

5551

RECEIVED

STEVESTON BRANCH
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: NAKANE, MitsutaroHOME ADDRESS: P.O. Box 251, 132 Garry St., Steveston, B.C.REGISTRATION NUMBER 04728 SEX: Male AGE: 57OCCUPATION: Farmer & Fisherman

(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: A.B.C. Packers, Steveston, B.C. (farms for self)MARRIED? YesNAME OF WIFE OR HUSBAND: RISAADDRESS OF WIFE OR HUSBAND: Same addressNAMES OF ANY LIVING CHILDREN: MIKIKO (F) SAKIE (F) YOSHIE (F) MICHIE (F)ISKEO (F) MITSUC (M)ADDRESS OF CHILDREN: Same addressAGE OF CHILDREN: 20, 17, 16, 14, 11, and 6 yrs.EXHIBIT NO. 628-HDATE August 30, 1948FILED BY G. R. A. Rice

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

1. LOCATION AND DESCRIPTION: 132 Garry St., Steveston, B.C.
Lot 28, Sec. 2, Block North 3, Range West 7, Map 963, in the district of N. Westminster.
Certificate of title #1083752

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room, 2 storey with basement, frame,
shingle roof. Barn @ two storey, wood shed 10' x 20'

3. INSURANCE (Give particulars; state where policies are) North West Fire Ins. Vancouver
Branch, \$1,000, in safety deposit box. Royal Bank Steveston

4. TAXES (Amount and where payable) \$67.10, paid for 1941, payable at Town Hall,
Brighouse, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Leasing property to MR. MCNAIR,
258 Steveston Highway, Steveston, B.C. for duration upon evacuation

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In safety deposit box
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 1 1/2 acre strawberry

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:

See list attached.

Key left with MR. MCNAIR, Steveston Highway,

Located at 132 Garry St., Steveston, B.C.

(Furniture, household effects, etc. and fishing nets to be stored at 132 Garry St.)

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

2 cats (1 brown, 1 white and black)

Beac

The tenant will care for

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. None

NAKANE MITSUTARO # 04728

P.O. Box 251, 132 Garry St., Staveston, B.C.

1 record player with records
2 stoves (kitchen and heater)
2 heaters (for barn)
16 blinds and curtains for all windows
6 beds with spring and mattress
1 Buddha shrine
2 bureaus
1 kitchen cabinet
cooking utensils and chinaware
13 chairs
6 tables
farming implements
2 wheel barrows
rear car (for farm)
2 hand trucks
1000 ft. lumber
1 lawn mower
100 strawberry boxes, 80 trays
loganberry box 100, nails 50 lbs.

	<u>fathom</u>	<u>mesh</u>	
55	"	7 ⁿ	} Complete with lines
150	"	6 ⁿ	
150	"	5 3/4	
150	"	6 1/2	
150	"	7 ⁿ	}
150	"	6 1/2 ⁿ	
100	"	5 1/2 ⁿ	
100	"	5 1/2 ⁿ	
50	"	6 1/2 ⁿ	
150	"	9 ⁿ	
80	"	9 ⁿ	
55	"	6 ⁿ	
150	"	5 2/3	

4 - 150 f. each - cork and line
4 - 150 f. each - lead and line
1 row boat
2 anchors
400 f. new lead and line

Green
L

See this statement
on 17/4/44.

FILE NO. _____

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)
\$50 Victory Bond, 1951 maturity, in ~~CHAS. McNEIL~~ safety deposit box

\$5 War Savings Certificate, in safety deposit box

8. BANK ACCOUNTS: Royal Bank, Steveston Branch, Acc. #155, \$5

9. LIFE INSURANCE: _____ None

10. INTEREST IN ANY ESTATES OR TRUSTS: _____ None

11. SAFETY DEPOSIT BOX: Steveston Branch, Royal Bank

LIABILITIES:

1. PERSONAL DEBTS: _____ None

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 20th day of April 1942.

A. McNeill

Witness

(Signature)

A. McNeill

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE June 18/43

Sur File No. 5551

Full Name NAKANE, Mitsutaro
(Surname in Block Letters)

Registration No. 04728 Male - Female
(Check) Age Oct. 25, 1885

Former Address P. O. Box 251, Steveston, B. C.

Date Evacuated Apr. 30/42 Naturalized - Canadian-Born - National
(Check)

Present Address c/o H. H. Anderson, Maguath, Alta. - P.O. Box 103,
Maguath, Alta. 24/11/47

ried - Single
(Check)

Name of Wife Risa #04729

Name of Husband

Name of Mother Dec'd

Name of Father Dec'd

Names of Children under 16 Yoshie (F) Mar. 3/26 #15446 Mitsue (F) Apr. 1/28

oko (F) May 20/31 Mitsuo (M) May 29/34 (Over 16 Mikiko #04725 Sakie #05622)

Requested by ECT

Registered with Custodian (Yes or No)

Additional Information Fisherman & farmer. Owner of Gasboat #N.W. 005E. House & land

at Gary St.

September 11, 1946

Japanese Name: Mitsutaro NAKANE Reg. No. 04728 File No. 5551

Catalog No. Part of Director, The Veterans' Land Act, first offer

Property Address: 132 Garry Street, Steveston, B. C.

Legal Description: Lot 28, of Section 2, Block 3 North, Range 7 West, Map 963, District of New Westminster

Classification: Dwelling

Assessed Value: Land: \$1403.00 Improvements: \$3000.00 Taxes: \$67.09 Appraisal: \$

Title: Registered in the name of Mitsutaro NAKANE

Encumbrance: Registered dyking charge and no indication of any unregistered. Vesting Order No. 25548; date March 8, 1943

History of Administration: The Custodian's agent, J. D. Mather, in his report of May 7, 1942 stated that, "the dwelling is a 1½ storey, frame, shingle roof building, with 7 rooms, 2 inside toilets, Japanese bath in basement, no furnace. The land has apparently 1½ acres in strawberries, in poor condition, over-run with weeds. Mr. NAKANE entered into a lease agreement before evacuation with Mr. Matthew McNair from the 14th day of April, 1942 for the duration of the war with Japan for the consideration of \$100.00 paid for the first year, and for the following years taxes and water. The Lessee having permission to sub-let house on the property for whatever sum consistent with the value, and to retain 10% and deposit the balance of 90% to the Lessor's credit. Seven dollars a month was received from McNair as NAKANE's proportion of the rent. This tenancy continued and was not disturbed by the Custodian until the sale of the property.

Sold: To the Director, The Veterans' Land Act for \$2726.00 Approval of Advisory Committee - June 1, 1943, first offer

~~In view of rents being collected by the Custodian up until June, 1943 and adjusting credit was allowed to NAKANE~~

Funds released to the credit of Mitsutaro NAKANE on March 16, 1944. Net amount after adjustments, \$2746.04

Title No. 166781 in the name of The Director, The Veterans' Land Act dated December, 1942.

Pratext: NAKANE's letter of April 26, 1946

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

hbc


George Peters, Admin. Dept.

RP
I
Registration Number 04728

NAKANE, Mitsutaro

Box 251, 132 Garry St., Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Description of property as per Form "JP" is correct.

OWNERSHIP

The property is owned by the above Mitsutaro Nakane.

LAND AND BUILDINGS

The dwelling is a 1½ storey, frame, shingle roof building, with 7 rooms, 2 inside toilets, Japanese bath in basement, no furnace. The land has apparently 1½ acres in strawberries, in poor condition, overrun with weeds.

INSURANCE

Policy # , North West Fire Insurance Company for \$1000, on the dwelling.

Policy #3400767, London & Lancashire Fire Insurance Company for \$500 on the dwelling, \$500 on Contents and \$500 on contents of the barn.

TAXES

Taxes paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of effects is correct. In "Personal Effects" the items following "Farming implements" are stored in a barn. Separate inventory is enclosed herewith.

REMARKS

The property has been leased by the owner to Mathew McNair, a fairly responsible farmer at Richmond, for the sum of \$100 for the year 1942 and for the following years of the duration, for taxes and upkeep. The lease in question was drawn by T. C. King of Steveston.

RECOMMENDATION

I would recommend that the arrangement with Mathew McNair be permitted to remain and that the Nets herein be sold.

May 7, 1942.

Mathew

Registration Number 04728

NAKANE, Mitsutaro

INVENTORY

PERSONAL EFFECTS

1 record player with records
2 stoves (kitchen and heater)
2 heaters (for barn)
16 blinds and curtains for all windows
5 beds with springs and mattress
1 Budha shrine
2 bureaus
1 kitchen cabinet
cooking utensils and chinaware
13 chairs
6 tables

FARMING IMPLEMENTS

2 wheel barrows
rear car (for farm)
2 hand trucks
1000' lumber
1 lawn mower
100 strawberry boxes, 80 trays
loganberry box 100, nails 50 lbs.

691-P
266-B

Farm Appraisal Report

File No. J.L. 559

Land Description Lot 28 of Sec. 2 Blk. 3N, Rge. 7W, Map 963, N.W.D.

Containing 5.38 more or less Acres

Owner's Name NAKANE, M.

Post Office Address R.R. #1, Steveston, B.C.

Nearest Rail Point Y. Station on B.C.E. Railway

Distance 1/2 mile

Market Town Steveston, 1 mile, Vancouver 10 miles

Distance

Church (give denomination) All denominations 1 to 3 miles

Distance

Nearest School Steveston Public, 1 mile

Distance

State how property was identified: Registered plan, road and boundary check.

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

Has 244' frontage on Garry Street along north boundary; good hard-surfaced road.

Is this district a good one? Yes, closely settled and about 10 miles from Vancouver.

Employment opportunity Fairly good at seasonal fishing, farming, or industrial in Vancouver.

Predominating Nationality and religion: British, Protestant religion.

Describe Fencing and its condition: Old wire fencing at west and south. Value \$ only; fair to poor condition.

Water supply: City water in dwelling and full plumbing excepting Value \$ bath tub (toilet and wash-bowl only in bathroom; also toilet in basement).

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE #132	26' x 34'	Lumber	20	Shingle	8	Cement	Good	\$1800.00
" Addn.	6 x 22	"	12	"	8	"	"	"
Woodshed	8 x 12	"	8	"	8	Post	Fair	10.00
BARN	28 x 42	"	18	"	8	Cement	Good	450.00
Net shed	x							
BARN	x							
	x							
ANARY	x							
	x							
	x							
	x							
	x							

Electric light installed in dwelling and net shed.
House No. 132.

Total present day value \$ 2260.00

Total Value Buildings add to farm \$ 1700.00

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

habitable? 1 1/2 storey building with full cement basement but no furnace. In

clean condition and occupied by a tenant.

Describe the basement and chimneys: Full cement basement but no furnace. Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 3 How finished Exterior shiplap, shingled or siding; interior V. joint, varnished.

Are buildings painted? Yes. Condition of paint Fairly good

Distance from nearest bush unexposed.

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
0.38	Level <i>5.38 acres</i>	Silty clay loam 12-18"	Clay	3 1/2 acs. potatoes and kitchen garden; average quality and condition.	\$200.	\$1076.00
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 Unsuited for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

5.38 ac

Total value of Land \$1076.00

Total added by buildings to value of farm \$1700.00

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

Total value of farm \$2776.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in good condition and tillage. Occupied by Japanese owner and family
for some years and a tenant in residence since he was evacuated.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit and truck farming in conjunction with some local employment.

Noxious weeds:

Fairly clean.

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

Municipality of Richmond.

1942 taxes including dyke and drainage total \$67.10.

Date: July 18th, 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 16th day of July 1942.

Inspector's Signature

"J. D. PATTERSON"

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

NAKANE, M.

The balance of the land is rented to Mr. Matthew McNair at \$100.00 for 1942 and annual taxes thereafter, commencing 1943. Mr. McNair lives on other property and farms extensively in the neighbourhood.

REMARKS: re general lie of land, fertility of soil, etc.

Level land lying about one mile north of the Fraser River at Steveston. Fertile alluvial/^{loam}soil, subject to Lulu Island dyking and drainage charges.

See taxes on Page 1. Dyke and ...
 general taxes on statement furnished by the Municipality of Richmond and
 total \$67.10.

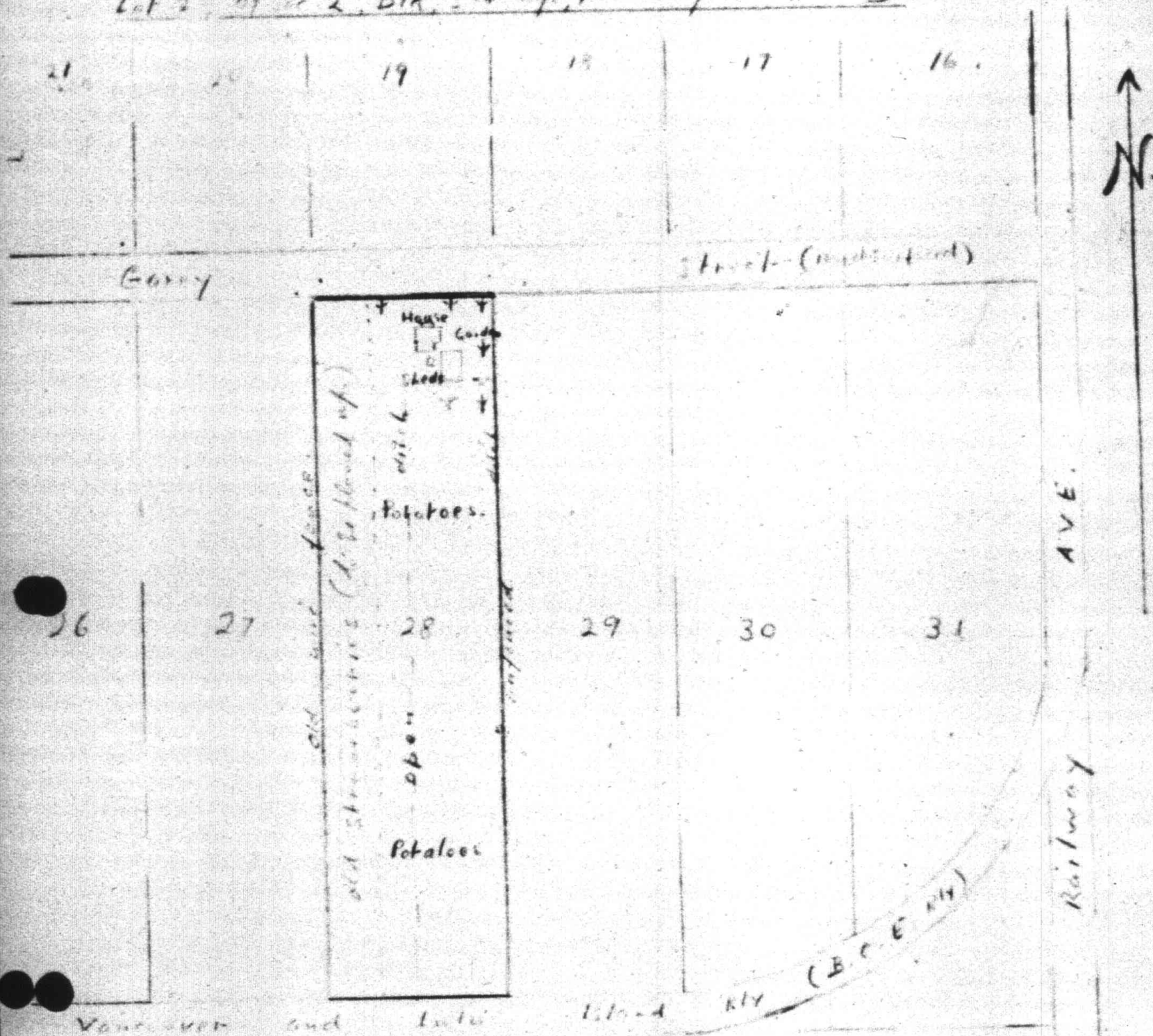
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Amount fruit trees add to value of farm \$

Scale 200' = 1 inch

Diagram of Property - In Red - M. Nakane property

Lot 2 of Sec 2, B1K, N Rye, 7W Map 963, N.V.D.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2700.00

Date 23rd July 1942

"I.T. BARNET"
District Superintendent.

J.L. No. 559

RP
6

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 5551

Reg. No. 04728

506 Royal Bank Building,
Vancouver, B. C.

APR 15 1944

Mr. Mitsutaro NAKANE,
c/o H.H. Anderson,
Magrath, Alta.

Dear Sir:

132 Garry St. Steveston, B. C.
Re: Lot 28 of Section 2, Block 3 North, Range 7 West,
Map 963, District of New Westminster. C. of B.
51346.

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	\$ 2726.00
Add:	
Unexpired insurance premium as at January 1st, 1943	23.04
	<u>\$2749.04</u>

Less:

Tax arrears to December 31st, 1942	\$	
Registration fee	\$ 3.00	
Encumbrance—Principal		
—Interest		\$ 3.00
Net proceeds of sale		<u>\$2746.04</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>1943</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Credit re Sale of Property	\$	\$2746.04	\$2746.04 Cr.
	Land Registry Office C. of E.	1.00		
Jan. 28	Nelson Bros. purchase of Nets		140.00	
Mar. 1	Canadian Fishing Co. - nets, skiff etc.		540.50	
May 18	Piece Net		7.00	
May 19	Cordwood		7.50	
July 14	Cheque to you	100.00		
	B.C. Sec. Comm. re payment of advance	100.00		
Aug. 25	Cheque to you	50.00		
Sep. 20	" " "	50.00		
Oct. 20	" " "	50.00		
Nov. 20	" " "	50.00		
Dec. 15	" " "	50.00		
<u>1944</u>				
Jan. 19	" " "	50.00		
Feb. 19	" " "	50.00		
Mar. 24	" " "	50.00		
		<u>\$601.00</u>	<u>\$3441.04</u>	

CR \$2840.04

6th February, 1943.

Extract from Lease.

File No. 5551.

Drawn by Thos. C. King.

Lessor: Mitsutaro NAKANE.

Lessee: Matthew McNAIR.

Date: 14th April, 1942.

Term: Duration from 14th April, 1942.
(paid)

Consideration: \$100.00/for first year, and for following years
taxes in lieu of rent.

Property:

Land: Lot 28 of Section 2 Block 3 North range 7 West, Map 963,
N.W.D., Municipality of Richmond.

House: { Included, Lessee having permission to let house on
property for whatever sum consistent with the value,
and to retain 10% and deposit balance of 90% to
Lessor's credit.

Chattels: Not mentioned in lease.

File No. 5551

Name: NAKANE, Mitsutaro

Date: 14th day of April, 1942

Lessor: NAKANE, Mitsutaro

Lessee: Matthew McNair

Property Land: Lot 28 of Section 2, Block 3 North,
Range 7 West, Map 963.

Consideration: One Hundred Dollars (\$100.00) paid
for the first year, and for the
following years taxes and water.

Term: From April 14th, 1942 for the duration of the
war with Japan.

Buildings: Yes. The Lessee having permission to
Sub-let house on the property for what-
ever sum consistent with the value, and
to retain 10% and deposit the balance of
90% to the Lessor's credit.

Chattels: Not mentioned in the Lease.

GP:EB

September 12, 1946

PERSONAL PROPERTY SUMMARY

Re: Mitsutaro NAKANE
Reg. No. 04728

Chattels: See Chattel Summary

Specified Articles: The file reveals that a R. C. A. Victor radio, Serial No. 0281 was released to the Department of Labour, Japanese Division, in a Memorandum dated July 26, 1943. There are no cameras, firearms or motor vehicles revealed in the registration or the file.

Bank Account NAKANE declared to the Custodian on April 20, 1942 that he had \$5.00 in Account No. 55 with the Royal Bank of Canada, Steveston, B. C.

Bonds NAKANE declared a \$50.00 Victory Bond to the Custodian and a \$5.00 war saving certificate in his safety deposit box.

As the bank account and bonds did not come under the control of the Custodian at that time, no action was taken by this office.

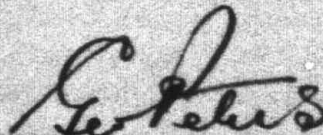
The file reveals that \$5.50 was credited to Mitsutaro NAKANE's account being a refund of war savings certificate subscribed to in December, 1941 in the name of "Steveston Fish".

Vessels: The file reveals that the fishing vessel "M.N." registered in the name of Mitsutaro NAKANE. On April 7, 1942 the vessel was sold to the H. Bell-Irving & Co., Ltd. for the sum of \$1,00.00 through the Japanese Fishing Vessel Disposal Committee. NAKANE received the net amount of \$985.00 on April 10, 1942.

The file further reveals that the fishing vessel "M.M." licensed in the name of Mitsutaro NAKANE, but actually owned by Masayuki MURAKAMI, File No. 4573. The vessel was sold through the Japanese Fishing Vessel Disposal Committee on April 1, 1942 to the H. Bell-Irving Co. Ltd. for the net amount of \$443.00. The file further states that the receipt does not make it clear who got the money; "M. NAKANE, M. MURAKAMI by Bill of Sale".

No property interests other than those mentioned are to be found on file.

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



George Peters, Admin. Dept.

hbc

File No. 5551

TEL. SCHWARTZ
Be it entered
Reg. No. 04726

September 12, 1946

Declaration: Apr. 20, 1942
Furniture, household effects
etc. and fishing nets to be
stored at 132 Garry St.,
Steveston

Shipped to NAME
23 July 1943

Custodian's Inventory
May 17, 1944, 132 Garry
St., Steveston

Goods auctioned, Apr. 28, 1945
June 2, '44, June 29, '45
as valueless
132 Garry St.
May 17, 1942

1 record player with records
2 stoves
(kitchen and heater)
2 heaters (for barn)
16 blinds & curtains for all
windows
5 beds with springs &
mattresses
1 Buddha shrine
2 barrens
1 kitchen cabinet
cooking utensils & chinaware
13 chairs
6 tables
farming implements
2 wheel barrows
rear car (for farm)
2 hand trucks
1000 ft. lumber
1 lawn mower
100 strawberry boxes
80 trays
100 loganberry boxes
50 lbs. nails

x (1)

x(1) 1 heater trans.
K. Shirkawa

x (1)

x (1)

x (3)

x

x (14)

x (14)

x (5)

x (1)

x (1)

x

x

x

1 crate pans & alum.
kettle
1 box
1 box dishes; food
chopper, wood corder
1 bedminton racket
3 boxes dishes
2 wristwatches
1 box onion bulbs
1 crosscut saw

1 box misc.
1 garden hose
2 suitcases
1 box misc. fittings
1 box hanging twine
1 box clothing
2 crocks
2 dish pans
1 box cushions
1 box crockery
1 saw
1 mop
1 clamp
1 wood vice screw
2 10 gal. crocks

rope making machine
cross cut saw
garden tools
mop
galvanised tank
garden hose and drain
sprinkler for hose
extension cord & lamp
large wrench
wood vice
small hot plate
electric iron
kitchenware
roller skates, misc.
various china ornaments

misc. old jars
several boxes
old rags &
clothing
misc. books
1 old barrel
1 old axe
1 fire extinguish
sher
Mim tubes &
crates
1 net cart
certain cut. of
lumber 2x4
beef, shingles

Custodian's Inventory
May 17, 1944, 132 Garry
St., Stevenson

Goods auctioned Apr. 28,
June 2, '44, June 29, '45

1 cross cut saw
1 hand cultivator
misc. garden tools
1 mowing dollie
1 washtub
1 sprayer
7 pcs. tile
1 can
1 old rope machine

suitcases (3)

hot plate

anvil

box of small garden tools

electric vibrator

chinaware

glassware

tea set

flat irons

bowls

carton of misc.

screen

iron pot

2 10 gal. crocks

galv. tub

sprayer

7 pcs. drain tile pipes

~~hardware~~

hand cultivator

kitchenware

Sold:

\$7.50 received on a/c cordwood
sale from sub-tenant, George D.
Perris.

Mrs. D. Horton, 126 Garry St. *Danforth*
Stevenson holding 1 weighing
scale belonging to Mitsutaro
NAKANE.

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

George Peters
George Peters,
Administrat on Department

NAME NAKANE, Mitsutaro

REGISTRATION NO. 04728

FILE NO. 5521

The following chattels were sold by public

auction at Stevenson, B. C. on June 29, 1945.

- Rope making machine

\$ 0.50

Total

Less Expenses: (Auctioneer's Fee) \$ 0.05
(Advertising) 0.02
(Moving) 0.07

\$	0.50
\$	0.14
\$	<u>0.36</u>

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 36.

Remarks.

NAME NAKANE, Mitsutaro

REGISTRATION NO. 04728

FILE NO. 5551

The following chattels were sold by public
auction at Steveston, B. C. on April 28, 1944.

Kitchen Range

\$ 54.00

Total:

\$ 54.00

Less Expenses: (Auctioneer's Fee: \$5.40
(Advertising: 2.74
(Moving: 8.68

\$ 16.82

Net Proceeds Credited:

\$ 37.18

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering list No.

Steveston 12

Remarks.

NAME NAKANE, MitsutaroREGISTRATION NO. 04728FILE NO. 5551

The following chattels were sold by public
 auction at Stevenson, B. Co. on June 2, 1944.

✓ Cross Cut Saw	\$ 1.50
✓ Garden tools	1.30
✓ Garden tools	1.15
✓ Garden tools	1.00
✓ Map	2.65
✓ Garden tools	0.25
✓ Galvanized Can	8.75
✓ Garden hose & drain	1.60
Trays	2.00
Sprinkler for hose	2.00
Extension cord & lamp	2.75
Large Wrench	1.50
✓ Wood Vice	2.50
Small hot Plate	3.25
Electric Iron	1.50
Kitchen ware	1.35
✓ Roller skates & miscellaneous	1.25
Various china ornaments	0.60
Suit Case	0.75
2 Suit Cases	3.50
✓ Hot Plate	6.50
✓ Anvil	1.35
✓ box of small garden tools	4.00
Electric Vibrator	1.25
China ware & glassware	3.50
Tea Set	0.50
Flat Irons	2.50
Kitchen ware	1.10
Miscellaneous kitchenware	
Total	Carried Forward \$ 62.05
Less expenses:	\$
Net proceeds credited:	\$

~~Members of Custodian Staff Present:~~

~~Inspector from Auctioneering Firm Not~~

~~Remarks:~~

NAME NAKANE, Mitsutaro

REGISTRATION NO. 04728

FILE NO. 5551

The following chattels were sold by public
 auction at Steveston, B. C. on June 2, 1944.

	Brought Forward	
China ware		\$62.05
Bowls		2.50
Hand painted plate		2.25
Platter		1.00
China ware		0.80
Kitchenware & screen		1.00
Carton for miscellaneous		0.80
Iron Pot		1.25
10 Gallon crock		1.00
10 Gallon crock		2.50
Galvanised tub		1.00
Sprayer		0.25
7 Pieces of drain tile pipes		2.00
Lawn mower		0.80
Dresser & mirror		10.50
Chest of drawers		1.50
Hand cultivator		4.00
Home made cupboard		8.00
Box heater		0.50
4 Kitchen chairs		3.75
4 Kitchen chairs		1.50
6 Kitchen chairs		1.60
Wheel barrow		1.75
		3.00

Total

\$ 114.30

Less Expenses: { Auctioneer's Fee: \$11.43
 { Advertising: 6.10
 { Moving: 12.62

\$ 30.15

Net Proceeds Credited:

\$ 84.15

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering list No. Steveston 14

Remarks.

File No. 5551

September 9, 1946

Re: Mitsutaro NAKANE
Reg. No. 04728

All trunks and personal belongings in storage at Steveston were opened and inspected in October, 1945. Goods of no value were discarded; clothing of no saleable value were turned over to U.N.R.R.A.; saleable articles were to be auctioned and any personal photographs or goods of personal nature are stored for shipment at the request of the Japanese:

298. NAKANE, M.
132 Gary Street

Personal: 1 tied bundle
photographs

ds. Carter

MEMORANDUM

File 5551

April 12, 1944.

To: The File

From: Mr. Mackenzie

Re: Mitsutaro NAKANE

The property at 132 Garry Street owned by the above has been sold to the Director of the Veteran's Land Act.

Mr. Mathew McNair has leased the property for the duration and has sublet the house to Mr. George B. Ferris who on January 11, 1943 acknowledged caring for the chattels, some of which he is using and the balance stored in 2 locked rooms.

On August 2, 1943 shipment was made to the above of some of the effects asked for on Custodian Release dated July 9.

We have instructed our Steveston office to remove to storage as soon as possible all of the chattels now in the house.

RBM

RBM/pls

NAKANE, Mitsutaro,
Registration No. 04728,
File No. 5551.

March 17, 1944.

NET STATEMENT

<u>Cust. No.</u>	<u>Description</u>	<u>Japanese Value</u>	<u>Purchase Price</u>
1714	5/50 x 6 x 7 x 45 - 300	\$110.00	\$ 60.00 —
1715	bdle web		nil
1716	4/40 x 5 $\frac{1}{2}$ x 50 - 150		60.00 —
1717	4/40 x 5 $\frac{1}{2}$ x 50 - 75		10.00 —
1718	4/40 x 5 $\frac{1}{2}$ x 30 lbs.	100.00	10.00 —
1719	4/40 x 6 x 50 - 150	150.00	55.00 —
1720	5/50 x 7 x 50 - 55	80.00	40.00 —
1721	4/40 x 6 $\frac{1}{2}$ x 47 - 150	170.00	95.00 —
1722	4/40 x 6 x 55 - 55	80.00	25.00 —
1726	5/50 x 7 x 45 - 100	50.00	5.00 —
1727	5/50 x 7 x 45 - 100		5.00 —
1728	10/ x 9 x 35 - 60	80.00	30.00 —
1729	9/40 x 9 x 35 - 150	120.00	60.00 —
1730	bdle 9" - 15 lbs.		6.00 +
1731	4/40 x 5 $\frac{1}{2}$ x 50 - 100	100.00	40.00 —
1732	4/40 x 5 $\frac{1}{2}$ x 50 - 100	70.00	30.00 —
1732A	4/40 x 6 x 50 - 50	50.00	5.00 —
1733	150 fa. lead line	25.00	15.00 —
1736	150 fa. lead line	25.00	15.00 —
1737	150 fa. lead line	25.00	15.00 —
1734	pc. lead line		5.00 —
1735	pc. lead line		5.00 —
1738	150 fa. cork line	22.50	15.00 —
1739	150 fa. cork line	22.50	15.00 —
1740	150 fa. cork line	22.50	15.00 —
1713	400 fa. new lead line	70.00	40.00 —
1723-5	2 anchors and chain		4.50
1736	pc. net		7.00 +
	skiff		10.00
TOTAL SALES.....		\$687.50	687.50

2 per 13. -

/ms

COPY

Name of Owner: Mitsutaro NAKANE
 Registration No.: 04728
 Address: c/o Mr. H. H. Anderson,
 Magrath, Alta.

FISHING NET INVENTORY

1. Place of Storage 132 Garry St., Steveston - barn

(a) In whose care _____

(b) Whereabouts of key (if any) _____

2. Description of nets as follows:

<i>Australian Moir</i> Type	Mesh	Ply	Meshes Depth	Fathom Length	Valuation	<i>Mits Sold</i> Any other marks of identification
1714	7	5&6	45	150	\$110.00	60.00
1720	7	5&6	50	55	80.00	40.00
1719	6	4	50	150	150.00	55.00
1718	5 1/2	4	50	150	100.00	10.00
1721	6 1/2	4&5	47	150	170.00	92.00
1724	7	5	45	100	50.00	5.00
1721	5 1/2	4	50	100	100.00	40.00
1732	5 1/2	4	50	100	70.00	30.00
1732A	6	4	50	50	50.00	5.00
1729	9	10	35	150	120.00	60.00
1728	9	10	35	60	80.00	30.00
1722	6	4&5	5 5	55	80.00	25.00
1716	(5 1/2) 5 1/2	4	50	150	40.00	
1717	5 1/2	4	50	75	included in net inventory	<i>Sold for \$60.00</i>
1740	Cork lines			150		15.00
1739				150		15.00
1738				150		15.00
1741A				150		Not sold
1733	Lead lines			150		15.00
1737				150		15.00
1736				150		15.00
1735				150		15.00
				400 fa. new		5.00
1727	7	5/50	45	100	included in net inventory	5.00
1730	9	bundle			" " " "	6.00

N. B. Please do not exaggerate fathom length or valuation, as this will only make it harder to identify your nets, and to credit any money received from their sale to their rightful owners.

See net statement March 12/44

CLAIM OF MITSUTARO NAKANE

file 5551

should be 80

<u>Brand</u>	<u>Net Length faths.</u>	<u>Ply</u>	<u>Depth in Mesh</u>	<u>Mesh in Inches</u>	<u>Description</u>	<u>Value at time of evacuation</u>	<u>Value if new</u>
Barbonis?	150	5.6	45	7"	used 2 seasons	\$110.00	\$300.00
"	55	5.6	50	7"	used 1 seasons	180.00	260.00
"	150	4	50	6"	used 1 seasons	150.00	300.00
"	150	4	50	5 1/2"	used 1 seasons	100.00	200.00
"	150	4.5	47	6 1/2"	used 1 seasons	170.00	340.00
"	100	5	45	7 1/2"	used 2 seasons	50.00	100.00
"	100	4	50	5 1/2"	used 1 week	100.00	250.00
"	100	4	50	5 1/2"	used 1 seasons	70.00	140.00
"	50	4	50	6"	used 1 seasons	50.00	100.00
"	150	10	35	9"	used 2 seasons	120.00	240.00
"	60	10	35	9"	used 1 seasons	80.00	160.00
"	55	4.5	55	6"	used 1 seasons	80.00	200.00
"	150	4	50	5 2/3	brand new used 2 seasons	40.00	80.00
Lines -							
Lead - 500 faths.					used part 1 season other part 2 seasons		
Lead - 400 faths					brand new	80.00	200.00
Cork - 500 faths					used part 1 season other part 2 seasons	70.00	140.00
Lead 150 faths					used 2 seasons	40.00	80.00
Cork 150 faths.					used 2 seasons	270.00	

Value time we left \$80.00 Val. if new \$160.00

*1570 - (1000)
Claims 1100*

Name of Owner: *Mitsutaro Nakane*

Registration No.: *04728*

Address: *% Mr. H. A. Anderson.*
Magrath, Alta.

FISHING NET INVENTORY

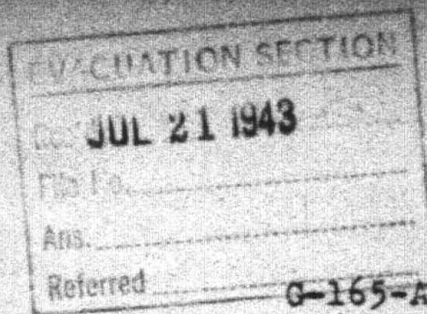
1. Place of Storage *132 Gary St. - barn.*
Steveston, B.C.
- (a) In whose care *0472*
- (b) Whereabouts of key (if any) *ruled together*

2. Description of nets as follows:

Type	Mesh	Ply	Mesher Depth	Fathom Length	Valuation	Any other marks of identification
<i>Barhous.</i>	7 5	6	45	150	\$110	
"	7	5,6	50	55	\$80	
"	6"	4	50	150	\$150	with cork & lead line.
"	5 3/4	4	50	150	\$100	
"	6 1/2	4,5	47	150	\$170	
"	7	5	45	100	\$50	
"	5 1/2	4	50	100	\$100	
"	5 1/2	4	50	100	\$70	
"	6"	4	50	50	\$50	
"	9"	10	35	150	\$120	
"	9"	10	35	60	\$80	
"	9"	10	35	55	\$80	- brand new
"	6"	4,5	55	150	\$40	
"	5 3/4	4	50	150	1200	
<i>Lead line</i>	500 fath.					
	4 - 150 fath.	each	cork line		\$90	
	4 - 150 fath.	each	lead line		\$100	= 260
	400 fath.		lead line brand new		\$70	

N. B. Please do not exaggerate fathom length or valuation, as this will only make it harder to identify your nets, and to credit any money received from their sale to their rightful owners.

\$1460.-



BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Box 103.

Date July 9/43

Magrath, Alberta.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, Mitsuharo NAKANE, Police Registration No. 04728

hereby request you to release to me the under-noted property
stored at 132 Garry St. Steveston B.C.

in possession of Mrs. Mathern McNair (Mr. Farris)

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

See back of page

Original Address 132 Garry St. Steveston B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 20/42

Number in Family - 12 years and over 7

Number in Family - 5 to 11 years old 1

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY 8

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

M. Nakane
Claimant Signs Here

1 record player and records
 1 Japanese aluminum kettle (new) with cover
 2 sets Japanese wooden steamers (cedar) with 1 cover and 1 bottom
 and three bamboo mats (barn)
 1 set brown bed with spring
 1 food chopper (large)
 1 badminton racket
 1 6 or 7 ft. saw (Please tie in sacks)
 Japanese tea sets
 2 better roast pans
 1 shortening blender (for pie crust)
 All china ware and glassware
 2 watches (ladies, Japanese made)
 1 green silk dress
 Some bulbs - onion like vegetables on the east side of the barn
 about 10 or 20 lbs
 1 Wood carder

All above goods are in the barn or in the upstairs of the house
 in among the 3 bedrooms. In the west Bedroom (upstairs) in
 the north closet a little of the north part is partitioned off.
 Unloosen one of the nails and push the wall up then it will open
 (the west wall of the north closet in the west bedroom.
 There will be many rags and papers please wrap the dishes in them.

EVACUATION SECTION	
Rec'd	JUL 21 1943
File No.	<u>550</u>
Ans.	<u>G-165-A</u>
Referred	

BRITISH COLUMBIA SECURITY COMMISSION
CUSTODIAN RELEASE FORM

Date July 9, 1943

Address Box 103
Magrath, Alberta.

To: The Secretary of State, acting in his
 capacity as Custodian, Vancouver, B.C.

I, Mitautaro NAKANI, Police Registration No. 04728

hereby request you to release to me the under-noted property
 stored at Steveston N.C.

in possession of Mrs. Thomas King
 and I release you from any claim whatsoever with respect to
 such property.

Description of Property:

One Singer Sewing Machine - treadle

Original Address 132 Garry St. Steveston B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 20th, 1943.

Number in Family - 12 years and over 7

Number in Family - 5 to 11 years old 1

Number in Family - under 5 1

TOTAL NUMBER IN FAMILY 8

I agree to pay all charges as required by the British Columbia
 Security Commission.

APPROVED:
 BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Magrath
 Claimant Signs Here

End July 20/43

May 28, 1943.

MEMORANDUM

TO: File 5551

FROM: Mr. R. B. Mackenzie

Re: WAKANE, Mitsutaro

The chattels on this file are now all accounted for.

A Mrs. D. Norton, in a letter placed on File No. 5133, acknowledges holding a weighing scale.

Mr. George D. Ferris, tenant of 132 Garry St., acknowledges the use of some articles and states three rooms upstairs (two locked) contain effects but he does not know what they consist of. Also, some articles not in his care, are in the barn which is kept closed.

R. B. Mackenzie

R. B. M.

MEMORANDUM

File No.: 5551

Nov. 8th, 1944.

To: Mr. Harris

From: Mr. Green

Re: Mitsutaro NAKANE

This is one of the matters we discussed the other day which I said I would confirm in writing.

The fishing equipment of this Japanese was all moved from 132 Garry Street and ~~seems~~ to have been very well accounted for having been sold to the Gulf of Georgia Cannery (February 13th, 1943) ~~was~~, with the exception of Custodian Nos. 1741 and 1742 being two pieces of cork line. They were appraised at \$10.00 for the pair and Mr. Robinson claims they were sold, to the Gulf of Georgia Cannery on November 9th, 1943. No statement or funds covering them appear on our files. Can Mr. Stan Leslie tell you anything?

HPG:LF

dist. on cards - receipt of reply - returned to file 1944

for home reports no news November 15th 1943

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 5, 1944

Name: Mitsutaro NAKANE

Reg. No. 04728 File: 5551

Boat File No.: JFVDC 371

Name of Vessel: "M.N." 30' x 7' x 3'3"(1939) Palmer 12 HP

Lic. or Reg. No.: New Westminster 3123

Naval No.: NW.005-E

Owner's Valuation: \$1,200.00

JFVDC Valuation: No appraisal

Custodian Valuation: " "

Date of Sale: April 7, 1942.

Purchaser: H. Bell-Irving & Co. Ltd.

Signature on Sales Papers: No copy on file

Selling Price: \$1,000.00

Paid to JFVDC ~~and Custodian~~: \$1,000.00

Supervision Costs: \$15.00

Balance due Owner: \$985.00

Paid to: M. NAKANE on April 10, 1942.

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information:

FM

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 5, 1944

Name: Mitsutaro NAKANE

Reg. No. 04728

File: 5551

Boat File No.: JFVDC 314

Name of Vessel: "M.M." 30' x 7' x 3' (1929) Palmer 7 HP

Lic. or Reg. No.: New Westminster 1766

Naval No.: NW.055-C

Owner's Valuation: \$800.00

JFVDC Valuation: No appraisal

Custodian Valuation: " "

Date of Sale: April 1, 1942. /

Purchaser: H. Bell-Irving & Co. Ltd.

Signature on Sales Papers: No copy on file

Selling Price: \$450.00

Paid to JFVDC ~~by JFVDC~~: \$450.00

Supervision Costs: \$7.00

Balance due Owner: \$443.00

Paid to: "M. Nakane, M. Murakami by Bill of Sale" (See below)

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information: Information supplied by Japanese was that boat was licensed in name of Mitsutaro NAKANE, but actually owned by Masayuki MURAKAMI. File 4573.

The receipt does not make it clear who got the money.

FM

MEMORANDUM

July 26, 1943

To: File 5551

From Specified Articles Department

Re: NAKANE, Mitsutaro - Reg. 04728

Comp # 384

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	R. C. A. Victor, Serial No. 0281	\$35.00

*Released to BC Security Com.
May 26, 1944*

LF

C O P Y

ROYAL CANADIAN MOUNTED POLICE

Form 144A

No. 384

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver.

DIVISION and File No.
(J.R. 04728)

DETACHMENT and File No. C.I.B.

DATE May 25th. 1944.

Re: Mitsutaro NAKANE (Formerly of Steveston, B.C.)

On March 9th. 1942 I D.E. McLaren. Cat.
(Date) (Member's Name)

Came into possession of the following described goods by

Handed over by Roy OTANI, Steveston, BC.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1.	R.C.A.	VICTOR radio, Serial No. 0281.
MR. P.C. SHEARS OFFICE OF CUSTODIAN, 506 Royal Bank Bldg., Vancouver, B.C. COPIES FOR YOUR INFORMATION. SOD. SUPT. (G.E. GRAY.) Officer Commanding "B" Division. Vancouver, B.C. May 27th. 1944 FRJ/CEP <i>Sub 5551</i>			

REMARKS: Handed over to the B.C. Security Commission.

DATE MAY 31 1944

(State briefly disposition)

CERTIFIED CORRECT

Sec. Com. F.A. Jefferson. Cst. #10559.

(Signature of Recipient or Witness)

(Signature of Member)

[illegible]

September 9, 1946

Fire Insurance Summary

Mitsutaro NAKANE placed \$1,000.00 policy with the North West Fire Insurance Company covering the dwelling on the above property. Policy No. 3400767 with the London & Lancashire Guararantee & Accident Co. was placed by NAKANE, in the amount of \$1,500.00; \$500.00 on dwelling; \$500.00 on barn and \$500 on household effects. On April 13, 1944 the \$500.00 coverage on household effects was cancelled and the amount of \$1.50 was credited to NAKANE's account. On policy No. 205740, the \$200.00 coverage on household effects was cancelled on April 13, 1944 and NAKANE's account was credited with \$.34. Both insurance policies covering the dwellings on the property were transferred to The Director, Veterans' Land Act upon completion of the sale of the property. The Director cancelled these policies and forwarded us a cheque in the amount of \$23.04 for the unexpired portions of the policies and the funds credited to NAKANE's account.

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

hbc

George Peters,
Administration Department

File No. 5551

September 9, 1946

LIABILITY SUMMARY

Re: Mitsutaro NAKANE
Reg. No. 04728

There are no claims revealed on file against
Mitsutaro NAKANE.

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



George Peters,
Administration Department

hbc

5551 & 6083

December 29, 1942

C. C. Robinson, Esq.,
Steveston, B. C.

Dear Sir:

Re: NAKANE, Mitsutaro
NAKANE, Mikiko

We have had a letter from Mitsutaro Nakane's daughter in regard to the rent money due in connection with her father's property and we then received a further letter stating that a Mr. McNair had deposited the money in the Royal Bank of Canada for Mitsutaro Nakane's account. This property is known as Lot 28, Section 2, Block 3 North, Range 7 West, Map 963 and our records show that this property was rented to Mr. McNair for \$100.00 per year and that he in turn rented the house only and a small ground patch to a Mr. Farris for \$8.00 per month, which means that Mr. McNair got the farm for \$4.00 per year. We have never received a copy of this lease and a renewal should not be given without referring the matter to this office. Would you kindly advise Mr. McNair that no payment should be made to the credit of Japanese in any Bank and that all rental monies must be sent to us.

We are today writing the Royal Bank of Canada, Steveston, asking them to inform us of any payments which appear to be rentals.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

SE ADDRESS
COMMUNICATIONS
MANAGER

LE ADDRESS "ROYALBANK"

The Royal Bank of Canada

INCORPORATED 1869

Steveston. B.C.

December 30.1942

Department of the Secretary of State,
Office of Custodian,
506 Royal Bank Building,
Vancouver. B.C.

Dear Sir:

Re Nakane, Mitsutaro

With reference to your letter of the 29th inst.,
Mr M. McNair, made a deposit to the above account December
1st, but we have no information as to what the credit repre-
sented. We appreciate your request for information here n
but we are unable to decide what credits represent, and then
we must establish the authority to give the information, and
to what extent. If you can enlighten us on the Department's
arrangement with banks to provide the information, or our
legal rights to comply with your requirements all diligence
will be exercised to see that you are given required inform-
ation.

Yours faithfully,

(Hrisdale)

Manager.

VACATION SECTION	
Rec'd	JAN 4 1943
File No.	5337
Ans.	<i>Ans</i>
Referred	<i>Mileson</i>

ant *C*

*In Reply to Superior
Dept of A B of C
Will inform him to
give information
when required
Hrisdale*

E ADDRESS
MUNICATIONS
IE MANAGER

E ADDRESS "ROYALBANK"

The Royal Bank of Canada

INCORPORATED 1869

EVAUATION SECTION

Rec'd JAN 7 1943
File No 555/46043
Ans. *for*
Referred *Muloom*

Steveston. B.C.

January 5, 1943

Department of The Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver. B.C.

Dear Sir:

Reference file 5551 & 6083
Re: NAKANE, MITSUTARO

With further reference to our letter of 30th ulto.,
replying to your enquiry of the 29th ulto herein, Mr M.
McNair, deposited \$42. to credit of the account of Mitsutaro
Nakane, on December 1, 1942, with no particulars as to the
nature of same. We understand from your Mr Robinson, in con-
versation with him to-day, that Mr McNair has some property
rented from this party, which has been sublet to a Mr Ferris,
and no doubt the deposit is in connection therewith.

We shall be pleased to be of any further service to
you in this matter.

Yours faithfully,

J. Grisdale

J. Grisdale.
Manager.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5551

Rec'd. JAN 18 1943
File No.
Ans.
Referred

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

January 15, 1943

Mr. C. C. Robinson,
Steveston, B. C.

Dear Sir:

Re: NAKANE, Mitsutaro

The Royal Bank of Canada, Steveston, has informed us that Mr. McNair deposited \$42.00 to the credit of M. Nakane on December 1st. Will you please ascertain from Mr. McNair exactly what this amount covers and also instruct him under no circumstances must rental money be paid into the bank.

Mr. McNair rented this property for \$100.00 per year and sublet the house for \$8.00 per month; which means that Mr. McNair is getting the farm for \$4.00 per year, which is ridiculous.

Will you kindly see that this lease is not renewed without the approval of this Department.

Yours truly,

G. D. Wilson

Administration Department

GDM/GH

*See our letter
15th January 43*

not correct

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

ACIFIC 8181

REFER TO

5551 & 6083

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

P.O. Box 635,
Steveston, B.C.,
15th January 1943

EVACUATION SECTION

Rec'd JAN 18 1943

File No.

Ans.

Referred

Mr. G. D. Milson,
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: NAKANE, Mitsutaro
NAKANE, Mikiko

Referring to your letter of the 29th ult., we now enclose herewith Statutory Lease dated the 14th April 1942, NAKANE, Mitsutaro to Matthew McNair, covering Lot 28, Section 2, Block 3 North, Range 7 West, Map 963, New Westminster, B.C. Term: "The duration of the war with Japan." Yielding: \$100. first year, and following years, "all taxes" only.

You will note the clause relative to the Lessee's permission to rent the house on the property. We discussed with Mr. McNair, the question of paying all monies through the Custodian and he has agreed to this. Yesterday, he paid us \$14.00 received from Ferris for December and January rentals, and in future will make all payments through this Office.

Kindly return the lease after perusal.

C.C. Robinson

Yours truly,

C.C. Robinson

ENCL.
HJS.

C
O
P
Y

EV. C
Rec'd JUL 9 1943
File No. 5567
Ans. <i>Q.R.</i>
Referred
COMMISSION

BRITISH COLUMBIA SECURITY

Lethbridge, Alberta.

July 6, 1943.

Mr. M.L.Brown, Office Manager, Vancouver, B.C.

Re: Mitsutaro NAKANE #04728

Above named was formerly at 132 Garry St., Steveston, in the Municipality of Richmond, and at time of leaving British Columbia, rented their land less house, to a Mr McNeir on the understanding that he would pay the annual taxes. Mr Nakane now wishes to know if the taxes on this property have been paid to date.

The house on the property was rented through Mr McNeir to a third party in the amount of \$8.00 a month, less 10% to be paid to Mr McNeir for collection, leaving \$7.20 a month net. The Nakanes are now in receipt of a statement showing house collections at the rate of \$7.00 net per month, and also a statement showing credits made to the Custodian for the balance of fishing nets, etc., the total credit balance being \$694.00 in the name of Mitsutaro Nakane, and \$42.00 in the name of Mitsutaro Nakane and Mrs Mitsutaro Nakane.

As these people were in need of assistance this spring, before these credits were indicated, and as they desire to have certain minor operations and dental work done this summer during the off season, it is requested: (a) that the sum of \$100.00 be credited from their assets to the B.C. Security Commission in repayment of advance of \$50.00 per month for the months of April and May; and (b) That the sum of \$100.00 a month be forwarded them thereafter for their general use.

"A.E. Russell"

EVACUATION SECTION	
Rec'd	MAY 1 1944
File No.	5551
Ans.	From 107 sent 1/5/44 <i>com</i>
Referred	McKedie

P.O. Box 103,
 Magueth, Alta.,
 April 26, 1944.

Dept. of the Secretary of State,
 Office of the Custodian,
 506 Royal Bank Building,
 Vancouver, B.C.

Dear Sir:

We have been previously notified our sale price of our property but we do not want our property sold any time.

Will you send us our kitchen stove (cream), ^{Sale at auction 28/4/44} trap (all) and three big pans on the third floor (in the sweet room of the north west corner (closet) There are a lot of Japanese clothes in the middle room of the same floor so will you kindly wrap the trap & pans with them to avoid the scratches. Will like it all sent in the snow and as much of the clothes sent out as possible.

Will notify the Security Commission and Mr. & Mrs. Ferris who is living at our place about these goods. Thanking you very much, I remain,

Yours truly,
 M. Nakane

5551

May 2, 1944.

Mr. Mitsutaro NAKANE,
Registration No. 04728,
P. O. Box 103,
Magrath, Alberta.

Dear Sir:

Replying to your letter of April 26, regarding the kitchen stove, Mr. Ferris asked us to take this out of the house to make room for a new one he had purchased. We took it to our Auction Room and it was sold on April 28 last.

Please apply in the usual way for the other goods requested.

Yours truly,

R. B. Mackenzie
Protection Department.

RBM/pls

5551

September 26, 1946.

REGISTERED MAIL

Mr. Mitsutaro HAKANE,
Registration No. 04728,
P. O. Box 103,
Magrath, Alberta.

Dear Sir:

Your file has been completely reviewed by this office and your assets which vested in the Custodian have now been liquidated.

Mrs. D. Norton has confirmed that she still has, in her possession, 1 platform weighing machine which you left in her care. Also left in our storage warehouse are some personal photographs which will be forwarded to you at a later date.

As requested by you through the Department of Labour, we are enclosing an up to date statement of your account.

We are also enclosing our cheque for \$2,910.07, which represents your entire balance with the Custodian. Kindly acknowledge receipt of this cheque.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. (2) - Cheque for \$2,910.07
Statement of Account

RICE, PATERSON, CULLEN & IVES

BARRISTERS, SOLICITORS, NOTARIES, & C.

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

G. C. PATERSON, K.C.

T. O. IVES, B.A., LL.B.

A. J. CULLEN, B.A.

CABLE ADDRESS
"RICEPAT" LETHBRIDGE

CANADIAN BANK OF COMMERCE BUILDING

LETHBRIDGE, ALBERTA
CANADA

March 30th, 1949.

B.M. Parker, Esq.,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	APR 1 1949
File No.	5551
Ans.	
Referred	

Dear Mr. Parker:-

Re: Mitsutaro NAKANE - Case No. 628
Your file No. 5551

I am in receipt of your favour of the 25th instant informing me that no submission was made in regard to the sale of real estate in this case.

I may say that a general submission was made of this and the other 44 cases handled by Mr. Turcotte when the same were first spoken to, to the effect that the Custodian submitted that the claim as to chattels was exorbitant, and that the real estate was sold at its fair market value. It would appear that a slip was made in this case and I should have stated for the purpose of the record that the real estate had been sold for its fair market value. If it is necessary to have the record corrected I can readily have Mr. Turcotte agree to such a statement and submit the same. However, I do not believe that Mr. Justice Bird will ask for such an amendment. It would further appear that the claimant through his solicitor, Mr. Turcotte, asked for the production of the farm appraisal report which he had put in as Exhibit 2, and according to the rules of Evidence he would be bound by the terms thereof. If it is necessary that I should do anything to have this matter corrected, please advise me further.

Yours very truly,

GEO. E. A. RICE
GEO. E. A. RICE.

GEAR:KK

29th May, 1948.

RENTALERS NAME Regn No 04728

5551

	DEBIT	CREDIT	BALANCE
1943			
Jan 1	1.	2746.04	
Jan 28		140.	
Mar 1		540.50	
May 18		7.	
May 19		7.50	
Jul 14	100.		
Aug 25	100.		
to Apr 19, 1944	450.		
1944			
Apr 20		1.50	
Apr 21		.34	
May 27	1.	37.18	
June 29		84.15	
Oct 26			
1945			
Apr 23	15.		
Aug 9		.36	
1946			
Feb 22		7.	
Mar 7		5.50	
Sep 26			
BALANCE AS AT 29 MAY 48	2910.07	3577.07	0
	\$3577.07		

30/..

NOV 24 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.

Turcotte 5551

12 559
CC 691P 266P
Inv. 40

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

- (1) NAME NAKANE MITSUTARO (RCMP) Reg. No. 04728
(Print) Surname Given Name
- (2) Pre-Evacuation Address 132 Garry St. . Box 251, Steveston, B.C.
- (3) Present Address Box 103, Hagrath, Alberta.
- (4) REAL ESTATE
- (a) Street Address (if any) 132 Garry St., Steveston, B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot No. 28, Block north three(3), Section 2.
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~ AND ~~RESIDENCE~~
(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 | - - - - - | \$2000.00 |
| (ii) Buildings | - - - - - | \$500.00 |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | - - - - - | \$ |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) | - - - - - | \$5500.00 |
| (v) Amount at which Custodian sold property and credited your account | - - - - - | \$2728.00 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | - - - - - | \$2772.00 |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
Steveston, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In the Barn
- (c) How stored or packed at time of evacuation
Tagged and hung up.

(over)

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

In the care of the Custodian

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

1.		Estimated Value \$
2.	Fishing nets -----	Estimated Value \$ 1000.00 1460.-
3.		Estimated Value \$
4.	Received from the Custodian--	Estimated Value \$ 500.00 687.50
5.		Estimated Value \$
6.		Estimated Value \$
7.		Estimated Value \$
8.		Estimated Value \$
9.		Estimated Value \$
10.		Estimated Value \$

*See Turette list
d/16 May 48
(in Analysis form)*

TOTAL CLAIM FOR PROPERTY LOSS \$2000.00

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) - - - - - **\$5775.00**)

- (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,
of)
TO WIT:)

I, **Mitsutaro NAKANE**
of **Magrath**

of the town
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 Town)
of Magrath)
in the Province of Alberta)
this 21st day of November)
A.D. 1947.)

A Commissioner &c. *W. H. G. Rowe*

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. REVERED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Lethbridge, Alberta,
August 30th, 1948.

IN THE MATTER OF THE CLAIM OF
MITSUTARO NAKANE.

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

2
M. Nakane,
In Chief.

THE SECRETARY: Case No. 628, Mitsutaro Nakane.

MITSUTARO NAKANE, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Will you sign these two forms (indicating), please?

A (Witness complies).

MR. TURCOTTE Now, your Honour, it may be necessary for
me to call the daughter in this case as well.

19 This man is very elderly and I understand he has
been quite ill lately.

THE SUB-COMMISSIONER: Very well.

MR. TURCOTTE: Q Mr. Nakane, you are making a claim for
the loss which you say you suffered as a result of
the sale by the Custodian of your farm, a little
over five acre farm?

A Yes.

Q And I am showing you a statement setting out who
you bought the farm from, how much you paid for it,
20 what you did with it afterwards, the buildings you
built, and what you think it was worth (indicating).
Is that statement true to the best of your knowledge
and memory?

A Yes, it is correct.

MR. TURCOTTE: Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q: Do you remember, Mr. Nakane, when you
bought the farm, the date that you bought it, what
year?

30 A Seventeen years ago. Seventeen or eighteen years

ago.

Q I see. Do you remember how much you paid for it?

A \$2,067.00.

Q I see. And what was on the farm when you bought it? Were there any buildings or improvements or crops, or anything like that?

A It was just covered with weeds.

Q I see. Any buildings?

A No, there were no buildings.

10 Q I see. So that you built all the buildings that were on there when you left the place in 1942?

A Yes, I did.

MR. TURCOTTE: Will my learned friend file the farm appraisal report?

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. TURCOTTE Q: Now in your claim you say that you had a barn on the premises which was two storeys, 28 x 42, which you value at \$1200.00. Can you add anything to that statement to tell us why that barn was worth \$1200.00?

20

A I think I said \$1500.00.

Q Well, why do you say it is worth \$1500.00 then?

A I laid cinders down first, and poured concrete over that.

Q Yes. A: And then I had shiplap walls into which I poured sawdust.

Q I ou insulated the barn then with sawdust in between the walls, is that it?

A Yes.

30 Q I see. A: And that made

4
M. Nakano,
In Chief.

everything quite dry and moistureproof.

THE SUB-COMMISSIONER: Well that would be covered in the last two items under "buildings" where it shows a barn, \$1200.00, and cement flooring and insulation \$200.00. Did you intend that \$200.00? to add that \$200.00?

MR. TURCOTTE: His total claim is \$5500.00 and so that I allowed that for depreciation.

THE SUB-COMMISSIONER: I see.

10 MR. TURCOTTE: I may say, your Honour, that for once so far as the house is concerned the valuator and the claimant are much closer together than usual, but I notice that on the barn he is quite a ways out or they are quite a ways apart.

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE: Q: How much of the farm had electricity?

A: I had an extension cord about 200 feet long extending from the house to the barn, and we used to carry the light to any part of the barn we wanted to.

20

Q: I see. Will my learned friend admit that the assessment was as follows: Land \$1403.00, improvements \$3000.00, total \$4403.00?

MR. RICE: That is the 1943 assessment, that is the only one I have.

THE SUB-COMMISSIONER: \$4403.00 is the total?

MR. TURCOTTE: That is right.

MR. RICE: Yes, that is right.

MR. TURCOTTE: Q: Now you are also making a claim,

30

Mr. Nakano, for loss arising from the sale of your

M. Nakano,
In Chief.

nets?

A: Yes.

Q I am showing you a statement of nets and lines which you or your daughter gave to me (indicating), and is that statement correct to the best of your knowledge and memory?

A Yes, this is correct.

MR. TURCOTTE: Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

10

THE SUB-COMMISSIONER: Exhibit 1 speaks about a full cement basement immediately following the reference to the barn and dwelling. Now is that basement under both the dwelling and the barn or just under the dwelling?

MR. TURCOTTE Oh, I am sorry, your Honour. I will ask him about that.

Q Did you have a basement in the barn or just in the house?

A Yes, we had a basement in each building, in both buildings.

20

Q A basement in the barn?

A Yes.

Q And it was cement, too?

A Yes, cement.

Q All right. Now before you left the Coast, the Custodian had you file a form which is called the J.P. form and it sets out your lines and nets in that statement. Is that your signature there (indicating)?

A Yes, that is my signature.

30 MR. TURCOTTE I will file that, your Honour, as Exhibit 4.

(J.P. FORM MARKED EXHIBIT NO. 4).

MR. TURCOTTE: I might point out, your Honour, that the statement of nets, so far as I have been able to check it, which I have done, as contained in his statement of claim, Exhibit 3, is the same as the statement contained in his J.P. form with the exception of a slight discrepancy in the description of the cork and lead lines.

THE SUB-COMMISSIONER: Yes, I see.

10 MR. TURCOTTE: In his J.P. form he says that he had four 150 feet each of cork and line and four 150 feet each of lead and line, and four hundred feet new lead and line, and that is 1600 feet. In his claim as it is filed, it is 1700 feet.

THE SUB-COMMISSIONER: I see.

MR. TURCOTTE: There isn't much difference.

Q Now in Exhibit 3, you have set out the values which you say these nets would have been if they were new, and the values which you say they were worth when you left them at the Coast?

20 A Yes.

Q Are you sure that those values are correct to the best of your memory?

A Yes, I am quite sure I am correct.

MR. TURCOTTE: There is a stenographic error, your Honour, which my learned friend has pointed out. The second net, the value at the time of evacuation shows \$180.00, and it should be \$80.00.

THE SUB-COMMISSIONER: That is the \$260.00 net when
30 new.

7
M. Nakano,
In Chief.

MR. TURCOTTE: Yes, it should be \$80.00 and that results in the addition being correct with the change.

MR. RICE: The addition should be \$1200.00 instead of \$1300.00.

MR. TURCOTTE: Oh, it should be \$1200.00 instead of thirteen.

MR. RICE: Yes. I think that the line should be \$260.00 instead of \$270.00.

10 MR. TURCOTTE: Well, that would be \$1470.00.

MR. RICE: That does not correspond with the list that I have here signed by him.

THE SUB-COMMISSIONER: I was wondering, Mr. Turcotte, what the life of one of these nets is.

MR. TURCOTTE: Well I have not been asking that here in each case because I thought that at the Coast they would go into that, because it is apparently going to be very important and I imagine that that will be what the decision will be based on to some extent.

20 THE SUB-COMMISSIONER: However, I was just wondering myself. There is no reference here to the date of the purchase price, and in some cases the values of the nets are one-half of what he paid for them, and in other cases the value is much less.

MR. TURCOTTE: Yes.

Q How many seasons does a net last, Mr. Nakano?

A Between three and four years.

THE SUB-COMMISSIONER: I wonder when he bought these then.

30 MR. TURCOTTE: I beg your pardon?

M. Nakma,
In Chief.

THE SUB-COMMISSIONER: I wonder when he bought the nets.

MR. TURCOTTE: Well he describes them as being used
two seasons or used one season.

THE SUB-COMMISSIONER: Oh, I see, that is right.

MR. TURCOTTE: Q When you describe these as being
used two seasons, used one season, or used one
week, do you mean that you bought these nets two
years ago or one year ago or that they were
practically new?

10 A It all depends on what fish we are catching, if it
was salmon, for instance, one season means around
three months.

Q About three months?

A: Yes.

Q But I mean when you describe in your statement here,
"used one season", that means that you bought that
net within one year, is that correct or not?

A It means that I bought it the same year. We use
nets alternately.

Q The same year, all right.

20 MR. RICE: I am submitting, your Honour, that the
chattels in this claim were sold for their fair
market value.

I wish to submit as an exhibit, your Honour,
an analysis of personal property.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. RICE: I also wish to tender as an exhibit a summary
of the real estate claim showing its assessment
and sale.

(SUMMARY MARKED EXHIBIT NO. 6).

9
M. Nakano,
In Chief.
Cross-Exam.

CROSS-EXAMINATION BY MR. RICE:

Q I show you a photograph. Do you recognize it?
Just say whether you recognize it or not. We
don't want a story about it.

A That is a picture of my house.

MR. RICE: I wish to submit this as an exhibit, your
Honour, the photograph.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

10 MR. RICE: Q: I show you a letter (indicating). Is
that your signature on it? It is dated March 14th,
1943. Is that your signature?

A Yes, the first signature is mine. There are two
there.

Q And attached to that letter is a statement of your
nets?

A: Yes.

Q Was that completed by you or under your instructions?

A Yes.

MR. RICE: I wish to submit the letter and statement,
your Honour, as an exhibit.

20 (DOCUMENTS MARKED EXHIBIT NO. 8).

MR. RICE: That exhibit is a letter dated March 14th,
written by the claimant to the Custodian, to which
is attached a statement respecting his nets,
showing the size and valuation.

Q Did you build your house yourself or employ a
contractor to build it for you?

A I had it built by a carpenter.

Q And the price you have here of \$2300.00, is that
what you paid?

30 A Yes.

M. Nakano,
Cross-Exam.

Q Have you got a record of that?

A No, I have no records of it.

Q You have no records of it?

A No.

Q There was no contract price let for \$2300.00?

A No, but that is quite a low estimate.

Q It is a low estimate?

A Yes, compared to what I paid.

Q And what about the barn, that is a high estimate
\$1200.00?

A No, it is not a high estimate.

Q It is not a high estimate?

A I put quite a lot of money into it.

Q But it is an estimate or guess as to what it cost?

A No, it is not an guess; it is an estimate.

Q It is not a guess; it is an estimate?

A Yes.

Q Have you got any record as to the cost of your barn?

A No, they were all burned up.

20 Q Referring to Exhibit 8, you have four 150 fathoms
each cork lines. Is that \$20.00 or is it meant
for some other figure?

A My older daughter wrote this and so I am not
quite certain, but my other daughter is here and
she might recognize it.

Q I just want to arrive at the proper figure. I
don't know what is the amount. It is either \$90.00
or \$20.00 a line.

MR. TURCOTTE: There are four of them.

30 MR. RICH: It is not a line. It is 150 fathoms.

M. Nakano,
Cross-Exam.

MR. TURCOTTE: It would be four 150 fathom cork lines, \$90.00, and four 150 fathoms lead lines, \$100.00.

MR. RICE: If that is meant for \$90.00, then it would make the claim a little different.

MR. TURCOTTE: \$10.00 difference.

MR. RICE: \$260.00 instead of \$270.00, and you have \$270.00 as your claim.

MR. TURCOTTE: For the lines?

MR. RICE: Yes.

10 MR. TURCOTTE: We are not going to argue over \$10.00.

MR. RICE: All I am trying to do is to get it correct.

I think the record has been corrected so far as the other item of \$180.00 being changed to \$80.00, hasn't it?

MR. TURCOTTE: Yes.

THE SUB-COMMISSIONER: That is all, thanks.

MR. TURCOTTE: I would just like to ask him a question, your Honour, if I may.

THE SUB-COMMISSIONER: Oh, pardon me.

20 MR. TURCOTTE: Could I see Exhibit 7, your Honour, the photograph?

(Photograph to Mr. Turcotte).

Oh, I think it is the best looking house I have seen yet and I won't ask anything about it.

THE SUB-COMMISSIONER: I was just going to remark that it is the best looking house I have seen in any of these claims yet.

MR. TURCOTTE: That is why the appraised value and the claimant's value is so near together.

30 THE SUB-COMMISSIONER: I would like to see them build it

M. Nakano,
Discussion.

out here for \$2700.00. Is that all, Mr. Turcotte?

MR. TURCOTTE: That is all, your Honour.

THE SUB-COMMISSIONER: You are not calling the daughter?

MR. TURCOTTE: No, I think he has given a good explanation. I was just a little afraid that he might not be able to.

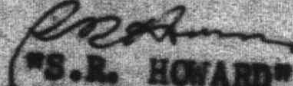
MR. RICE: I do think he has proved to be a good witness.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. HOWARD"
Official Reporter.

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

SUB-COMMISSIONER.

Defence Brief
Mitsutaro NAKANE
File No. 5551
Case No. 628

LETHBRIDGE
30 August 1948
V.L.A.
Sheet A 36-16

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Lot 28 of Section 2, Block 3 N, Range 7 W, Map 963.

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$5500.	\$2776.	\$2726.

Witness - Appraiser, J. D. Patterson

Appraiser (Patterson) reports - House in clean condition, full cement basement. Farm in good condition.

Appraiser (~~Barnett~~) reports - Property well situated, crop approximately 5.38 acres.

Claimant stated that he paid \$2300. to have the house built and \$1200. for the barn.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Nets \$1200.
Lines 270.
\$1470.

Amended Claim

\$1470. (Trans. Page 7)

Sold for
\$673.

Original claim was for \$1460. but claimant is now claiming for \$1470.

Nets value \$1200.
Lines " 270.
\$1470.

Sold by Tender for \$533.
Sold by Tender for \$140.

It is submitted that the chattels in this claim were sold for their fair market value.

Name of Claimant

NAKANE, Mitsutaro

Case

622

Custodian File

5551

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		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					2726.		1514.32			1514.32		
PERSONAL PROPERTY												
Motor Vehicles		Boats and Boat Gear										
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column					
NETS												
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price			
						1470.00 .00		1029.00	613.00	416.00		
MISCELLANEOUS CHATELS												
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					
TOTAL RECOMMENDATION										1990.32		

October 17th, 1950.

Mr. Mitsutaro NAKANE,
1202 1st Ave.,
P. O. Box 3,
Steveston, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 628

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 ... \$1,930.32.

Cheque in your favour is enclosed for \$1,856.16 and we have paid the Co-Operative Committee .. \$ 74.16 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.