

3957

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 Gaichi

HOME ADDRESS: 1167 La Fevre Rd., Aldergrove, B.C.

REGISTRATION NUMBER 12879 SEX: Male AGE: 54

OCCUPATION: 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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sumi

ADDRESS OF WIFE OR HUSBAND: 1167 La Fevre Rd., Aldergrove, B.C.

NAMES OF ANY LIVING CHILDREN: Tomi (F), Sagoro (M), Fuzo (M), Miyoko (F),
Sumao (M)

ADDRESS OF CHILDREN: 1167 La Fevre Rd., Aldergrove, B.C.

AGE OF CHILDREN: 18, 16, 11, 9, 5.

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

1. LOCATION AND DESCRIPTION: S.E. Quarter, Section 20, Township 13,
30 acres - 1167 La Fevre Rd., Aldergrove, B.C. 24 not cleared,
6 cleared, 3 $\frac{1}{2}$ under cultivation.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 room house, barn, packing shed,
root house, storage house, wood shed, picker house, wood shed,

home belongs to brother, File 3332

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

4. TAXES (Amount and where payable) \$39.47 paid to the municipality of
Matsuqui, B.C. 1941 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner and uncle
and aunt.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title s. in owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 3 acres of strawberries, $\frac{1}{2}$ acre logan berry
 $\frac{1}{2}$ acres asparagus, $\frac{1}{2}$ acre raspberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
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: None

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 furniture and farm implements -will be left at
La Fevre Rd., Aldergrove, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 cat.

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: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
1 \$5.00 War Saving Certificate - in owner's possession.8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Mr. Morishaita, Coghlan, B.C. - borrowed \$400.002. 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 14th day of April 1942

(Signature)

S. NakamuraB. J. Williams

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date August 2, 1943

File No. 3957

Name NAKAMURA, SAICHI
(Surname in Block Letters)

Registration No. 1279

Male - Female
(check)

Age 48 12, 1887
Age 53.

Former Address R.R. #1, Aldergrove, B.C.

Date Evacuated 30/5/42. Naturalized - Canadian-Born - National
(check)

Present Address 1946 90 Mike Hubels, Barnwell, Alta.

Married - Single
(check)

Name of Wife NAKAMURA, Sumi #12880

Name of Husband _____

Name of Mother See'd Name of Father See'd

Names of Children under 16 #15746
Sagoro (M) Nov. 29th/25 Juzuo (M) Oct 20, 1930
Miya (F) April 21st, 1933 Yunao (M) Mar. 5, 1937

Requested by Pat Robinson Registered with Custodian (Yes or No)

Additional Information Farmer. Handled 20 acres.

50/55/3

REAL PROPERTY SUMMARY

JAPANESE NAME: Saichi NAKAMURA - Reg. No. 12879

File 3957
B.C. 382-P

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

PROPERTY ADDRESS: R. R. #1, Aldergrove, B. C.

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

TITLE: In the name of Saichi NAKAMURA.

ENCUMBRANCE: Vesting 24692 - 22nd September 1942.

ASSESSED VALUE: 1942 - 30 acres.
Land \$750.00
Improvements 1700.00 Total \$2450.00 Taxes \$40.59

CLASSIFICATION: Inspector reported on the 24th June 1942, an area of 30 acres of which 5 were cleared and the rest bush. The area under cultivation was 2½ acres strawberries, ¼ acre loganberries, ½ acre asparagus, ¼ acre raspberries, 1 dozen mixed fruit trees of which ½ were bearing. There was a 1 storey frame house 21 x 27 - 3 rooms in fair condition 2 room pickers house, fairly new, woodshed, barn, packing house. Occupied at date of inspection by Yvonne Le Blanc, with chattels left on the property. The area under cultivation declared by NAKAMURA was 3 acres strawberries, ¼ acre raspberries, ¼ acre asparagus, ¼ acre loganberries.

**HISTORY OF
ADMINISTRATION:**

The property was leased by the owner under date of 29th April 1942, for a period of 9 months from the 1st May 1942 for \$350.00 which was paid to the lessor. This lease covered 2 acres strawberries, 1 acre asparagus and 1 acre raspberries and loganberries. The lease also provided for an extension for 1943 through the Pacific Co-operative Union at a rental of \$175.00 plus taxes and Fire Insurance Premium of that year.

The foregoing lease was cancelled and the property was leased by the Custodian to Herbert M. Fraser for a term of 10½ months from the 15th February 1943 to the end of the year 1943 at a rental of \$50.00 which was paid to the Custodian and was allowed to The Director The Veterans' Land Act as accrued rental. This lease was handed to The Director The Veterans' Land Act on the 26th July 1943.

The house on the property was declared by the brother of the owner, Fusakichi NAKAMURA, to be his property, and this ownership was admitted by Saichi NAKAMURA in a letter dated the 18th May 1942. The valuation of the house was made and the value placed at \$250.50 and upon sale of the property the amount of \$250.00 was transferred from the account of Saichi NAKAMURA to that of Fusakichi NAKAMURA on the 12th July 1944.

SOLD: To The Director The Veterans' Land Act for \$1227.00 as at 1st January 1943.
Approved by Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Saichi NAKAMURA, sale price \$1227.00, less amount transferred to account of Fusakichi NAKAMURA for house \$250.00, Certificate of Encumbrance \$1.00, registration fee \$3.00, taxes \$1.28, legal fee \$15.00, total \$270.28. Net amount released \$956.72.

TITLE:

Included in C. of T. 172028 and payment of consideration included in cheque to the Custodian dated 28th April 1944.

OLD C. OF T.
NO. 113378-E:

Was in possession of the owner.

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

DATED November 22nd, 1946.

Laukmanseptum

IM:ML

FIRE INSURANCE SUMMARY

File 3957

Re: Seichi NAKAMURA - Reg. 12879

November 22, 1945.

There is no record on file of any
insurance on the buildings on this property.

This summary is certified
to be in accordance with
the information on file.

John W. [illegible]

IN:ML

LIABILITY SUMMARY

File 7957

Re: Saichi NAKAMURA - Reg. 12879

November 22, 1946.

Saichi NAKAMURA reported in his JP form a personal liability of \$400.00 owing to Mr. MORISHITA of Coghlan, B. C. No action has been taken in respect of this claim.

*Noting MORISHITA,
File 3951.*

This summary is certified
to be in accordance with
the information on file.

Sanchez

IN:ML

Nov. 13/47:

See ltr. dated Dec. 22/46.

*Mr. Nakamura states he paid
\$400.00 to Mr. Morishita before he
left for Japan.*

*In view of the fact that Mr.
Morishita did not declare this as
receivable in his J.P. Form or file
a claim against Mr. Nakamura, with
us, the matter may be considered closed.*

PERSONAL PROPERTY SUMMARY

File No. 3957

29th November, 1946.

Re: Saichi NAKAMURA - reg. No. 12879

CHATELS: The above Japanese registered with this office on the 14th April, 1942, declaring that an unspecified quantity of furniture and farm implements would be left on his property. He was evacuated on the 30th May, 1942. On 24th June, our fieldmen inspected the property and inventoried the chattels found there, and a copy of the inventory was sent to the Japanese, who confirmed it as being correct on the 5th September, 1942.

The chattels were left on the property in the care of the tenant until removed and sold by auction on the 7th January, 1944 and 16th December, 1943, the proceeds being derived from same totalling \$123.56. A quantity was abandoned as not being worth handling but the chattels as a whole are well accounted for.

BONDS & INVESTMENTS: The above Japanese declared having a War Savings Certificate. This was not brought under control by the Custodian.

This file reveals no other personal property assets.

The above summary is certified to be in accordance with the information on file.

WEA:HA

W. E. Cameron

CHATEL'S SUMMARY

File No. 3957

August 16, 1946.

Re: NAKANURA, Saichi (Mr.)
Reg. No. 12879

The above registered on Apr. 14/42.

<u>DECLARED</u>	<u>INVENTORIED</u>	<u>AUCTIONED</u>	<u>OTHER DISPOSITIONS</u>
not itemized	June 24/42. acknowledged Sept. 5/44 as all on property		
	range	x	x
	12 gal. crock	x	x
	saw machine	x	x
	5 beds	5	3 abandoned
	2 trunks	x	2 & contents
	2 heaters	x	1 abandoned
	garden tools	x	
	2 baskets etc.		
	1 shovel		
	water can		
	3 hooks		
	4 spades		
	gramophone	x	→
	buck saw	x	→
	3 cross cut saws	x	→
	wheelbarrow	x	→
	sealers	x	→
	Jan. 13/44.		
	single bed	x	→
	matress	x	→
	2 planks	x	→
	2 scrapers		missing
	4 hoes	x	→
	2 axes	x	→
	hand cultivator	x	→
	slasher	x	→
	hoe	x	→
	keg	x	x abandoned
	2 wedges	x	→
	sledge	x	→
	crib	x	→
	oil can		x abandoned
	trunk	x	→
	2 mail boxes	x	x H.M. cupboard
	pick		x abandoned
	range	x	→
	dishes	x	x 3 sml. H.M.
	3 blinds	x	→ tables
	stove pipe		x abandoned
	2 sprayers	✓file	x
		chisel	
		tool box & contents	
		dishes	
		bowl	
		4 tubs	
		handle	
		netting	
		linoleum	

NAME NAKAMURA, Seichi

REGISTRATION NO. 12879

FILE NO. 1957

The following chattels were sold by public
auction at Abbotsford, B.C. on December 16, 1947

2 Sprayers - Transferred 7/6/46. P.g.
from file 5987-28 \$ 1.00

Total	(Auctioneer's Fee: \$0.10	\$ 1.00
Less Expenses:	(Advertising: 0.02	\$ 0.15
	(Moving: 0.03	
Net Proceeds Credited:		\$ 0.85

Members of Custodian Staff Present.

Mr. Carlson

Extracted from Auctioneering List No.

Abbotsford 2.

Remarks.

File No. _____

Date Jan 13 - 44

12879

SUMMARY

Name: NAKAMURA, Saisuke

Address: La Loma Rd. Matigues, Minn.

(1) - We have today moved to auction room at Whitford effects as per enclosed list at a total cost of \$12.00 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at La Loma Rd. Matigues where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$1.00 for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

none

The tenant gave us the following explanation: _____

Shaw

NAME NAKANURA, Saichi

REGISTRATION NO. 12879

FILE NO. 3957

The following chattels were sold by public
auction at Abbotsford, B. C. on January 9, 1944.

Scale	\$ 15.00	
Cross cut saw	2.60	
Stove pipe	.50	
Cross cut saw	2.00	
Tricycle	1.75	3749
Cross cut saw	3.00	
Basket & contents	1.25	
Bed	6.00	
Shovel & hoe	.90	
Water can & lamp	.70	
Saw	.50	
Saw	1.25	
Crook	3.00	
Oilcan & lamp	1.50	3749
Mat	1.20	
Axe & slasher	1.75	
Pulley & hook	1.10	
2 pulleys & hook	.35	3749
Box spade & axe	1.00	
Heater	2.00	
Spade, hoe & axe	1.00	
Gramophone	5.00	
File & chisel	.25	3749
Tool box & contents	1.50	
Hand saw	1.25	
2 wedges & hammer	2.20	
Basket & contents	1.80	
Box	1.00	3749

Total:

Carried forward

~~NEWSPAPERS~~

~~NEWSPAPERS~~

~~MINUTE OF THE BOARD OF DIRECTORS~~

~~REPORT OF THE BOARD OF DIRECTORS~~

~~REPORT~~

NAME NAKAMURA, SaichiREGISTRATION NO. 12879FILE NO. 3957

The following chattels were sold by public
 auction at Abbotsford, B. C. on January 5, 1944.

	Brought forward	\$ 55.00
Hook		.25
Tin platter		.90
Bowl & carders		.50
Box dishes		1.50
Bowl		.25
Trunk & contents		5.00
Wood tub		.75
Bowl		.35
Fan		.50
Lunch kit		.25
Lunch kit & lantern		.45
Iron pot		.50
Trunk & contents		1.50
Handle		.40
Crock		4.00
Japanese dish		.45
Bowl		.35
Dishes etc.		.50
Cultivator & hoe		.85
Hoe & spade		.50
3 tiles		.25
Tub		.45
Tub		.45
Saw & shovel		1.00
Gramophone		1.00
Panels		.25
3 blinds		.25
Total:	Carried forward	\$ 85.35
Less Expenses:		\$ 76.70
Net Proceeds Credited:		\$

~~Members of Custodian Staff Present:~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME YAKAMURA, Saichi

REGISTRATION NO. 12679

FILE NO. 3957

The ~~sale~~ sale ~~of~~ of ~~the~~ the ~~property~~ property ~~was~~ was ~~held~~ held ~~by~~ by ~~the~~ the ~~public~~ public ~~at~~ at ~~the~~ the ~~public~~ public ~~sale~~ sale ~~on~~ on ~~the~~ the ~~15th~~ 15th ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1946~~ 1946

	Brought forward	76.70
		25.39
Full tub		1.00
Cultivator & mattock		1.00
Netting		1.00
Steel cut		2.00
Line & plow		1.00
Stove & pipes		2.50
Coil bed spring		4.00
Old W. E. bed fabric spring		1.00
Cross cut saw		4.00
Old burrow		1.25
Linoleum		3.00
Table & curtains		1.00
Small shovel & 2 planks		.60
Heavy cast iron stove		8.50
New mail box		5.20
1 Singer sewing machine		56.00
Mail box		3.25
2 Windows		2.70
1 Window		1.60
Singer bed		0.75

Transferred from file 7582 June 6, 1946.

Total:	(Auctioneer's Fee)	\$ 17.51 17.51	\$ 175.45 175.45
	(Advertising)	4.61 4.61	
Less Expenses:	(Moving)	32.00 30.32	\$ 52.46 52.46
Net Proceeds Credited:			\$ 126.75 122.71

Members of Custodian Staff Present. Mr. S. C. Carlsen

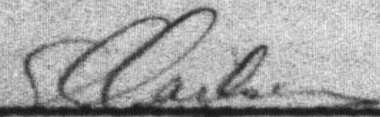
Extracted from Auctioneering list No. Abbotsford 3

Remarks. Transfers to and from the file completed 6/6/46 C.G.

NAKAMURA, Saichi # 12879

GONE TO STORAGE :

- 1 Box nailed
- 1 Case Records



Jan. 13ht. 1944

INVENTORY OF CHATTELS BELONGING
TO

NAKAMURA, Saichi # 12879

Left on the property as be'ing of no value:

- 3 Old Iron Beds & Springs ✓
- 1 Old Heater ✓
- 1 5 gal. Oil Can ✓
- 2 Old Jap kegs ✓
- 1 H.M. Cupboard
- 3 Sml. H.M. Tables
- 1 Box Bottles
- 1 Broken Wash board.

Signed

Charles

Jan. 13th. 1944

*I have to-day examined the above
mentioned articles & I am convinced that they
are valueless and should be abandoned*

Ch

Extract from Lease.

File # 3957.

Lessor: Saichi NAKAMURA.

Lessee: Yvonne LE BLANC.

Date: 29th April, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with P.C.U.

Consideration: \$350.00, paid. Rental for 1943 to be \$175.00 plus taxes and Fire Insurance Premium.

Property:

Land: Lot 2 of S.E. $\frac{1}{4}$ Section 20 Township 13 Map 5149 containing 30 acres more or less. Municipality of Matsqui.

House: Included, also buildings.

Chattels: Livestock and farm implements.

See further particulars
on Extract next
to letter dated Feb. 26/43
158

OFFICE
RECEIVED
SEP 9 1942

Bill

File #3957-

Name: Saichi NAKAMURA,
Address: 1167 La Fevre Rd., Aldergrove, B.C.
Reg. No. 12879.

INVENTORY OF CHATTELS LEFT ON PROPERTY.

In House.

5 Kitchen range.
5 12 gal. stone crock.
5 Singer Sewing machine.
5 Bed.
5 Bedstead.

In Pickers House.

2 trunks (contents unknown)
2 heaters.
bale. garden tools.
3 beds.
gramophone.
hack saw.
3 cross cut saws.
wheelbarrow.
platform scale.

Sold

*5 Sold at auction
as abandoned*

Confirmed:

DATE: *Sept 15/42*

Signed: *Saichi Nakamura*

*Please return this copy
A.M.*

ADDITIONAL CHATTELS FOUND
ON THE
PROPERTY OF NAKAMURA, Saichi # 12879

~~51 Single bed~~
~~51 Rubber Mat~~
~~52 81 Planks~~
~~52 Scrapers~~
~~54 Hoes~~
~~58 Axes~~
~~51 Hand Cultivator~~
~~51 Slaughter~~
~~51 Coal Hoe~~
~~1 Basket Keg~~ Discarded
~~52 Wedges~~
~~51 Sledge hammer~~
 Quan. Raspberry wire
 2 Grub Hoe heads
~~51 Childs cribb~~
~~1 4 gal. oil Can~~ Discarded
~~51 Trunk & contents~~
~~1 Keg of liquid~~ Discarded
~~51 Mail box~~
~~51 Pickereon~~
~~51 Gramophone~~
~~51 Mail box~~
~~51 Range~~
~~5 Quan. of Dishes~~
~~53 Blinds~~
~~5 Quan. Stove pipe.~~

Signed

Harlan

Jan. 13th. 1944

S: Sold by auction 5/1/44 - Albotif ad 3

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 3957

MUNICIPALITY: Matsqui.

Date: June 24, 1942.

NAME: MAKAMURA, Saichi.

REGISTRATION NO. 12879.

ADDRESS: 1167 La Pevre Rd., Aldergrove, B.C.

PROPERTY:

ACREAGE: 30. 5 acres cleared, rest bush.

KIND OF CROPS: Straws. Logans. Asparagus. Rasps. Fr. Trees.
APPROXIMATE ACREAGE OF EACH: 2 $\frac{1}{2}$. $\frac{1}{2}$. $\frac{1}{2}$. $\frac{1}{2}$. $\frac{1}{2}$ " bearing.

HOUSE: 1 Storey. VACANT: OCCUPIED Yes.

DESCRIPTION Frame. ROOF: Shingle.

SIZE: 21 x 27. NO. OF ROOMS 3.

CONDITION: Fair. Small house inside.

OTHER BUILDINGS: Pickers house (2 rooms) fairly new, woodshed, barn,
packing house.

NAME OF LESSEE OR RENTOR: Yvonne Le Blanc, of Chilliwack, B.C.

TERMS: \$350.00 for crop, through P.C.U. from April 1, to Jan. 1943.
Terms for 1943 are, \$175.00, plus 1943 taxes & fire insurance.

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house.

Kitchen range.
~~12 gal. stone crock.~~
~~Singer Sewing machine.~~
~~Bed.~~
~~Bedstead.~~

In Pickers house.

~~2 Trunks. (contents unknown.)~~
~~2 Heaters. Discarded~~
~~Edle. garden tools.~~
~~3 Beds. Discarded~~
~~Gramophone.~~
~~Duck saw.~~
~~5 Cross cut saws.~~
~~Wheelbarrow.~~
~~Platform scale.~~

Signed:

J. Mayson
H. Logan

BC-312-1

Farm Appraisal Report

File No. 71/899

Land Description Lot 2 of S.E. 1/4 of Sec. 22, Tp. 12, Rng. 24E, N.W.D.

Containing 50 Acres

Owner's Name B. WAKAMURA

Post Office Address Albion, N.D.

Nearest Rail Point Lumbert

Distance 3 miles

Market Town Abbottford

Distance 7 "

Church (give denomination) Various at Albion

Distance 1 1/2 "

Nearest School Abbottford

Distance 1 1/2 "

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

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

In No. 1167 - Logans Road (Gravelled) 1/2 mile to main highway.

Is this district a good one? Yes

DATE Aug 6 1938

FILED BY B. B. Rice

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

Predominating Nationality and religion: British. None predominating.

Describe Fencing and its condition: East side along road only good Value \$ 1.00 in land

Water supply: Well near house, another near other house (shallow) Value \$ 1.00 in land

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14 x 24	Timber	8	shgl.	27	block	good	\$ 250.00
Barn	12 x 20	" with	8	"	107	"	"	250.00
ADD'N.	14 x 10	walls	8	"	"	"	"	250.00
SHED	6 x 20	shingles on	8	"	NEW	"	NEW	250.00
SHED	12 x 10	both sides	8	"	old	posts	poor	15.00
SHED	12 x 10	boards	8	"	old	blky.	old	20.00
SHED	10 x 10	boards up.	8	"	old	blky.	old	20.00
GRANARY	NOTE: Addition to house, also no value. Leave alone that owner claims that the first house listed. which site owner (see diagram) does not belong to either him or the pre- party. I have no way of verifying this, and as it is there and is on blacks, not white, it appears to be part of the property, so I have in- cluded it, as above. Owner now evacuated.							

No electricity established, or nearer than the highway 1/2 mile north

Total present day value \$ 500.00

Total Value Buildings add to farm

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

habitable? \$

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

No. rooms downstairs? 5 Upstairs? 2 How finished "v" joint two rooms (one unfin.)

Are buildings painted? No Condition of paint

Distance from nearest bush 100 yds.

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

Cultivated Land

BO/382-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6	rolling 6 ac	1st clay loam	clay, clay some gravel on ridges	strawberries, pump- berries, raspberries, Logans, Dunes, Asparagus. Fruit in very good shape, except raspberries.	\$50.00	\$300.00

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

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

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
19 ac	1st clay	clay clay / mod.	clearing	\$75.00	20.00	\$300.00
5 ac	"	with some gravel on ridges	heavy clearing wood lot value	150.00- 200.00	10.00	\$0.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land \$ 750.00

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 1270.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land is comparatively new, and has been cult. well up to present. Lenses in
rice terrace lenses, the latter only present crop lenses. Some new struc-
tures were planted before owner left. Some fruits in poor shape.

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

Noxious weeds:

Canada thistles.

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

Bus. and school - \$40.00.
Municipal Municipality,
St. John, B. C.

Date: 26th June 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 26th day of June 1942.

Inspector's Signature

"B. C. WHEATON"

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

Farm Appraisal Report

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

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

ORCHARDS, SMALL FRUITS, ETC.

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

	Present Value
10 Fruit trees add	10.00
12 small fruit trees, not yet bearing - varied	10.00
Other crops at this time are:-	
Strawberries -- 1.00 ac.	
Asparagus ----- 0.50 ac.	
Corn ----- 0.2 ac.	
Legumes ----- 0.5 ac.	
Peas ----- 0.50 ac.	
Beans ----- 0.75 ac.	

The cane fruits are in poor shape. Strawberries fair.

Total \$

Amount fruit trees add to value of farm \$

578
W. B. Broun
Mrs. Morgan

798

File 3957

FARM LEASE

THIS INDENTURE made in duplicate the 29th day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

SAIGHI KAKABURA of Aldergrove

in the Province of British Columbia

Farmer

(hereinafter called the Lessor)

Of the First Part

- and -

YVONNE LE BLANC of Chilliwack

in the said Province

Farmer

(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS BOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Matsqui in the District of New Westminster and Province of British Columbia, more particularly described as:

Lot two (2) of South East quarter Section twenty (20)
Township thirteen (13) Map 5149 containing thirty (30)
acres more or less.

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine (9) months to be computed from the first day of May A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of ~~Three hundred and fifty~~ (400) of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

28

Two (2) acres of strawberries

One (1) acre of asparagus

One (1) acre of raspberries and loganberries

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 194 ~~2~~, he shall be able to again rent the said lands for the year 194 ~~2~~, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 194 ~~2~~ and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

It is understood and agreed that the rent for the year 1945 shall be One hundred and seventy-five (\$175.00) Dollars plus the 1945 taxes and the 1945 Fire Insurance Premium.

It is expressly understood and agreed by and between the parties hereto that the Lessee may assign this lease to any person capable of carrying out the provisions thereof, provided the approval and permission of the Lessor or his Agent is first had and obtained, and for the purpose of this clause Pacific Co-operative Union is the Agent of the Lessor.

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

Signed, Sealed and Delivered by

SAICHI NAKAMURA and YVONNE LE BLANC
in the presence of

S. Nakamura

M. M. Fletcher

Yvonne Le Blanc

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see **SAICHI NAKAMURA and YVONNE LE BLANC** the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia

this *29th* day of *April*

A. D. 194*2*.

M. M. Fletcher

[Signature]
A Commissioner for taking affidavits
within British Columbia.

356

Extract from Lease.

File # 3257.

Lessor: Saichi NAKAMURA.

Lessee: Yvonne LE BLANC.

Date: 29th April, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with P.C.U.

Consideration: \$350.00, paid. Rental for 1943 to be \$175.00 plus taxes and Fire Insurance Premium.

Property:

Land: Lot 2 of S.E. 1/4 Section 20 Township 13 Map 5149 containing 30 acres more or less. Municipality of Matsqui.

House: Included, also buildings.

Chattels: Livestock and farm implements. *No scheduled Chattel on farm.*

Cancelled & replaced by Lease No. 228 to Herbert H. Fraser for 10 1/2 months from Feb. 15/43 to Dec. 31/43.

\$50 - payable 15th July, 1943.

Old & new leases handed to P.C.U. 26/7/43.

Sub 3957

R.R. #1 Alderpoint Bl. . .

May 18/42. ~~Richardson~~
McDonnell

Dear Sir:

My brother, Susatichi
Nakamura build a house on my
land by my permission. Therefore
he is the sole owner of that house.
Yours truly
Saichi Nakamura

250

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 20 1942

Take letter case
by legation
monitors

OFFICE OF THE JAPANESE SECTION
3957

R. R. I. M. A. M. A.
K. R. I. M. A. M. A.

Dear Sir:

RECEIVED

JUN 9 1942

B. C.

I have taken over the
S. Nakamura plan, located at
1169 Leifer Road.

It was understood, the
above named was to leave his
belongings in one room in the
pickers house.

But when he left he
locked up the outside door
of the building. Your representative
said I could arrange to have
it changed after they had
gone.

There for I would like to have
the door opened as I will need
the remaining part of the building
for my pickers. at the first of the
week.

Yours truly
Miss G. L. B. A. M. A.

3737

July 23, 1942.

Mr. Saichi NAKAMURA, #12879,
c/o Wm. Andrews,
Ketealfe Building,
Lethbridge, Alberta.

Dear Sir:

Re: Chattels, 1167 Le Fevre Rd.,
Aldergrove, B.C.

Our agent inspected your property at a recent date and
we enclose herewith inventory in duplicate of goods found. If this
list is correct, would you kindly attach your signature where
indicated and return the marked copy to this office without delay.

Would you at the same time please state whether any or
all of these goods were left for the use of the tenant.

Kindly send your reply in the enclosed envelope.

Yours truly,

H. F. Green,
Manager, Protection Department.

DM
AGM:AS
encl.

File No. 3957

Property: Saichi NAKAMURA.

Lessee: Herbert N. Fraser.

Amount: \$50.00

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

NAKAMURA, 43

File No. 3957

PAYMENT ORDER.

To *Saichi Nakamura*

Address *1111 1/2 St. W. Vancouver B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *\$50.00*

Fifty/100 Dollars out of monies now due and

accruing due or that at any time hereafter may be due in respect to the

proceeds of: *Being Shipment*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *9*.... day of *July*...., 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *R. W. Anderson* }

Address: *H. N. Fraser*

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

OK

14

CRUX & McMASTER

Surveyors and Architects

B. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

835 WEST GEORGIA ST.

VANCOUVER, B. C.

EVACUATION SECTION

Rec'd FEB 4 1944

File No.

Ans.

Referred

Richardson

February 2, 1944

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B. C.

Attention Mr. R. D. Richardson

Dear Sir:

Feb 29 57
Re: Saichi Nakamura - Lot 2 of SE $\frac{1}{4}$ of
Sec. 20, Twp. 13, Map 5149,
Municipality of Matsqui

This will acknowledge receipt of your letter
of January 17th enclosing certificate of encumbrance
no. 50189 covering the above property.

We note that your records indicate that the
house on the property belongs to Fusakichi Nakamura,
brother of the owner of the property.

Chandler
We have written to Col. Chandler requesting
that an appraisal be made and upon receipt of the re-
quired information we will forward the same to you so
that a proper distribution of the funds may be made.

Yours truly,

CRUX & McMASTER

PER *[Signature]*

AGDC/OH

A. G. DUNCAN CRUX

CRUX & McMASTER

Surveyors and Geologists

G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

838 WEST GEORGIA ST.

VANCOUVER, B. C.

EVACUATION SECTION

TELEPHONE 2 1944
Rec'd
File No. 827
Ans.
Referred Richards

March 1, 1944

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B. C.

Attention Mr. Shears

Dear Sir:

Re: Saichi Nakamura - Matsqui Munic.
Lot 2 of SE 1/4 Sec. 20, Tp. 13, Map 5149

We enclose herewith copy of letter we have
received from the Director re the above.

Yours truly,

CRUX & McMASTER

PER

G. F. McMASTER

GFM/OH

C
O
P
Y

Mr. A. G. Duncan Crux
Barrister & Solicitor
535 Georgia St. W.
VANCOUVER, B. C.

Dear Sir:

Re: Saichi Nakamura - Matsqui Munic.
Lot 2 of SE1 Sec. 20 Tp. 13 Map 5149

The house on the above Japanese farm to which you refer in your letter of the 2nd appears from our appraisal to be a house 14' x 26', frame, shingle roof, on a foundation of blocks, and valued at \$250.00. We can get no definite information on the point. The lessee in 1942 was the source of our information that the owner informed him that the house mentioned was not his property.

Yours truly,

"W.K.CHANDLER"

W.K.CHANDLER
Legal Adviser

WKC:HJ

MEMORANDUM

FILE NOS. 3957 & 3332

March 3, 1944.

TO: Accounting Department.

FROM: R. D. Richardson.

Re: Saichi NAKAMURA - Lot 2 of SE $\frac{1}{4}$
of Sec. 20, Tp. 13, Map 5149,
Municipality of Watsuki.

The property of subject Japanese has been sold to the Director of the Veterans' Land Act. Included in the sale price is the amount of \$250.00, covering the house on this property which, Saichi NAKAMURA states, is owned by his brother, Fusakichi NAKAMURA, File No. 3332, Registration No. 12882.

Upon receipt of funds in this case it will be necessary to transfer \$250.00 to Fusakichi NAKAMURA.

RDR/EG

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 83958

506 Royal Bank Building,
Vancouver, B. C.

Reg. No. 12879

Mr. Saichi NAKAMURA,
c/o Sundal & Johnson,
Picture Butte, Alta.

Dear Sir:

Re: Municipality of Matsqui - Lot 2 of the south east
quarter of Sec. 20, township 13, Map 5149, District
of New Westminster. C. of E. 50189

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1,227.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	\$ 1.28
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	<u>1,222.72</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943			
Jan. 1 Cr. re Sale of Property		1,222.72	
Land Registry Office - Certificate of Encumbrance	1.00		
Transfer to Fusakichi NAKAMURA (File 3332)	250.00		
1944			
Feb. 12 Proceeds of Auction Sale	<u>251.00</u>	<u>126.75</u>	
		1,349.47	<u>1,098.47 Cr.</u>

File Nos. 3957, 3949, 3955, 7382

MEMORANDUM

9th April, 1946

TO: Miss C. Girard

FROM: W.E. Anderson

3957

It would appear that when making identification of chattels sold in Abbotsford Auction No. 32, that the following chattels were credited to Naichi NAKAMURA, Reg. No. 12879, File No. 3957, in error, and are therefore surpluses in this account.

Please transfer the following items to the accounts as set out:-

File No. 3949, Estate of Minora OHIDA, Deceased, Reg. No. 12875

Tricycle	\$1.50-
Lamp and Oil can	1.50-
Box	1.00-
Iron Pot	.50-
Cultivator & Mattock	1.00
Table and curtains	1.00

6.50

File No. 3955, Kigaku WISHIMOTO, Reg. No. 12884

2 Pails & Hook	.35-
Lunch Kit	.25-

0.60

File No. 7382, Itsuo OHIDA, Reg. No. 12896

3 Pails	.35
---------	-----

Surplus Account

File & Chisel	.25
Tool Box & contents	1.50
Lunch Kit and Lantern	.45-
Panvey	1.10-
Netting	1.00

4.10

W.E.A.

Transferred 6/6/46.

C.G.

W. Anderson

3951

DEC 25 1940

File No. 3957 Campbell, Alta.

Ret'd. ~~to~~ Hada December 22, 1940

Dear Sir:

Before Mr. Morishita went back to Japan he said he want \$500 we borrowed from him. So we send it to them right away. And we got a answer right away saying that he has received the money. We don't owed Mr. Morishita a anybody our money. Mr. Morishita full name is Mr. Kikizo Morishita.

Yours truly,
S. Tokumura.

201

27th November, 1946.

Mr. Saichi NAKAMURA,
Registration No. 12879,
c/o Atlas Lumber Company,
Rocky Mountain House, Alberta.

Dear Sir:

When registering with this office you declared that you owed a Mr. MORISHITA, the sum of \$400.00 which you had borrowed from him.

Would you please advise us as soon as possible the full name of Mr. MORISHITA and if this amount is still owing as if so, the Custodian will arrange payment from your account at this office.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

File No. 3927

May 26, 1948.

REAL PROPERTY MEMORANDUM

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

Veterans' Land Act transaction.

One Real Property only included, being:

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

Assessment: (1943)

Taxes: \$40.59

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

Soldier Settlement Board Valuation:

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

EXHIBIT No. 537-3

DATE Aug 6/48

FILLED BY G. R. A. Rice

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

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

Claimant's Valuation:

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

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

X Exhibit No 1 indicates this to be a claim of goods for the claimant

WJJ/HCS

.....
[Signature]

V.L.A.

NOV 27 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.

12 28
AC 352P 3957
Inv. 21

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

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

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

(3) Present Address BARNWELL ALTA.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)

Lot Two of the (2) QUARTER of SECTION TWENTY (20) TOWNSHIP THIRTEEN (13)
Map Five THOUSAND ONE HUNDRED AND FORTY-NINE
(5149) IN THE DISTRICT of NEW WESTMINSTER.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm

(ii) Residence

Type of business

(iii) Business

(iv) Any other type of property (describe)

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

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

(i) Land - - - - - \$ 1000

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

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

\$ 1000

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

\$ 2500

(v) Amount at which Custodian sold property and credited your account - - -

\$ 976

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

\$ 1524

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

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

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 1524.00

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

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

Lethbridge

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

DOMINION OF CANADA,

Province of Alberta

TO WIT:

I, Saichi Nakamura
of Barnwell

of the Post Office
in the Province of Alberta

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the city
of Lethbridge
in the Province of Alberta
this 25 day of November
A.D. 1947. W. H. H. H. H.

S. Nakamura

A Commissioner &c.

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

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Lethbridge, Alberta,

August 6th, 1948.

IN THE MATTER OF THE CLAIM OF
SAICHI NAKANURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

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S. Nakamura,
In Chief.

THE SECRETARY: Case No. 537, Saichi Nakamura.

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

DIRECT EXAMINATION BY MR. HUCKVALE:

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

A Yes.

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

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A Yes.

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

A: Yes.

Q Has that been prepared in accordance with your
instructions?

A: Yes.

Q Will you sign it, please, then?

A (Witness complies).

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

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A Yes.

MR. HUCKVALE: I tender that.

(STATEMENT MARKED EXHIBIT NO. 1).

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

(APPRAISAL REPORT marked EXHIBIT NO. 2).

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

A Yes.

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

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S. Nakamura,
In Chief.
Cross-Exam.

A Yes.

Q Which was it?

A: The larger one.

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

A: Yes.

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

A No, I have no claim on that.

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

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

(MEMORANDUM MARKED EXHIBIT NO. 3).

CROSS-EXAMINATION BY MR. RICE:

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

A: Yes.

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

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. HOWARD"
OFFICIAL REPORTER.

DEFENCE BRIEF

Saichi NAKAMURA

File No. 3957

Case No. 537

LETHBRIDGE
6 August 1948
V.L.A.
Sheet A.18-4

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Claim</u>		<u>Appraised at</u>	<u>Sale Price</u>
Land	\$1000.	\$1250.	\$1227.
Buildings	500.		
Crops	<u>1000.</u>		
	<u>\$2500.</u>		

Witness: Appraiser, B.C. Wormworth.

There are 2 houses on this land, the smaller one of the two belonging to claimant's brother F. NAKAMURA, which claimant admitted.

Neither party are making a claim for the smaller house which was valued at \$250., and upon the sale of the property this sum of \$250. was transferred from claimant's account to his brother, F. NAKAMURA.

Appraiser (Wormworth) reports that he included both houses in his valuation. He reports that crops are not in good shape except the strawberries.

Appraiser () reports - There are 3 houses on this property, one stated to belong to another party, one which is used as a packing house with sleeping rooms, and a 3 room house.

Cane Fruits in poor shape, Strawberries fair. 24 Fruit Trees valued at \$20.

It is submitted that the land was sold for its fair value.

Name of Claimant **NAKANISHI, Saichi**Case **537**Custodian File **3957**

REAL PROPERTY										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		
					1227	539.80				539.80
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										539.80

3957

October 10th, 1950.

Mr. Saichi NAKAMURA,
Taber, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 537

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$539.80.

Cheque for \$523.82 is enclosed herein, and the sum of \$15.98 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FOS/js
1 encl.