there are two or three inventories to say that that inventory is not correct.

MR. TURCOTTE: Well we rely on the main inventory and \$170.00 is certainly not excessive for that.

THE SUB-COMMISSIONER: What was the key to?

MR. RICE: It depends what the stuff was like.

THE SUB-COMMISSIONER: Pardon?

20 MR. RICE: He said that he locked his house and turned the key over to a Japanese.

THE SUB-COMMISSIONER: He didn't say that before.

MR. RICE: That is what I understood him to say.

Q Where did you leave your chattels?

A Inside of my house and in the shed at the back of the house.

Q Well didn't you leave some chattels with N. Krajacic?

A No, I don't remember the name.

Q As part of Exhibit 8, Krajacic signed a statement

30 to the effect, "I have the use of the articles listed

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Gross-Exam.

above and will be responsible for their safekeeping."

And then these articles were apparently stored in a packing shed and the list includes a peevce, pick, mattock, axe, two shevals, stump digger, 35 berry trays and 43 jam crates.

THE INTERPRETER: Perhaps if he saw the signature he might recall it.

MR. RICE: Q I might not be pronouncing his name correctly.

10 A No, I do not remember this name at all.

MR. TURCOTTE: Your Honour, may I point out that according to Exhibit No. 10 the property was not leased by this man to Krajacic at all. It says that the Custodian leased this property to Nick Krajacic so that it is very understandable.

MR. RICE: The crop on this land was sold by the Custodian, it says on this exhibit over here.

MR. TURCOTTE: Yes. Well, I don't know. He may have. I may be wrong there.

20 MR. RICE: I would like to point out, your Honour, that according to that record that I understood the key had been left with a man by the name of Badaak who in turn turned it over to Mr. Gill of Murray & Company, Limited, and according to this witness it was left with a Japanese.

THE SUB-COMMISSIONER: Well I see the second sheet of Exhibit 6 is witnessed by some person who is an officer of the Custodian.

MR. RICE: Moryson, I believe, is it not?

30 THE SUB-COMMISSIONER: Yes. They would surely know

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something about them, wouldn't they?

MR. RICE: Oh yes.

THE SUB-COMMISSIONER: Is that all?

MR. TURCOTTE: Yes. That is all, Mr. Nakamura.

A Could I just say something?

Q Yes.

A This Marine is a member of the Japanese Committee who was helping the Custodian in evacuating.

Q Well, all right. That is all, Mr. Nakamura, thank you.

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(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

W. R. Howard
W. R. HOWARD
Official Reporter.

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

SUB-COMMISSIONER.

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