

5975

EXHIBIT NO.

857-5

Hammond B.C.

FILE NO.

5975

DATE

Sept. 1/49

FILLED BY

Crown

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: NAKANO Jisaburo

HOME ADDRESS: 1st Ave., Port Hammond B.C.

REGISTRATION NUMBER 13993 SEX: Male AGE: 62

OCCUPATION: Strawberry Grower

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shimae

ADDRESS OF WIFE OR HUSBAND: 1st Ave., Port Hammond B.C.

NAMES OF ANY LIVING CHILDREN Kiyo (F) Asaye (F) Junichi (M)

ADDRESS OF CHILDREN: 1st Ave., Port Hammond B.C.

AGE OF CHILDREN: 21, 19, 17,

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

1. LOCATION AND DESCRIPTION: Roll No. 1305 Subdivision 1,

S. 1 of Section 263. Municipality of Maple Ridge B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house
7 rooms. Wood Shed, Chicken house, 1 Garage.

3. INSURANCE (Give particulars; state where policies are) F. Tanaka, Powell St.,

Vancouver B.C. \$2500.00 Fire insurance on house and furniture
Policy No. Unknown. Policy in declarants possession4. TAXES (Amount and where payable) Taxes \$30.97 payable at Maple Ridge B.C.
1941 Paid.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present.

Leased to Brunner, Chilliwack. B.C. \$900.00 for Crop and House.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Crop Leased to Mr Brunner, Chilliwack B.C.
for \$900. Cash \$450; balance by cheque to be cashed 27 Sep 1942.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2
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:

Glassware and Odds and Ends to be left in the house at 1st Ave., Port Huron

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

none

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, Section 2.

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) From Mr. Brunner, 2000 Chilliwack, \$450 as for cheque received for outfit sold.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 15 Shares-- Pacific Co-operative Union--\$10.00 per Share. In owners possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: ~~XXXXXXXXXXXXXXXXXXXX~~ Mutual Benefit Insurance Co. \$1000.00. Policy No. Unknown. Policy In declarants possession. Beneficiary wife, Shimae.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

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 25th day of April 1942.

(Signature)

J. Nakano

J. T. Williams

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Jan. 25/42

Our File No. 5975

Full Name NAKANO, Jisaburo
(Surname in Block Letters)

Registration No. 13993 Male - Female
(Check)

Age Oct. 27, 1879

Former Address R.R. #1, Port Hammond, B. C.

Date Evacuated May 19/42 Naturalized Canadian-Born - National
(Check)

Present Address c/o Mr. Alphonse Houde, St., Eustace Manitoba. (Apr 2/45)

Married - Single
(Check)

Name of Wife ^{is} (OTOKO) Shimao #13992

Name of Husband _____

Name of Mother ^{nee} (INAMURA) Kiku (Japan) Name of Father NAKANO, Juzaro (Dec'd)

Names of Children under 16 _____

Requested by P. Hunter Registered with Custodian yes
(Yes or No)

Additional Information Strawberry grower - 5 acres & 1 house 1/2 ton truck.

REAL PROPERTY SUMMARY

File 5975

V.L.A. B.C. 105-P

JAPANESE NAME: Jisaburo NAKANO - - Reg. No. 13993

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

PROPERTY ADDRESS: 241 - 1st Ave., Hammond, B. C.

LEGAL DESCRIPTION: Lot 1 of Lot 1 of South half of Lot 263 Group 1 Map 3817
Municipality of Maple Ridge, D.N.W.

TITLE: In name of Jisaburo NAKANO.

ENCUMBRANCE: Dyking Charge.
Vesting in Custodian 24913, 3rd November, 1942.

ASSESSED VALUE: 1943 - 4.15 acres.
Land \$400.00
Improvements \$1900.00 Total \$2300.00 Taxes \$34.29.

CLASSIFICATION: Berry and vegetable farm with dwelling. Inspector reported 3½ acres in strawberries, ¾ acre in raspberries, 2½ acres in asparagus. Also 2 storey 7 room frame house 32 x 40, almost new, woodshed, chicken house and garage. The foregoing crop was on this and an adjoining parcel owned by Junichi NAKANO, son. (File 5974)

**HISTORY OF
ADMINISTRATION:**

Leased by owner through Pacific Co-operative Union to Kathleen BRUNNER to 1st October 1942. This lease was of the above property and also included Lot "A", Blk. 5 of S.½ of Lot 263, Gp. 1, Map 6918, owned by Junichi NAKANO, son of Jisaburo NAKANO. The rental for the term of the lease was \$900.00, of which \$450.00 was paid to Jisaburo NAKANO, and a post-dated cheque for \$450.00 given to The Pacific Co-operative Union, and later paid to the Custodian. The two parcels were leased by the Custodian to Mrs. BRUNNER for one year from 1st October 1942 to 31st October 1943 at a rental of \$200.00 paid to the Custodian and allowed in adjustment of The Director, The Veterans' Land Act, \$160.00 being credited to Jisaburo NAKANO and \$40.00 to the son, Junichi NAKANO, File 5974, all buildings being on the property of the former.

The original offer to The Director, The Veterans' Land Act included only the parcel owned by Jisaburo NAKANO, the description of the second parcel being inadvertently omitted, and conveyance of the Jisaburo NAKANO property was made at the full price of both parcels \$2860.00. Conveyance of the second parcel at nominal consideration was made. The ledgers show that \$2560.00 was credited to Jisaburo and \$300.00 to Junichi NAKANO. (File 5974).

Insurance Policy No. 205257, North West Fire Insurance Co., in the amount of \$2000.00 transferred to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act at \$2560.00 as at
1st January 1943.
Approval by Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Jisaburo NAKANO :- Sale price \$2560.00
plus refund of insurance \$12.01, total \$2572.01, less debits
of Certificate of Encumbrance \$1.00, registration fee \$3.00,
legal fee \$15.00, total \$19.00. Net amount released \$2553.01.

TITLE: Issued as C. of T. 169517-E and payment included in cheque
to Custodian dated 27th June 1944.

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

DATED December 18th, 1945.

IM:ML



13993		NAME NAKANO, Jisaburo		FILE NO. 5975		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	<i>Blage transferred to S.S. B.</i> 205257	\$2,000.	June	1	1944	side Power Line Rd, Art Hammond, B.C. Subd. 1, L. 263, Top. 9 Sun. Maple Ridge.

FIRE INSURANCE SUMMARY

The above Japanese person deared insurance coverage of \$2500.00 on his dwelling and furnitue however upon obtaining a copy of the policy it was found that ne coveragle was \$1500.00 on the dwelling and \$500.00 on the furrture with expiry date of June 1st, 1943.

The property was sold to th Veterans' Land Act as of January 1st, 1943 and upon the coverag of the buildings being assigned to them they refunded \$12.01 s the unexpired portion of the premium.

The coverage on the househld effects was allowed to expire and was not renewed.

The above summary is certified to be in scordance with the informatin on file.

WEA:EH
June 1st, 1946

Whamson

LIABILITY SUMMARY

File No. 5975

Re: NAKANO, Jisaburo - Reg.No.13993

The above Japanese person declared no liabilities.

The only claim noted on this file is an extract from a list of creditors of the Pacific Co-operative Union. Their audited statement of accounts on August 31st, 1942 however showed no balance outstanding. Any indebtedness therefore was settled prior to his evacuation.

This file reveals no other liabilities.

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

WEA:KH
June 1st, 1946

W E Hammer

PERSONAL PROPERTY SUMMARY

File No. 5975

23rd April, 1947.

Re: Jisaburo NAKANO - Reg. No. 13993

CHATELS: The above Japanese registered with this office on the 25th April, 1942, and at that time the only chattels he declared were some glassware and odds and ends to be left in his house on 1st Avenue, Haney. However when our fieldmen inspected this property in October, 1942, they found a quantity of household furniture and farm tools, which were being looked after by the tenant, who had been placed on the property by NAKANO. Mrs. Brunner, the tenant, signed her responsibility to these goods and a copy of this inventory was sent to Jisaburo NAKANO, who wrote back stating that a number of articles were missing. The property was re-checked in December, 1942. He signed the additional articles as being correct.

In March, 1942 he wrote to us stating that he had left a new Dobbin Power Sprayer with the Pacific Co-operative Union. This was sold for \$75.00 at his request and the funds sent to him at his request through this office.

All saleable chattels were removed to auction and sold in April and May 1945 for the net sum of \$91.89. A few articles were abandoned on the property as not being worth the expense of handling. 2 boxes of personal effects were removed to Buddhist Temple and stored.

NAKANO's mail box was sold for \$2.00 and this sum was credited to his account here.

SPECIFIED ARTICLES: This file reveals no specified articles.

BONDS & INVESTMENTS: When registering NAKANO declared having 15 shares in the Pacific Co-operative Union. His shareholding according to the Co-operative records consisted of

2 - 1937 shares
3 - 1938 shares
3 - 1939 shares
2 - 1940 shares
6 - 1941 shares
28 non-redeemable shares.

These shares with the exception of the 28 non-redeemable shares, have been redeemed at par, \$10.00 a share, from time to time and credited to his account, together with accrued interest amounting to \$6.36.

Certificates covering these shares have been received at this office from NAKANO, and the Certificate covering the 28 non-redeemable shares is still held in safe-keeping here on his behalf.

ACCOUNTS RECEIVABLE: A Pacific Co-operative Union post-dated cheque in the amount of \$450.00 was collected by this office at NAKANO's request on the 22nd February, 1943.

LIFE INSURANCE: NAKANO declared a \$1000.00 Mutual Benefit Insurance policy, but this

File No. 5975

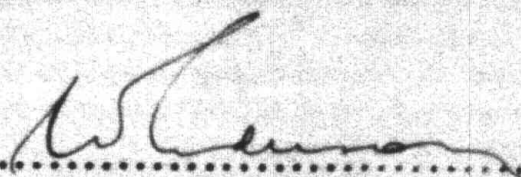
PERSONAL PROPERTY SUMMARY (Cont'd)

23rd April, 1947.

was not brought under control or administered in any way 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.

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HA

EVACUATION SECTION	
Rec'd	NOV 8 1949
File No.	5975
Ans.	<i>James</i>
Referred	<i>Johnston</i>

5 Hughson Ave.
Winnipeg
Nov 7/49.

Dear Sir

Referring to my recent letter
of mine, about articles I wanted
to send over, if all the things I
wanted was sold. please send me
a Japanese Sh. line only.

Thank you

Yours truly
J. Nakano
File # 5975

EVACUATION SECTION	
Rec'd	OCT 18 1949
File No.	5975
Ass.	Ward
Johnston	

5 Hughson Ave.
Winnipeg Man.
Oct. 17/49.

Office Of The Custodian -
Vancouver B.C.

Please ship these following Articles:-

- ① Bed (all steel)
- ② Japanese Shrine
- ③ Chesterfield (wine color, used only six month) Like new.
- ④ Plate (3 in set.) 15 inches in Diameter
12 inches " "
10 inches " "
- ⑤ Red & white design
of 2 large Japanese bowls will cover.
If these good isn't there we do not want any substitute.

Thank you.

yours truly
J. Lapand

File # 5975

File No. 5975

Date May 10th 1945

SUMMARY

Name: NAKANO Isaburo - 13993

Address: 241-1st Ave. Hammond, B.C.

(1) - We have today moved to auction room at Harvey effects as per enclosed list at a total cost of \$22.75 as per attached bill.

Notes ← (2) - We have also moved the personal effects as per attached list to storage at Budd Temple 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 \$10.00 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 following were left as of no value - HM trunks, various
glassware, books, framed pictures, medicine box, flowerpots - plants,
linoleum on K. floor, 3 HM benches, HM table, board out - broken
skates.

The tenant gave us the following explanation: _____

* Personal - 2 Boxes misc.

5975

October 12, 1949.

Mr. Jisaburo NAKANO,
Registration No. 13993,
5 Hughson Avenue,
East Kildonan,
WINNIPEG, Manitoba.

Dear Sir:

We wrote you on September 19th, 1949, regarding a number of articles presently in Custodian storage in Vancouver, which appear to belong to you, but to date we have not received a reply to our letter.

The Custodian has extended the date for receiving requests from those who have not written for their goods, and this letter is to advise you that you now have until October 31st, 1949 to make known your desire regarding disposition of same.

In the event that you do not wish the articles in our possession shipped to you, it is the intention of the Custodian to dispose of same at his discretion. If you desire to have the goods, however, they will be shipped without cost to you.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/CH

September 19, 1949.

Mr. Jisaburo NAKANO,
Registration No. 13773,
5 Hughes Avenue,
East Kildonan,
WINNIPEG, Manitoba.

Dear Sir:

Personal goods now in Custodian storage include a
Box books, Bible, school books, etc.; Carton books and personal
effects and Box books; in the name of J. NAKANO.

If these items belong to you and you wish to receive
them, please inform the Custodian on or before the 15th October,
1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these items and will dispose of them at his discretion.

We enclose a stamped addressed envelope for your reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/GH
Encl.

9975

September 10, 1948.

Mr. Jisaburo MAKANO,
Reg. No. 13993,
5 Hughson Avenue,
East Kildonan,
Winnipeg, Manitoba.

Dear Sir:

Referring to your letter of August 20th last, and our reply of the 24th of the same month, we have not heard from you with regard to the certificates of the Maple Ridge Co-operative Produce Exchange.

The Custodian would be glad to send you the money for these shares if you will send us the certificates.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/fm

August 24th, 1948

Mr. Jisaburo MAKANO,
Reg. No. 13993,
5 Hughson Ave.,
East Kildonan,
Winnipeg, Man.

Dear Sir:

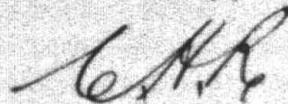
Replying to your letter of August 20th the share certificates inquired about are of the Maple Ridge Co-Operative Produce Exchange and not those of the Pacific Co-Operative Union, the particulars given in your letter.

The share certificates required are number 57 for 52 shares, number 219 for 30 shares and number 316 for 24 shares of the Maple Ridge Co-Operative Produce Exchange.

If you will forward these certificates to this office we will send you a cheque for the redemption of the 106 shares by return mail.

With regard to the Pacific Co-Operative Union share certificates number 1601 - this has already been redeemed and the money sent to you. Certificate number 186 covers 28 Non-Redeemable shares and no arrangement has yet been made for these shares to be redeemed.

Yours truly,



C. H. Reed
Office of the Custodian

CHL:EK

Cash No 57 for 52.00 106
219
316

EDUCATION SECTION
AUG 24 1948
File No. 5975 out
Ans
Ref

Reg. # 13993

51 Hughes Ave.,
EAST KILDONAN.

Office of Custodian
Vanouver B.C.
File at Winnipeg
Winnipeg
Aug. 20 1948

Dear Sir

Received the letter of April 28th 48
Yesterday. due to the wrong address.
Re - Maple Ridge Co-op. Shares
Certificate. it has been mailed to
the Custodian's Office in 1943,
since (at) the office asked me for it.
6 Shares No. 1601 Redeemed 1941
28 " " 186 " 1942

Both of these shares certificate money
hasn't mailed to me yet. Which
of course is Redeemed in above date.
Please check up on it and
mail me the cheque as soon as
possible.

Thank you -

Yours truly
J. Kahan.

blain

Signature

5975

8th October, 1948.

Mr. Jisaburo NAKANO,
Regn. No. 13993,
5 Hughson Ave.,
E. Kildonan,
Winnipeg, Manitoba.

Dear Sir: Re: Maple Ridge Co-operative Exchange shares.

We wish to acknowledge receipt of your letter of the 15th September, and while it is not the practice of the Custodian to remit funds from the redemption of shares without the production of the certificate, an exception has been made in your case, and we enclose herewith Custodian cheque in the amount of \$137.78 being redemption of your 106 Maple Ridge shares amounting to \$135.42 together with accrued interest of \$2.36 on your Pacific Co-operative Union shares.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl. (cheque)

5 Hughes Ave.,
E. Wildman,
Winnipeg.

Sept. 15/48

Office of the
Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 17 1948
File No.	5775
Ans.	
Referred	

fell out w/fg.

Dear Sir:

Referring to your letter of
Sept. 10th The Maple Ridge
Co-operative pro. exchange share
certificates, I've lost it and I
can't send it over to you.

It's been a long time since I
received it, and I'm positive
that I must've lost it.

Please if you could send the
money over in your return mail.

Thank you

Yours truly
J. Nakano
J. Nakano

Maple Ridge
135.42
Subs 2.36
Bal 137.78

5975

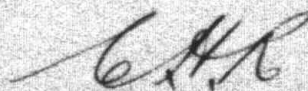
September 17th, 1948.

Mr. Jisaburo NAKANO,
Reg. No. 13993,
5 Hughson Avenue,
East Kildonan, WINNIPEG.

Dear Sir:

Referring to your letter of the 15th instant, in which you advise that the Certificates covering the Maple Ridge shares have been lost, your file has been sent to Winnipeg in connection with the hearing of your claim and we are unable to forward funds from the redemption to you until such time as it is returned to us.

Very truly,



C.H. Reed
Office of the Custodian.

CRR/EL

5975

April 28, 1948.

Mr. J. NAKANO,
Reg. No. 13993,
5 Hughson Avenue,
North Kildonan, Manitoba.

Dear Sir:

The shares of the Maple Ridge Co-operative
Produce Exchange have now been redeemed, and the proceeds are
held at this office.

Upon receipt of your share certificates,
which you will please send in, a cheque will be mailed to you.

Yours truly,

CHR/fm

C. H. Reed,
Office of the Custodian.

24th April, 1947.

REGISTERED

Mr. Jisaburo NAKANO,
Registration No. 13993,
St. Eustache, Manitoba.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$155.58, which sum represents your full credit balance at this office. For your information we are enclosing a detailed statement of your account at this office, showing entries made since the one sent to you 19th July, 1944, with details of your property sale.

We note that you still have the Title document of this property in your possession and we would request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

We are still holding in safe-keeping on your behalf 28 Pacific Co-operative Union non-redeemable shares which at the present time are of no cash value. If at any future date these are redeemable, you will be notified and the funds sent to you. You will note from the enclosed statement that your six shares issued in 1941 have been redeemed at par and the proceeds credited to your account.

It would appear that we have now accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encls.(3) Cheque.



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION	
Rec'd	JUL 24 1946
File No.	5975
Ans.	
Referred	Pitua

360 Homer St.,
VANCOUVER, B.C.
July 23rd, 1946

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

Re: NAKANO, Jisaburo #13993
Your File #5875

Dear Sir:

The above named man states that certain share certificates were forwarded to your office for redemption and that he has received no further word as to whether the proceeds have been credited to his account.

We shall feel obliged if you will let us have your advice on this matter.

Yours truly,

M. L. Brown,
Office Manager

MS/EM

5875

24th June, 1946.

Mr. Jisaburo HAKANO,
Registration No. 13993,
St. Eustache, Manitoba.

Dear Sir:

As requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$750.00 from funds held to your credit at this office.

It is desired that a brief summary of the administration of your affairs, be forwarded to you. Upon completion of this the full amount of your funds will be remitted. In the meantime, we trust the enclosed cheque will meet your present needs.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

March. 15 1946

St. Eustache

Dear Sir.

I thank you for the
pending amount of money.

But I would like to
send me all the credit
● left in your office.

Please would you
kindly send me immediately

Yours truly.

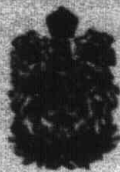
J. Rakano.

St. Eustache

Dron.

EVACUATION SECTION	
Rec'd	MAR 19 1946
File No.	5975
Ans.	
Referred	Anderson

out to you



CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

360 Homer Street

VANCOUVER B.C.

EVACUATION SECTION

Rec'd MAY 17 1946

File No. 5975

Ans.

Referred

*Anderson
out to Charlotte*

16th May 1946

Attention: Mr. W. E. Anderson.

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

Dear Sir,

Re: Jisaburo NAKANO

Reg. No. 13993

Your File No. 5975

We have received a request from the above-named man that the balance of his funds in your hands be released to him and we have no objection to this request being complied with.

Mr. NAKANO also asks if you will be kind enough to forward him a statement showing the amount received from the sale of chattels as he states he has received no particulars regarding the sale of his chattels.

Yours truly,

M. L. Brown

M. L. Brown,
Office Manager.

*remind 750 00
WJ/GM*

842 70

MEMORANDUM

File Nos. 5975 & 7377

1st April, 1946.

Re: Jisaburo NAKANO - Reg. No. 13993
Shigeru NAKANO - Reg. No. 14406

Under Hanev Auction No. 15, the following items were sold
and credited to the account of Jisaburo NAKANO, File No. 5975:-

4 Dining room chairs	\$4.00
Rubber Mat	1.50
2 Chairs	1.00
Heater	4.00
2 Beds and Springs	28.00

These items were wrongly credited, and we would therefore,
appreciate your transferring same to the account of Shigeru NAKANO,
File No. 7377.

In the same auction a high chair was sold for \$2.00, which
as at a previous date had been credited to chattels suspense account.
Would you please transfer it also, to File No. 7377, Shigeru NAKANO.

For your convenience we have attached corrected Auction sheets
for the account of Shigeru NAKANO.

WEA:RA
Encls. 2.

Transferred to 7377
May 18, 1946.
eq

Whitman

5975

30th January, 1946.

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Mr. Alphonse Houde,
St. Fustache, Manitoba.

Dear Sir:

In accordance with your request for funds forwarded through the Department of Labour, we have attached hereto another cheque for \$1000.00, which we trust will meet your present needs.

The review of your file has not as yet been completed, but at the time it is, the balance of your funds will be forwarded to you.

Yours truly,

W.E. Anderson,
Administration Department.

WE:SHA
Encl.



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street
VANCOUVER, B.C.

EVACUATION SECTION

Rec'd JAN 29 1946

File No. 5975

Ans.

Referred Anderson

29th January 1946

Attention: Mr. W. E. Anderson

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

Dear Sir,

Re: Junichi NAKANO
Reg. No. 14400
Your File No. 5975

The above-named man, who is self-supporting in Manitoba, has requested the release of his total credit balance in your hands.

We shall feel obliged if you will comply with this request, forwarding the cheque through this office.

Yours truly,

M. L. Brown,
Office Manager.

MES/GM

CW 187401

5975

21st January, 1946.

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Mr. Alphonse Houde,
St. Eustache, Manitoba.

Dear Sir:

Re: Pacific Co-operative Union Redeemable Shares

We wish to advise that the following redeemable share certificate registered in your name, has been redeemed and the proceeds credited to your account here:-

1940	C 1256	S 2813/4	\$20.00
------	--------	----------	---------

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

5975

4th January, 1946.

Mr. Jisaburo HAKANO,
Registration No. 13993,
c/o Mr. Alphonse Bouda,
St. Eustace, Manitoba.

Dear Sir:

In accordance with your request for funds received by us through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$1000.00 from your credit balance at this office. The Custodian is desirous of reviewing your file and supplying you with a summary of our administration, but in view of the numerous requests for funds, it is likely that this will take some time. We trust however, that the enclosed cheque will meet your present needs and upon completion of the review of your file, the balance will be sent to you.

Yours truly,

W.E. Anderson,
Administration Department.

WLA:HA
Encl.



DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION	
Rec'd	DEC 13 1945
File No.	5972
Ans.	
Referred	Anderson

360 Homer Street,

VANCOUVER, B. C.

12th December 1945.

Attention: Mr. W. E. Anderson.

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

Dear Sir,

Re: Jisaburo NAKANO
Reg. No. 13993
Your File No. 5975

The above-named man has requested through our Winnipeg Welfare Manager that the balance of his funds in your hands be forwarded to him.

Mr. NAKANO is self-supporting in Manitoba and we have no objection, therefore, to his request being complied with.

Yours truly,

M. L. Brown
M. L. Brown,
Office Manager.

2550
MMS/GM

5975

April 20th, 1945.

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Mr. A. Houde,
St. Bustache, MANITOBA.

Dear Sir:

We acknowledge receipt of your letter of the 10th instant enclosing share certificates. We enclose herewith Custodian cheque in the amount of \$60.00 covering the proceeds of the redemption of shares issued in 1938 and 1939, as advised in our letter to you of March 14th last.

The other share certificates will be held in safe-keeping for you and if and when they are redeemed, the proceeds will be credited to your account.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
RDR:OH

Credit balance - \$2743.73

Office of Evaluation
586 Royal Bank Bldg.
Denver, Co.

St. Louis, Mo.
April 5, 1945
EVALUATION SECTION
Rec. APR 9 1945
File No. 5975
Ans.
Referred Farms

Dear Sir:

We have learned from
Mr. Anderson, that all the mixing
stock barrels have sold out at
public auction. So therefore,
we would like to have our
own mixing barrel, which is
stored at my home at Hemmen
Co. It is in such a bad
shape that you kindly find out
our stock barrel & send it to us.
The barrel is stored at upstairs
room. Barrel is brown & inside
is lined in strips. Trusting
you could do your best & send
it to us in your earliest convenience.
Sincerely,
D. H. Nelson

Sincerely,
D. H. Nelson
586 Royal Bank Bldg.
Denver, Co.

Sincerely,
D. H. Nelson

NAME NAKANO, JisaburoREGISTRATION NO. 13993FILE NO. 5975

The following chattels were sold by public

auction at HANEY, B.C. on 7/4/45 and 10/5/45

Sundries	\$34.70 K	
Hot plate	15.00	
Looking glass	4.00	
Cushions	2.75	
Dining table	5.00	
Barrel	1.00	
4 Dining room chairs	4.00	Transferred to the 10/5/45
Electric lamp	3.50	By the Auctioneer
Closet	6.00	
Table	0.50	
Sprayer	9.00	
Rubber mat	1.50	
4 Chairs	3.00	
2 Chairs	1.00	
Heater	4.00	
2 Beds & springs	28.00	
Screen door	0.50	
Tools	6.70	
Cupboard	8.00	
Davenport	5.00	
2 Wheelbarrows	9.25	
Cultivator	5.00	
Small cupboard	4.00	

Total (Auctioneer's Fee: \$16.24 12.29
 Less Expenses: (Advertising: 2.00 1.57
 (Moving: \$22.49 17.13

\$ 161.40 122.90

\$ 40.73 36.01

Net Proceeds Credited:

\$ 120.69 91.89

Members of Custodian Staff Present. W. E. Anderson

Extracted from Auctioneering List No. Haney 15.

Remarks.

5975

April 5th, 1945.

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Mr. A. Houde,
St. Eustache, MANITOBA.

Dear Sir:

We have for acknowledgement your undated letter and in reply have to advise that before we can send you the proceeds from the redemption of the Pacific Co-operative Union shares, it is necessary for you to send in the certificates covering these shares as requested in our letter to you of March 14th.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

5975

March 14th, 1945.

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Midway Store,
Marquette, MANITOBA.

Dear Sir:

Re: Pacific Co-operative Union
Redeemable Shares

We have to advise that the following redeemable share certificates, registered in your name, have been redeemed and the proceeds credited to your account:

1938	C 741	S 1521-3	\$30.00
1939	C 993	S 2140-2	<u>30.00</u>
			\$60.00

Rec'd 16/4/45

We ask that you send in the certificates covering these shares in order that the funds can be made available to you.

If you are holding any other certificates for redeemable shares, please send these also, so that they will be on hand for redemption when due.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

Farm Appraisal ReportFile No. JL-43Land Description Lot 1 of Lot 1. Gr. 1. St. D.L. 263. Plan 3817. N.W.D.Containing 4.13 Acres
(3. acc. - Lot "A")
Owner's Name NAKANO, J. Post Office Address Hammond, B.C.Nearest Rail Point Hammond, C.P.R. Distance 1 mileMarket Town New Westminster, B.C. Distance 16 milesChurch (give denomination) All denominations Distance 1 "Nearest School Hammond Public School - 1 mile Distance
Hansy High School by bus - 3 milesState how property was identified: 3 iron pins & one W.P. located & Road check.

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

Property fronts on Power Line Road, gravelled & on 1st Avenue, gravelled.Is this district a good one? Yes, all small fruit farms.Employment opportunity Limited to two sawmills & 1 brick yard.Predominating Nationality and religion: Immediate area Jap holdings.Describe Fencing and its condition: 4 B.W. fence down 1st Avenue & Power Line road, value in land. Value \$Water supply: Good domestic supply with electric pump. Value \$ 200.00
Electric light in house & packing shed.BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 42	Frame & stucco	2 st.	Shgl.	1 yr.	Cement	V. good	4500.00
	X							
Garage	12 x 16	Frame	10'	"	-	Sills on Fair rock		25.00
BARN	X							
Packing house	15 x 30	Frame	10'	"	-	"	Fair	50.00
BARN	X							
Wood shed	27 x 36	Frame	10'	"	-	"	Poor	50.00
CRANARY	X							
Ad Han house (used as packing shed)	18 x 30	Frame	10'	"	-	Posts on rock	"	100.00
	X							
	X							

Total present day value \$ 4725.00Total Value Buildings add to farm House 1 yr. old, excellent condition & \$ 2000.00
well furnished inside.Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make ithabitable? This is a lovely home, but its true value cannot be shown, as a\$1500.00 house would do just as well. \$Describe the basement and chimneys: Full cement basement, brick to ground.No. rooms downstairs? 5 Upstairs? 3 How finished Wall board & Donaconna.Are buildings painted? Stucco, roof stained green. Condition of paint Painted inside.Distance from nearest bush None near.

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
7.13	Undulating	2' to 3' sandy loam	clay	Straws, Raspes & Asparagus	100.00	713.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

7.13 acs.

Total value of Land \$ 713.00

Total added by buildings to value of farm \$ 2000.00

Good well & Electric pump

~~Small farm with water pump for use on small garden only~~ \$ 200.00

Total value of farm \$ 2913.00

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

Property still occupied by owner & is highly cultivated & all land is
under 4" tile drain; approximately 2.60 acres asparagus; 2.45 acres
strawberries, 1 acre raspberries.

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

Small fruit and poultry.

Native woods:

None.

Give approximate detail and
amount of all annual taxes and
name of Taxing Authority:

Maple Ridge Municipality.

Land assessed at-\$400.00

Improvements -1900.00

1942 Tax - \$34.29
on 4.13 acres.

No tax information on 3.00 acre parcel.

Date: New Westminster, B.C.

Place: 12th May, 1942.

I certify that the above report is based on a personal examination
of the whole farm made on the 6th day of May 1942.

Inspector's Signature

"L.B. PLUMBLY"

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

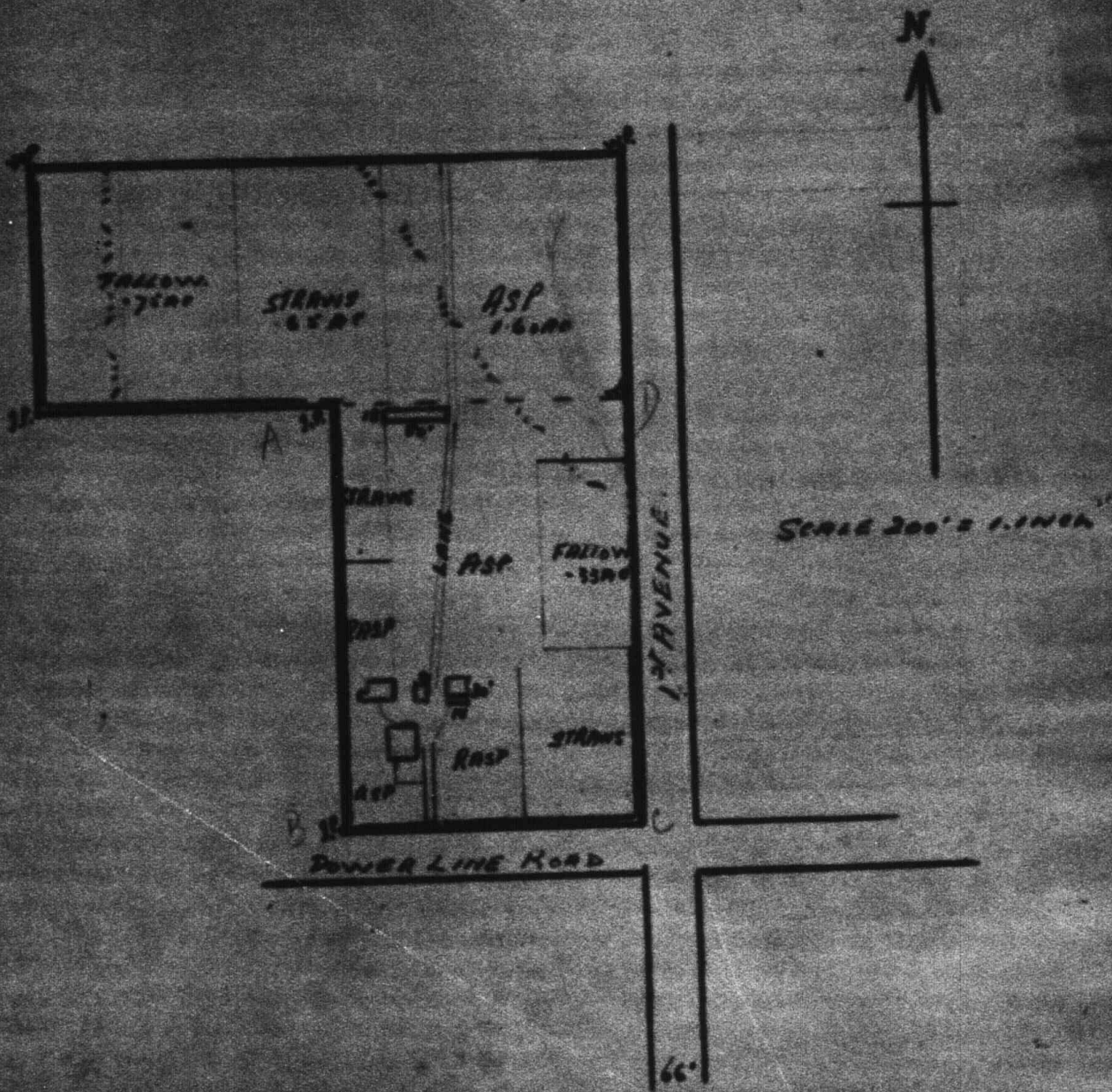
Diagram of Property

J. NAKANO. MAPLE RIDGE DIST.

Lot 1 of Lot 1 of S 1/4 of S 22.268 641. 1940 3817. N.W.D.
13 acres.

J. NAKANO.

Lot 2 of S 1/4 of S 22.268 641. N.W.D.
3.00 acres.



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

value is \$ 2000.00

Date 15th May 19 42.

"I. T. BARNET"

District Superintendent.

Canada

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

JUL 19 1944

JAPANESE EVACUATION SECTION

File No. 5975
Reg. No. 13993

506 Royal Bank Building,
Vancouver, B. C.

Mr. Jisaburo NAKANO,
c/o J. T. Simonsen,
Fannystelle, Man.

Dear Sir:

Re: Municipality of Maple Ridge- Lot 1 of Lot 1 of the south
half of Lot 263, Group 1, Map 3817, District of New
Westminster, C. of R. 50503.

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	\$ 2,560.00
Add:	12.01
Unexpired insurance premium as at January 1st, 1943	2,572.01
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	3.00
—Interest	
Net proceeds of sale	<u>2,569.01</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.

1943	Debit	Credit	Balance
Jan. 1 Cr. re Sale of Property		2,569.01	
Land Registry Office - Certificate of Encumbrance	1.00		
Feb. 22 Pacific Co-op Union Cheque	450.00		
March 11 Maple Ridge Co-op	.25		
19 Pacific Co-op Union Shares Redeemed	20.00		
June 4 Sale of Spray Pump	75.00		
Cheque to Jisaburo Nakano	75.00		
July 10 " " "	100.00		
Dec. 4 Sale of Mailbox	2.00		
1944			
March 8 Pacific Co-op Union Interest on Shares	3.20		
" " "	.28		
23 Cheque to Jisaburo Nakano	200.00		
	376.00	3,119.73	2,743.73 Cr.

MEMORANDUM

May 18th, 1944

To: Mr. Anderson

From: Mr. Gibson

File No. 2773

Re: J. J. H. H. H. H. H.

There is \$500.00 insurance coverage on household effects expiring on June 1st located on property on Sub. Div. 1 of D.L. 263, Power Line Road, Mun. of Maple Ridge.

Should this coverage be renewed?

Don

END:KT

Do not renew

W

The Office Custodian
516 Royal Bank Bldg
Wardens and Brownville
London, Ont.

C/o Midway Store,
Marquette,
Manitoba
Feb 12th 1944.

EVACUATION SECTION	
Rec'd	FEB 16 1944
File No.	2975
Ans.	Wa
Referred	Ind. Sec.

Dear Sir

This year I am having
a tough time out in Marquette
Manitoba. For we only done
23 Acres of Sugar Beets last year.
I receive my statement of
the Office that I have three
hundred and sixty nine dollars (\$369.74)
plus \$200.00 in balance at your
Office.

Will you please make me a
cheque of \$500.00 for I need it
very badly. If you can't do that
will you please let me know
as soon as possible.
Thanks for causing trouble.

C 37472

I remain
Yours truly,
Jas. H. Hatters
Ref. No. 13993

5974 & 5975

February 29, 1944.

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

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Junichi NAKANO - Lot "A" of Blk. 5 of S₁
of Lot 263, Gp. 1, Map 6918 AND

Jisaburo NAKANO - Lot 1 of Lot 1, Gp. 1,
S₁ D.L. 263, Plan 3817

MUNICIPALITY OF MAPLE RIDGE.

We are in receipt of a letter from the Director of the Veterans' Land Act, informing us that Lot "A" was jointly included in the offer along with Lot 1 for an offered price of \$2860.00, but Lot "A" was inadvertently omitted from the legal description shown on the offer list.

Conveyance of Lot 1 of Lot 1 in the amount of \$2860.00 has already been made and, therefore, in order to complete this transaction it will be necessary to convey Lot "A" with a nominal consideration of \$1.00. Upon receipt of payment of the \$2860.00 from the Director of the Veterans' Land Act we will apportion \$300.00 of this to the credit of Junichi NAKANO, Registration No. 14400, Evacuee, registered owner of Lot "A" as per Certificate of Encumbrance No. 49869 enclosed herewith.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

cc to Director of Veterans' Land Act,
518 Rogers Building, 470 Granville St.,
Vancouver, B. C.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

5974
YOUR FILE NO. 5975

PLEASE QUOTE BQ/105P

518 Rogers Building
Vancouver, B. C.
February 1, 1944.

EVACUATION SECTION	
Date	FEB 2 1944
File No.	
Ans.	ROR
Referred	Richardson

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

Re: Lot 1 of Lot 1, Gp.1, S $\frac{1}{2}$ D.L. 263, Plan 3817
Jisaburo Nakano. *2560-
Lot "A" Blk. 5 of S $\frac{1}{2}$ of Lot 263.Gp.1.Map 6918
Junichi Nakano. *300-
and--

Attention: Mr. Richardson

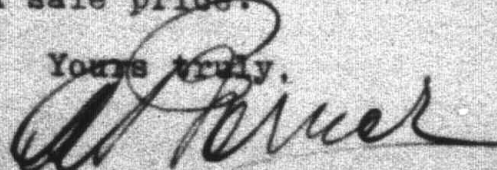
Dear Sir:

I would refer you to my letter of the 22nd of November last, wherein it was pointed out that our offer, in the sum of \$2860.00, covered both these lots but due to an oversight Lot "A" was not included in the Legal Description shown in our list.

It is understood from Mr. McKay that you are having some difficulty in adjusting the matter inasmuch as the two parcels are held by different Japanese and would like to be advised as to apportionment of the sale price. The property contains a total in all of 7.13 acres, lot 1 consisting of 4.13 acres, all cleared but containing all the buildings; lot "A" contains 3 acres, all cleared, and is valued at \$100.00 an acre.

We trust that it will be possible for you to adjust matters satisfactorily and that we may anticipate conveyance of title to the entire property at the agreed sale price.

Yours truly,

for 
District Superintendent.

JK:MM

5714/5715

27th November, 1943.

I. F. Barnett Esq.,
District Superintendent,
Soldier Settlement and Veterans' Land Act,
516 Rogers Building,
Vancouver, B.C.

Dear Sir:

Re: Lot 4 of Blk. 5, S $\frac{1}{2}$ Lot 263, Map 2918 N.W.D.
and Lot 1 of Lot 1, S $\frac{1}{2}$ Lot 263, Map 3517

With reference to your letter of the 2nd instant I
am enclosing copy of a letter which I have written to H. J. Duncan
Cruz in connection with same.

Yours truly,

F. G. Shears,
Director.

23
FOS/TAM

encl.

5974/5975

26th November, 1943.

A.G. Duncan Crux Esq.,
535 West Georgia Street,
Vancouver, B.C.

Dear Sir:

Re: Lot A of Blk. 5, S¹/₂ Lot 263, Map 2918 N.W.D. and
Lot 1 of Lot 1, S¹/₂ Lot 263, Map 3317

Copy of letter received from Mr. I.T. Barnet dated November
22nd is enclosed.

You will note that Mr. Barnet states that their offer for
this property was intended to cover an additional portion to that
described in their offer to purchase.

Assuming this to be so the description of the property will,
however, differ from that described in the Master document.

Will you kindly advise how this matter should be handled.

Yours truly,

F. G. Shears,
Director.

FGS/PWH

encl.

C
O
P
Y

5974
5975

EC/105P

518 Rogers Building,
Vancouver, B.C.
November 22, 1943

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

Attention: Mr. Richardson

Re: Lot 1 of Lot 1, S $\frac{1}{2}$ Lot 263, Map 3817, N.W.D. and
Lot A of Blk. 5, S $\frac{1}{2}$ Lot 263, Map 2918, N.W.D. (J. Nakano)

Dear Sir:

It has been discovered that the legal description of the second parcel shown above was inadvertently omitted from our original offer of Purchase list. Our offer for the property formerly held by this Japanese was in the amount of \$2860.00 and due to an oversight the full description was not given, although our offer was based on the Department's valuation of the entire property containing 17.13 acres. *? 7.13 acres.*

I shall be glad if the necessary correction can be made in the list in your hands and parcel "A" considered included in the purchase price offered.

Yours truly,

I. T. Barnet
District Superintendent

JK:MM

5975

November 3, 1943.

Mr. Jisaburo HAKANO,
Registration No. 13993,
c/o Midway Store,
Marquette, Manitoba.

Dear Sir:

In reply to your letter of October 25th
we wish to advise you that the advertisement you
read in the newspaper did not refer to your prop-
erty, as you are fully informed by the attached letter.

Yours truly,

W. E. Anderson
Farm Department

WEA/ms
Encl.

Office of the Custodian,
306 Royal Bank Bldg.
Vancouver B.C.

4. Midway St.
Margaret, Man
Oct 25/43

EVACUATION SECTION	
Rec'd	OCT 29 1943
File No.	575
Ans.	
Referred	Underwood

Dear Sir

I have seen in the
"Maple Ridge Gazette" a weekly news paper.
Advertisement for sale

8 roomed house in Hammond.
bathroom, hot and cold water, Good location
to Hammond border. \$16.00 in full. apply
Phone 7393, 7431 Power line Road, North
of Hammond.

Will you please kindly check up and
see whether its my house or its someone
elses house.

Please let me know as soon as
possible.

Yours truly
Jisaburo Nakano

5974
5975 ✓

5975

24th September, 1943.

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

Attention Mr. I. T. Barnet.

Dear Sir:

re: Jisaburo MAKANO,
B.C. 135-P.

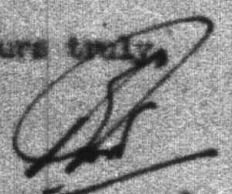
In reply to your letter of September 20th we wish to inform you that the \$200.00 lease consideration referred to was paid to this office and was credited to the joint account of Jisaburo Makano and Junichi Makano.

We find and have confirmed the fact that although the original lease in this case covered only Lot One of Section 1 South 1/2 of Lot 263 Township 9, Maple Ridge, it did in fact also cover property described as Lot "A" of Block 5 South 1/2 Lot 263 Sep 6917, and the arbitrary consideration division was set by our Lands Department at \$40.00 for this piece of property.

As Lot "A" of Block 5 was not included in your Offer of Purchase list we will be holding the \$40.00 consideration in the account of Junichi Makano, File 5974, and the balance of \$160.00 will be transferred to Jisaburo Makano's account pending settlement of property sale to you.

We trust you will find this satisfactory and that you will correct your records accordingly.

Yours truly,


B. Good,
Comptroller.

WHA:GP

Files 5974 & 5975.

24th September, 1943.

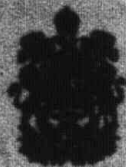
MEMO - MR. GOOD.

re: Jisaburo & Junichi NAKANO.

At the present time you have to the credit of the above joint account the sum of \$200.00 in consideration of 1943 lease from Mrs. K. Brunner.

We would appreciate your transferring the sum of \$160.00 of this amount to the account of Jisaburo Nakano, Registration No. 13393, File 5975, in consideration of 1943 lease and \$40.00 to the account of Junichi Nakano, Registration No. 14400, File 5974.

WEA:CF



SOLDIER SETTLEMENT OF CANADA
and Veterans' Land Act

YOUR FILE NUMBER **5975**

PLEASE QUOTE FILE **BC/105P**

Attention Mr. Good

518 Rogers Bldg.,
Vancouver, B.C.,
Sept. 20, 1943

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B.C.

Re: Jisaburo NAKANO

EVACUATION SECTION	
SEP 21 1943	
Rec'd	
File No.	5975
Ans.	
Referred	Good

Mrs. K. Brunner, lessee of the above noted property, has contested the statement of rent wherein a balance of \$200.00 is shown outstanding as of the 31st of August. She has produced a letter indicating that the rent was paid on her behalf by the Pacific Coast Packers on the 30th of July. Will you please advise as to the position of the account.

*Joint Mc. 5974-5975
Jmishi.*

JK:HJ

J. D. Barnett
District Superintendent.

12th July, 1943.

Mr. Jacobus HALAND,
 Registration No. 13993,
 c/o Midway Store,
 Carleton Place, Ontario.

Dear Sir:

In reply to your letter of June 20th we enclose herewith our cheque in the amount of \$100.00, being payment on account of funds held to your credit here. Kindly acknowledge receipt of this cheque.

For your information the following is a statement of your account heret-

By Pacific Co-Operative Union cheque		\$450.00
• Maple Ridge Co-Op. Union		.24
• Pacific Co-Op. Union Share redeemed		20.00
• Sale of motor spray pump		75.00
 To L.R.O., Cert. of Encumbrance	\$ 1.00	
• Remittance June 4th	75.00	
• Cheque herewith	100.00	
• Balance	392.24	
	<u>\$545.24</u>	<u>\$545.24</u>

By Balance at credit - \$369.24.

We wish to advise that the lease on your property with Mrs. K. Brunner has been extended up to October 31st, 1943, for the sum of \$200.00 plus the planting out of one acre of new strawberries. We trust you will find this satisfactory.

Yours truly,

R. D. Richardson,
 Farm Department.

WRS:W

Encls

975

9th July, 1963.

Mr. Jisaburo HAKANO,
Registration No. 13773,
c/o Midway Store,
Berquette, Manitoba.

Dear Sir:

We enclose herewith our cheque in the amount of \$100.00,
being payment on account of funds which we hold to your credit.
Kindly acknowledge receipt of this cheque.

Yours truly,

R. D. Richardson,
Farms Department.

W.D.C.F.

Encl:

P.C.U. charges
 Maple Ridge Bldg
 P.C.U. Share Fund
 Maple Ridge Bldg
 L.R. Roy & Co
 Vancouver June 2 75.00

450.00
 24
 20.00
 75.00 545.24
 76.00
 469.24

J. Midway Stou,
 Marquette, Man.
 June 30/42

The Office Of Custodian,
 506 Royal Bank Bldg,
 Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 25 1942
File No.	5975 -
Ans.	W.C. -
Released	Anderson

Dear Sir:-

I gladly received a sum of \$75.00 for my sprayer's account. Thank you.

I have received your letter of June 9th that my previous tenant, Mrs. K. Brunner has renewed her lease on my property up to Oct 31st 1943.

I would like to know however the price for this years crop.

I would say I like to get \$450.00 the half of last years price.

Will you please find out about this and let me know in return letter.

we promised as follow.

1942 — \$900.00 for crop
 1943 — \$450.00 "
 1944 — 225.00 "

Yours truly,
 Gisaburo Nakano.

5975

June 8, 1943.

H. M. Eddie & Sons Ltd.,
Pacific Coast Nurseries,
Sardis, B. C.

Dear Sirs:

Re: Jisaburo NAKANO #13993

Thank you for your cheque for \$75.00
in payment of the above Japanese' spray pump.
We regret that we have not sent this receipt
to you more promptly, but there has been some
confusion in the Pacific Co-operative Union as
to which pump was actually sold.

Yours truly,

H. F. Green.
Protection Department.

HFG/MFP

Enc.

C
O
P
Y

File No. 5975

Port Hammond, B.C.

Dear Sir:

I would like to know how much you want
for the place that Mr. Brunner is on. Let me know
how much the terms are and all the rest. How much
I would have to pay down, and how much a year.
Hoping to hear from you soon.

Yours truly,
"Mr. A.L. Cook"
c/o Pete Henchen,
Port Hammond.

5975

7th June, 1943.

Mr. A. L. Cook,
c/o Pete Menchen,
Port Hammond, B.C.

Dear Sir:

re: J. NAKANO.

In reply to your enquiry we have to advise that a recent Order-in-Council provides for liquidation of Japanese properties, but at the present time no such policy has been put into effect. If, as and when liquidation is decided upon, the public will be so informed through the local papers.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

5975

June 7th, 1943

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Midway Store,
Marquette, Manitoba.

Dear Sir:-

Thank you for your letter of May 11th which we regret not having answered more promptly due to some confusion between the sprayer belonging to you and those belonging to other Japanese. We are glad to say that your sprayer has now been sold for \$75.00 as authorized by you and we are sending you herewith our cheque for that sum.

Your previous tenant, Mrs. Kathleen Brunner, has renewed her lease on your property up to October 31st, 1943.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:LF

MEMORANDUM

File Nos.: 5975
5331
3397
5419

June 2nd, 1943

To: FILES

From: Mr. Green

Re: NAKANO, Jisaburo
NAKANO, Rikima
NISHIKAWA, Inosuke
NAKASHIMA, Teizo

The position of the spray pumps belonging to these Japanese is now as follows.

(1) Inosuke Nishikawa, our file 3397. Still in the possession of Mr. Nielsen the tenant. Mr. John Larson wishes to buy this pump but Mr. Anderson advises this is not desirable. *Not 20 15h*

(2) Rikima Nakano, our file 5331. Still on the farm in care of Mr. Booth, the tenant.

(3) Jisaburo Nakano, our file 5975. This has been sold to Mr. Eddie for \$75.00 at the request of the Japanese and the money will be sent to him. *N.*

(4) Teizo Nakashima, our file 5419. The P. C. U. now advise that this has been sold to Mr. Storey for \$75.00. It is not clear whether the sale has been authorized by Teizo Nakashima and this matter is being followed up.

HFG:IF

5975
5331
3397
5419

May 21st, 1943

The Pacific Co-operative Union,
Mission City, B. C.

Dear Sirs:-

Re: NAKANO, Jisaburo
NAKANO, Rikima
NISHIKAWA, Inosuke
NAKASHIMA, Teizo

Further to our letter of May 12th, we are not sure whether there has been some confusion and we think the position is now somewhat as follows.

(1) Inosuke NISHIKAWA, our file 3397. The position here appears to be unchanged, the sprayer being still on the premises and in use by Mr. Nielsen.

(2) Rikima NAKANO, our file 5331. This man is from 32nd Avenue, Ruskin. This was the sprayer that we thought Mr. Eddie bought as mentioned in ours of May 12th. Actually, however, Mr. Eddie may have bought the sprayer of:

(3) Jisaburo NAKANO, our file 5975. This man comes from First Avenue, Port Hammond. His sprayer is apparently sold as per Mr. Ure's letter of April 30th to Mr. Storey and ours of April 5th to you. If this is not sold to Mr. Eddie, to whom is it sold?

(4) Teizo NAKASHIMA, our file 5419. The position remains unchanged as per our letter of May 12th. Parts of the sprayer stored with you are missing and we have written to the Japanese about this.

Yours truly,

H. F. Green
Protection Department

HFG:IF
c/c sent to Mr. Ure.

5975

May 11th, 1943

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Midway Store,
Marquette, Manitoba.

Dear Sir:

Re: North West Fire
Policy #205257

Enclosed please find endorsement
issued for the above policy.

Will you kindly attach this to the
original policy, which we understand is in
your possession.

Yours very truly,

S. K. Gibson
Insurance Department

SMG:KT
Encl.

The Office Of Custodian
506 Royal Bank Bldg.
Vancouver, B.C.

1/2 Midway Store,
Marquette Man,
May 11th 1943.

EVACUATION SECTION	
Rec'd	MAY 14 1943
File No.	5975
Ans.	5/6
Referred	Yuen

Dear Sir:

I have wrote a letter to your
Office about two month ago about my "Lobbin
Power Sprayer" which was stored at Pacific
Co-op. Union in Hammond to be sold at
\$75.00. I like to know whether its still at
Pacific Co-op. Union or sold for \$75.00.

And if sold please send me the money.

And I like to know whether some one living
in my house in Hammond now or some-
one is expecting to move in my house this year.
Will you please find ~~me~~ out if possible.

Yours truly,
Jisaburo Nakano.

Please let
me know as soon
as possible.

Noted

- enquiring

21/5.

Review 36.

EDGE:
WESTERN UNION

W. WYLLIE JOHNSTON, PRESIDENT
OWEN W. THOMAS, VICE-PRESIDENT
THOMAS JENKINS, SECRETARY

CABLE ADDRESS:
ABILITY, VANCOUVER

TELEPHONES:
PACIFIC 4374 AND 4375

10/6

MCGREGOR, JOHNSTON & THOMAS LIMITED

GENERAL INSURANCE AGENTS

414 WEST PENDER STREET

VANCOUVER, B. C. 8th. May '43

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg., Vancouver, B.C.

Dear Sir:

No File No.

We beg to enclose herewith the following:

Endt. #969/205257 The North West Fire Insurance Co.
(Jisaburo Nakano),

together with Certified Copy of Policy,

PROVINCIAL GENERAL AGENTS

FOR

FIRE

UNION ASSURANCE SOCIETY, LTD.
OF LONDON, ENG.

ROYAL EXCHANGE ASSURANCE
OF LONDON, ENG.

EMPLOYERS' LIABILITY ASSURANCE
CORPORATION, LTD.
OF LONDON, ENG.

NORTH-WEST FIRE INSURANCE CO.
OF WINNIPEG
(GUARANTEED BY THE UNION)

THE MOTOR UNION INSURANCE CO.
OF LONDON, ENG.

AUTOMOBILE

THE MOTOR UNION INSURANCE CO.
OF LONDON, ENGLAND

ACCIDENT

SICKNESS

LIABILITY

BONDS

ADMINISTRATORS, LIQUIDATORS
TRUSTEES, SUCCESSION
DUTIES, ETC.

CONTRACT BONDS

PLATE GLASS

ELEVATOR

BURGLARY

EMPLOYERS' LIABILITY ASSURANCE
CORPORATION LTD.
OF LONDON, ENGLAND

REMARKS:

which we trust you will find in order.

Forwarded as per your telephone request.

Yours very truly,

MCGREGOR, JOHNSTON & THOMAS, LTD.

Per

NH.

EVACUATION SECTION	
Rec'd	MAY 10 1943
File No.	5975
Ans.	Smly K.I.
Referred	Gibson

*do midway store
marguerite, man.*

5975

May 4th, 1943

Mr. H. W. Storey,
c/o Storey Fruit Farms,
Sardis, B. C.

Dear Sir:-

Re: Jisaburo NAKANO

Thank you for yours of May 2nd from which we are sorry to see that the sprayer belonging to this Japanese has already been sold. We do not know of any others available unless there are some stored with the Pacific Co-operative Union. If there are, please send us the names of the owners together with your offer and we will contact them as promptly as possible.

The sprayer belonging to Mr. Teizo Nakashima has already been spoken for, but there may be others at the Pacific Co-operative Union of which we have no record.

Yours truly,

H. F. Green
Protection Department

HFG:IP

STOREY FRUIT FARMS

H. W. STOREY, PROPRIETOR
PHONE 3873

FRESH FRUIT IN SEASON

EXHIBITION SECTION	
DATE	MAY 4 1943
FILE NO.	5975
BY	4/5
REMARKS	Green

SARDIS, B. C.

May 2, 1943

Mr. H. F. Green, 506 Royal Bank Bldg.,
Vancouver, B. C.
File No. 5975

Dear Sir:-

Referring to your letter of April 5th last, in reference to Jisaburo Nakano power sprayer, will say I wrote to Mr. Ure C/o Pacific Co-operative Union, Mission on April 6th, then again on April 25, not having had a reply to my letter of April 5th, and received the attached letter from Mr. Ure last night.

You mentioned in your letter of April 5th that if this Jisaburo Nakano, sprayer had been sold that you would try and arrange to rent me one of the other sprayers for the time being. I would appreciate it very much if you could make this arrangement, and then later if the sprayer could be purchased I would be glad to consider the purchase of same.

Thanking you for your letter of April 5th, and for your kind consideration, I am,

Respectfully,

H. W. Storey

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

PHONE PACIFIC 6121
PLEASE REFER TO
FILE NO.

Mission, B.C.
April 30, 1943

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

EVACUATION SECTION	
Rec'd	MAY 4 1943
File No.	
Ans.	
Referred	

Mr. H.W. Storey,
SARDIS, B.C.

Dear Sir:

In response to your favor of the
25th instant, I am sorry to advise that the
sprayer in question has been sold.

Yours very truly,

W. S. Ur
Supervisor.

5975

April 5th, 1943

The Pacific Co-Operative Union,
Mission City, B. C.

Dear Sirs:-

Re: Jisakuro NAKANO

Further to ours of March 23rd, we have now heard from this Japanese that he is willing to accept \$75.00 for his Dobbin Power Sprayer. Would you, therefore, kindly sell at this price and send us a cheque payable to the Deputy Custodian.

We have just received a request from Mr. H. W. Storey at Vedder Road, Sardis asking if he could rent or purchase one of the small thirty Gal. power sprayers stored with you and if you have not already made arrangements with some other buyer, perhaps you could dispose of this to him.

Yours truly,

H. F. Green
Protection Department

HFG:IF

c/c sent to Mr. Ure

5975

April 5th, 1943

Mr. H. W. Storey,
Vedder Road,
Sardis, B. C.

Dear Sir:-

Re: Jisaburo NAKANO

Thank you for your enquiry of March 27th for a power sprayer. We have been holding up sales of Japanese equipment recently in hopes that some final policy of disposal would be shortly reached. While no decision has yet been come to, we have now heard from Jisaburo Nakano that he is willing to sell his Dobbin Power Sprayer for \$75.00. It may be, however, that sale to another party has already been completed.

Please contact our representative, Mr. Ure c/o the Pacific Co-Operative Union, Mission City, and if this man's sprayer has been sold, we will try and arrange to rent one to you for the time being.

Yours truly,

H. F. Green
Protection Department

HFG:IF

STOREY FRUIT FARMS

H. W. STOREY, PROPRIETOR

PHONE 3873

EVACUATION SECTION	
Rec'd.	MAR 30 1943
File No.	
Ans.	5/6/43
Referred	
March 29, 1943	

SARDIS, B. C.

Mr. Richardson,
Custodian Alien Property,
Royal Bank of Canada Bldg.,
Vancouver, B. C.

Dear Sir:-

The Government Horticulturist Mr. Ernie Clarke suggested that I write to you, as I had been enquiring of him as to where I might rent or purchase one of those small 30 gallon power sprayers, such as the ones stored in the Pacific Co-operative Union building at Mission City. If you are contemplating putting these sprayers out for sale or for rental I would appreciate it very much if I might be given the opportunity of renting or purchasing one of these small sprayers. I have a small 16 acre fruit farm here at Sardis containing between five and six acres of berries and between four and five hundred fruit trees.

Respectfully,

H. W. Storey

Office of The Custodian
Vancouver, B.C.

Midway Store,
Marquette, Minn.
March 24/43

REC'D MAR 29 1943

File No.

Ans.

Referred

Dear Sir:

I had received your letter
of March 7th and found out that my
"Eaton Power Sprayer" is still stored at
Pacific Co-operative Union in Hammond.

You have received a offer of 75.00 for
the machine. Which I think is necessary
to be sold at that price.

Will you please sell the machine and
credit the money at your Office.

Thanks for causing trouble.

I remain

yours truly,
J. Nakone

J. Nakone
Reg. No. 13993
MIDWAY STORE
MARQUETTE, MINN.

5975

March 23rd, 1943

The Pacific Co-operative Union,
Mission City, B. C.

Dear Sirs:-

Re: Jisaburo NAKANO

Thank you for your letter of March 17th, but as this Japanese recently wrote that the sprayer is quite new and cost \$136.00, we do not think we can sell it for \$75.00 without his specific approval. We so advised Mr. Ure on March 17th but in any case are holding up sales of Japanese effects for the time being as we expect to have some definite policy to follow in the very near future.

Yours truly,

H. F. Green
Protection Department

HFG:IP

c/c sent to Mr. Ure

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65: Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

March 17th, 1943.

EVACUATION SECTION	
Rec'd	MAR 18 1943
File No.	
Ans.	22/3/43
Referred	<i>Green</i>

aut

Mr. H. F. Green,
Protection Department,
Department of the Sec. of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Your File No. 5975
Re: Nakano, Jisaburo #13993

Replying to your letter of the 10th instant.

Mr. Nakano asked us, before he left, to sell the Dobbin Power Sprayer that he left with us for the sum of \$75.00. We can sell it at once for \$75.00 cash if this meets with your approval.

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

[Signature]
J. B. Shimek Gen. Mgr.

JBS/EK

5975

March 17th, 1943

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Midway Store,
Marquette, Mich.

Dear Sir:-

Thank you for your letter of March 2nd.
We confirm that your Dobbin Power Sprayer is still
stored with the Pacific Co-operative Union.

We have received an offer of \$75.00 for
this machine but as it cost you \$136.00 new and has
never been used, we shall assume that you are not
interested in this offer unless we hear from you to
the contrary.

Yours truly,

H. F. Green
Protection Department

HFG:IF

c/c sent to Mr. Ure

5975

March 10, 1943.

Pacific Co-operative Union,
Mission City, B. C.

Dear Sirs:

Re: NAKANO, Jisaburo #12992.

The above Japanese has written to us that he stored a Dobbin Power Sprayer with you for the duration, or to be sold. He says it is quite new and has never been used before. It is packed in a wooden box and cost \$135.00.

Would you please let us know what prospects if any, you have of selling this and refer any offers you may receive to this office.

Yours truly,

H. F. Green,
Protection Department.

HFG/HFP

hwa 3/3

The Custodian's Office
Vancouver B.C.

1/2 Midway Store
Marquette Man
May 2/43

EVACUATION SECTION	
Rec'd	5 1943
File No.	5975
Ans.	17.3 R
Referred	Green

Dear Sir, -

Last year before
we move Hammond on May 17th 1942
I stored a "Dotkin Power Sprayer"
At Pacific Co-operative Union Hammond.
For donation or can be sold if possible.
The Sprayer is just new, never been
used before. Packed in wooden Box.
PAID \$136.00 when we bought.

Will you please check up on P.C.U.
in Hammond and see whether they still
got this or not. If sold please get the
money and credit in Custodian's Office.
If not sold please let me know and
you can look after from now on.

Yours Truly,

J. Takano

Registration No 13993

1/2 MIDWAY Store

Marquette Man

New Address

Old Address
c/o J. J. Simonson
Marquette Man

5975

2nd March, 1943.

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o Midway Store,
Marquette, Manitoba.

Dear Sir:

We acknowledge receipt of your Pacific
Co-operative Union share certificate No. 588 for
two shares, par value \$10.00 each.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

5975, 5974

February 22nd, 1943.

Mrs. Kathalin Brunner,
Hammond P.O., B. C.

Dear Madam:

Re: Junichi & Jisaburo NAKANO

In accordance with the arrangement arrived at between yourself and the representative of the Soldier Settlement of Canada in regard to your continued occupancy on the above Japanese property, we have prepared and enclose herewith for your signature two copies of a Collateral Agreement.

Please have a witness affix his signature opposite your name and return both copies of this document to this office with as little delay as possible.

Yours truly,

G. T. McKay,
Farm Department.

OTM/EM

5975

February 9th, 1943.

Mr. Jisaburo NAKANO,
Registration No. 13993,
c/o J.T. Simonsen,
Fannystelle, Manitoba.

Dear Sir or Madam:

re: Pacific Co-Operative Union
1937 Redeemable Shares.

The Pacific Co-Operative Union have advised the Custodian that you own 1937 redeemable shares in the co-operative, and that they are prepared to redeem these shares now.

In order that the Custodian can deal with this matter on your behalf, it is necessary that you send in your 1937 redeemable shares to this office. Any monies received from the redemption of the shares will be placed to your credit here.

Kindly give this matter your preferred attention and send in your share certificates immediately.

Share Certificate No. 588.

Yours truly,

No. of shares - 2.

MAR - 2 1943

GAH
RDR: GF

OFFICE OF THE CUSTODIAN.

5975

December 30th, 1942.

Mr. Jisaburo NAKANO,
Reg. No. 13993,
C/o Midway Store,
Marquette, Man.

Dear Sir:

We are much obliged for your letter dated December 24th and for returning, signed, our inventory as representing all your belongings left in the protected area.

As requested in your communication, we are enclosing herewith the first page for your reference.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM
Encl.

FILE NO 5975

Midway Store,
Margate Man.
Dec 24/4

The Office of Customs
Enclosure B.6

EVACHI	DEC 11 1944
Rec'd	
File No.	5975
Ans.	3417-4-44
Referred	Coffey

Dear Sir, —

Will you please
make us another sheet of exhibit list
of First Page only cause we didn't
received it for our reference
we only want 1st page only

Yours truly,
Rosalba W. W. W.
Reg No. 13993
1/2 Midway Store,
Margate, Man.

5975

December 15th, 1942.

Mr. Jisaburo NAKANO,
Reg. No. 13993,
C/o J. Simonson,
Fannystelle, Man.

Dear Sir:

Re: Chattels

Enclosed herewith please find the original lists of chattels sent to you previously and also an additional list as found on your property after having it re-checked.

You will now find this correct as per your letter of November 7th and trust we may receive signed copies from you by return mail.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM
Encl.

The Custodian's Office
316 Royal Bank Building
Hastings and Granville
Vancouver B.C.

To J. Hamilton
Glenora
13/11/40
RECEIVED
NOV 13 1940

Dear Sir -

As I have received your letter of November 2nd. we checked over the following list of chattels and we found out that one complete bed set & 1 bedstead is missing. According to your list there are only two beds complete but there should be three "Bed sets complete & one bedstead". And also there should be a real new chest of drawers. The colour is maroon with designs in it. And it should be in upstairs of a house. In downstairs there should be a mother big table. There should be 2 tables square & one with round front.

Also with you checked up our water proofing house, Bath house, upstairs of a shack, and light bulbs, and window curtains.

I would like to know that Mr Brunner is still living in our house, with you please let me know.

I guess you have received our cheque of Pacific to inform what we have send back to you around Oct 20th. we would like to get that money back because we

one got small profit of sugar beds. We
were intending to live through winter
with that money so will you send it
back to us as soon as possible.
One thing more I want to say is
"Let me put up" we don't understand
what that is so will you please check over
on that again.

Thank you for sending back this list
sheets to you so will you check over again
and find out the missing articles.

1 Bedstead is like this — 

1 " " " " " —  design in center

Other two is  And three bed springs
will you please send back to me in your
earliest convenience.

I'll be waiting for your answer.

Yours truly,
J. McKim

5975

November 2nd, 1942.

Mr. Jisaburo Nakano,
Reg. No. 13993,
C/o J. T. Simonson,
Fannystelle, Man.

Dear Sir:

We acknowledge receipt of your letter of October 5th and in reply would advise that our field men in the meantime have re-checked the chattels you have left at 24-1st Ave., Hammond, B.C. We enclose herewith in duplicate a list of same which we ask that you kindly acknowledge as being correct by signing one copy and returning it to this office. The other you may retain for your own reference.

If you wish to have these articles covered by insurance, we shall be glad to let you know the cost of coverage.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

Extract from Lease.

File #5975.

Lessor: Jisaburo NAKANO. + Junichi Nakano.

Lessee: Kathleen BRUNNER

Date: 24th April, 1942.

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

Consideration: \$900.00, paid.

Property:

Land: Lot 1 of Section 1 of S. $\frac{1}{2}$ of Lot 263 Township 9 containing 8 acres more or less. Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: Livestock and farm implements. h. schedule of chattels in lease.

Term extended by Collateral Agreement
to Oct 31/43. 20000 Aug 31/43

Lease Collateral Agreement
given Aug 31/43

File No. 5975

Name: NAKANO, Jisaburo

Registration No. 13993

INVENTORY OF CHATTELS

Which have been left on the property at 241 - 1st. Ave.,
HAMMOND, B. C.

In House Upstairs

- 2 Beds complete } x
- 1 Clothes dryer
- 1 Barrel
- 2 Mattocks
- 1 D.B. axe
- 1 Sml. cupboard with drawers cont. 2 saki jugs & 4 saki cups, quan. pers. paper
- 1 Rubber door mat }
- 1 Picture in polished stone frame
- 1 Nail box cont. few nails
- 1 Spot light
- 1 Wooden tray
- 1 Crock bowl
- 1 Sml. cupboard }
- 1 Box cont. quan. insulators
- 1 Large platter
- 6 Lengths stove pipe
- 1 Book case cont. 120 mixed books }
- 2 Fiber wardrobes } (1 cont. Lamp shade,
- 1 Large cupboard with drawers cont. Lamp shade, 2 prs. curtain rods, long
5 spring, Lady's purse, Some Jap. games, tin of casters, dust mop,
2 pictures, Sml. vase, Boquett of artificial flowers, Sml. 3 piece
wooden box.
- 6 Dining chairs }
- Crtn. Xmas dec.
- 3 Shallow wooden boxes
- 1 Large black bundle cont. 9 wrapped parcels
- 1 Flat crt. tied up
- 1 Large platter in carton
- 1 Wooden tray " "
- 1 Metal tray with picture on it.
- 2 Platters cracked
- 2 Wood button boxes
- 1 Prel. Magazines tied up
- 1 Crtn. Bowls 5 in set
- 1 Dresser mirror frame
- 2 Empty trunk drawers
- 1 Jap shrine
- 1 Gramophone record case }
- 1 Broken Alarm clock
- 1 Glass ink well set
- 2 Hot Ficher electric plate }
- 1 Crtn. dishes
- 1 Box glass
- 3 Crtns. sealers
- 1 Box cut glass
- 1 Box cont. dished cut glass & sugar bowls
- 1 Set 3 large 9 sml. Bowls
- 1 Crtn. Xmas decorations
- 1 " cont. 2 Metal fruit dished, 2 Wood button boxes, 1 Wood bowl
1 large glass bowl, 2 bx. mason wide btl. tops
2 lbs. wax, 3 Saki jugs, 2 Cherry pitters.
- 1 Carton cont. Knitting machine & cushion frame
- 1 Electric medicine instrument
- 4 Sets curtain rods
- 1 Coal oil lamp
- 2 Metal trays
- 1 Carton cont. Electric table lamp }
- Sml. " " 3 sml. tea pots
- 1 Tin cont. 3 piece fancy wood box

CONTINUED INVENTORY RE NAKANO, Jisaburo #13993

- 1 ~~Biscuit tin~~ - A
- 1 Sml. crtn. cont. 22 saki cups
- 1 Wooden tray
- 1 Crtn. cont. 4 fancy cups packed in straw
- 1 Crtn. cont. 2 metal fruit dishes, 1 glass platter, wooden tray, quantity dishes packed.
- 1 Sml. screen
- 1 Large crtn. cont. Oval glass tray, 2 boxes dolls, 1 quilt.
- 6 Shallow boxes
- 1 4 piece box on stand
- 1 Picture tied up
- 2 Pictures loose
- 1 15 gal. crock
- 2 Sml. Lamp shades in a bag
- 1 ~~Medicine box cont. few medicines~~ - A
- 1 Bag cont. cups
- 2 Crtn. cont. 2 3 piece glove boxes
- 1 Large family picture
- 1 Box dishes
- 3 Bowls
- 5 Fancy platters
- 1 Crtn. cont. 2 fancy wood trays & 7 Bowls
- 1 Parcel magazines
- 1 Egg scale grader
- 1 Tall 7 piece glass dish
- 1 Pot cont. buttons
- 1 Crtn. cont. wooden tray
- 1 Sml. crtns. tied up
- 1 Crtn. Saucers
- 1 Heater ~~egg~~ / 3
- 2 Parcels dishes tied up
- 1 Kitchen letter rack
- Crtn. cont. sml. envelopes
- Parcel cont. 2 sml. crtns. tied up
- Sml. crtn. cont. 4 ties
- 1 Large enamel stew pot
- 1 Jap rice bowl brass bound
- 1 Metal stove mat
- 1 ~~Dresser mirror~~ -
- 1 Crtn. bottle caps
- Sml. quan. matting
- 1 Bath board
- Sml. quan. patterns loose
- 1 Crtn. cont. fancy glove box, wooden box of bowls packed in straw
- 1 Funnel
- 1 Buck saw
- 2 Barrel hoops
- 1 10 gallon crock
- 1 ~~Jap tank spray~~ -
- Sml. Crtn. cont. saw set, shoe last, machine hammer, few logging corks
- 1 Bottle capper
- 2 Crtns. magazines & papers
- 3 Window screens

Downstairs

- 11 ~~Flower pots & plants~~ - A
- 1 ~~piece chesterfield~~ - 3 ✓ +
- 2 Pictures
- 13 Blinds
- ~~Linoleum on kitchen floor~~ - A
- 4 ~~Kitchen chairs~~ - 3
- 2 ~~Benches (Hm. Md.)~~ - A
- 1 ~~Round front rm. table (Hm. Md.)~~ - A
- 1 Dresser +
- 1 ~~Wardrobe closet~~
- 1 Enamel sink
- 1 ~~Table~~ - A

CONTINUED INVENTORY RE NAKANO, Jisaburo #13993

In Basement

- 1 ~~Hm. Md. table~~ A
- 1 ~~Old heater~~ A
- 1 ~~Bed complete~~ A +
- 1 Ironing board
- 1 ~~Large Hm. Md. table (peer)~~ S
- 1 Hm. Md. Bench

In Garage

- 1 Cultivator S
- 2 Bent shovels
- 3 Hoes
- 2 Shovels
- 2 Spads
- 1 Rake
- 1 Digger
- 2 Wheelbarrows S

In Barn

- 1 ~~Loose screen door~~ S
- 1 Sledge hammer

S. sold by auction 9/4/45 and 10/5/45
Dany 15.

A Abandoned

This represents all my chattels left in any protected area of British Columbia.

CONFIRMED:

Date: Dec. 24th 1942

Signed:.....J. Nakano.....

Please sign and return one copy to the Custodian

December 15th, 1942.

ADDITIONAL CHATTELS FOUND ON PROPERTYIn House (upstairs)

1 bed complete

Sml. quan. lumber
1 12' x 1/2" iron rodMain Floor

11 light bulbs

3 light fixtures

8 net curtains (large)

1 small curtain

Packing Shed & Chicken House

1 lawn roller (metal)

11 pickers trays

Lge. quan. of bean poles

Sml. quan. lumber

27 Jam crates

Quan. of shakes

4 sml. & 8 lge. windows

2 - 1/2 gal crock chick fountains

1 mole trap

~~1 wooden barrel~~ S

1 ladder

2 - 8' x 10' X 1/2" rods

Pump House

1 Beatty electric pump & tank

1 box cont. 24 beer bottles

2 boxes of asst. bottles

1 3 pieces Jap box

Bath House & Fruit Room

1 kitchen chair (no back)

3 baskets

2 boxes cont. bottles & jars

Woodshed on rafters1 box cont. 1 adze, 1 wedge, 1 sledge
hammer, 4 Jap tubs, 2 malls, 1 grub hoe,

1 pickers tray & few sacks

1 Jap tub cont. 2-2 gal. crock jugs, 1-4gal

crock, 1 egg case complete

1 box cont. 1 lamp base & 2 egg fillers

1 box cont. steel block & hook, 4-gal oil can

1 scoop shovel, 1 old peavey

1 window

1 tire: 525 X 20, Firestone (fair condition)

1 " : 500 X 20, Gutta Percha, "

1 X cut saw and 1 handle *

2 mole traps, 1 rat trap

1 X cut saw handle

4 light bulbs

Packing Shed

App. 100 pickers trays

1 electric fan, +

36 jam crates

This represents additional chattels remaining in any protected area of British Columbia.

Confirmed:Date . . . Dec. 24th 1942 . . . Signed . . . J. Nakano . . .Please sign and return one copy to the Custodian.

San Francisco, Cal.
Oct. 19th / 42

Dear Sir,

I have received your
letter of Oct. 7th

Josaburo Nakano leased
8 Acres of land to K. Brunner.
Only 4.15 Acres is Josaburo Nakano
& 3 Acres is Junichi Nakano
The lease was intended to
include the property of Junichi
& Josaburo Nakano

Yours truly,

J. Nakano

I enclose my cheque of Pacific-
Co-op. Union.

Will you please send to
me as soon as possible - Thanks

5975 ✓
5974

7th October, 1912.

Mr. Jisaburo Nakano,
c/o J.T. Simonson,
Fannystelle, Man.

Dear Sir:

In reply to your recent letter we have to advise that as the Pacific Co-operative Union is not at this time in a position to honour your cheque it is necessary that you send the cheque in to this office to be dealt with from here, and we, therefore, ask that you do so at your earliest convenience.

On July 16th last we wrote you as follows:

" We have a copy of a lease drawn up between Jisaburo Nakano and Mrs. Kathleen Brunner, and note that it covers Lot 1 of Section 1 of S. 1 of Lot 263 Tp. 9 containing 8 acres more or less. As the above property is only 4.15 acres, we wish you to advise us whether this lease was intended to include the property of Junishi Nakano described as Lot "A" Block 5 South 1/2 of Lot 263 containing 3 acres more or less."

Up to this time we have not heard from you in this connection. In order that we may have a clear understanding of your affairs, we ask that you kindly let us have the information requested.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

5974 out -> 1 Maet
5975 - -> Aider

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 5975
5974

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

17993

7th October, 1942.

RECEIVED
OCT 22 1942
JAPANESE SECTION
OFFICE OF THE CUSTODIAN

Mr. Jisaburo Nakano,
c/o J.T. Simonson,
Fannystelle, Man.

Dear Sir:

In reply to your recent letter we have to advise that as the Pacific Co-operative Union is not at this time in a position to honour your cheque it is necessary that you send the cheque in to this office to be dealt with from here, and we, therefore, ask that you do so at your earliest convenience.

On July 16th last we wrote you as follows:

" We have a copy of a lease drawn up between Jisaburo Nakano and Mrs. Kathleen Brunner, and note that it covers Lot 1 of Section 1 of S. 1/2 of Lot 263 Tp. 9 containing 8 acres more or less. As the above property is only 4.15 acres, we wish you to advise us whether this lease was intended to include the property of Junishi Nakano described as Lot "A" Block 5 South 1/2 of Lot 263 containing 3 acres more or less."

Up to this time we have not heard from you in this connection. In order that we may have a clear understanding of your affairs, we ask that you kindly let us have the information requested.

Yours truly,

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

RDR:GF

8

C
O
P
Y

5974/
5972

Fannystelle, Man.,
July 23/42.

Office of the Custodian

Dear Sir:-

Just received your letter to-day, saying
Jisaburo Nakano leased 8 acres more or less to K. Brunner.

As the above property is only 4.15 is
Jisaburo's Nakano and 3 acres is Junichi Nakano's

This lease was intended to include the
property of Jisaburo Nakano and Junichi Nakano

Yours truly,

(Signed)- Junichi Nakano

5975 ✓
5974

16th July, 1942.

Mr. Junishi Nakano,
c/o J. T. Simonsen,
Fannystelle, Minn.

Dear Sir:

re: Lease to Mrs. K. Brunner.

+ We have a copy of a lease drawn up between
Jisaburo Nakano and Mrs. Kathleen Brunner, and note
that it covers Lot 1 of Section 1 of S. 1 of Lot 263
Township 9 containing 2 acres more or less. As the
above property is only 4.15 acres, we wish you to
advise us whether this lease was intended to include
the property of Junishi Nakano described as Lot "A"
Block 5 South 1/2 of Lot 263 containing 3 acres more
or less. X

We would appreciate this information as soon
as possible, and wish to thank you in anticipation for
your trouble.

Yours truly,

Manager,
Farm Department.

WEA:OF

cc: Jisaburo Nakano.

5975
5974

15th July, 1942.

Mrs. K. Brunner,
Chilliwack, B.C.

Dear Madam:

re: J. & J. NAKANO.

We understand that you have leased the property of Jisaburo Nakano, Hammond, B.C., through the Pacific Co-operative Union, your lease covering Lot 1 Section 1 South 2 of D.L. 263 at Hammond. As the acreage of this lot is only 4.15 acres and your lease states 8 acres more or less, we wish you to inform us if from your understanding the lease covers the property owned by Junishi Nakano adjoining.

Thanking you in anticipation.

Yours truly,

Manager,
Farm Department.

WEA:GF

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 57

MUNICIPALITY: Maple Ridge.

Date: May 26, 1942.

NAME: NAKANO. Jisaburo,

REGISTRATION NO. 13993.

ADDRESS: 241 1st. Ave. Hammond, B. C.

PROPERTY:

ACREAGE: 4.15

KIND OF CROPS: Strawberries, Raspberries, Asparagus.

APPROXIMATE ACREAGE OF EACH: $3\frac{1}{2}$. $\frac{1}{2}$. $2\frac{1}{2}$.

HOUSE: VACANT: OCCUPIED Yes.

DESCRIPTION 2 Story wooden frame house. ROOF: Shingle.

SIZE: 32 x 40 NO. OF ROOMS 7.

CONDITION: Almost new. (2 years old)

OTHER BUILDINGS: Woodshed, chicken house, garage.

NAME OF LESSEE OR RENTOR: Mrs. K. Brunner. Through Pacific Co-op. Union.

TERMS: \$900.00 P.C.U. advanced \$450.00 balance to be paid Sept. 2nd. 1942.

WATER: Well. ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in the house.

Dining table.

Day bed.

4 Kitchen chairs.

Round table.

Chest of drawers & cupboards.

Wardrobe.

Stored in the attic.

Chesterfield.

3 Beds complete.

Cardboard clothes closet.

6 Dining chairs.

Quantity dishes & kitchen ware.

2 Stone crocks. 10 & 15 gals.

Hand sprayer.

Electric fan.

Stored in the garage.

Hand cultivator.

2 Wheel barrows.

Bdl. garden tools.

Signed:

I. C. Randall.

NOV 28 1947

243
BC 105P 661A

5975 Nov. 13

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.

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

(1) NAME NAKANO Jisaburo (RCMP) Reg. No. 13993
(Print) Surname Given Name

(2) Pre-Evacuation Address Hammond, Maple Ridge, B.C.

(3) Present Address 5 Hughes Avenue, East Kildonan, Manitoba.

(4) REAL ESTATE
(a) Street Address (if any) Municipality of Maple Ridge
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot One (1) of Lot One (1) of South Half of Lot Two Hundred and Sixty-Three (256)
Group One (1) Map 3617 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) ~~Other (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 improved - - - - - \$ 1,500.00
(ii) Buildings - - - - - \$ 3,000.00
(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) - - - - - \$ 4,500.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 2,560.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,940.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Hammond, Maple Ridge
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In the house
(c) How stored or packed at time of evacuation Left in one room in the house

(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 care of Custodian

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

1. <u>Chattels as per attached list</u>	Estimated Value \$ <u>342.50</u>
2. _____	Estimated Value \$ _____
3. <u>Net proceeds auction sales</u>	Estimated Value \$ <u>21.00</u>
4. <u>Shares Pacific Co-op Union</u>	Estimated Value \$ <u>unknown</u>
5. _____	Estimated Value \$ _____
6. _____	Estimated Value \$ _____
7. _____	Estimated Value \$ _____
8. _____	Estimated Value \$ _____
9. _____	Estimated Value \$ _____
10. _____	Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ 367.50

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) - - - - - \$ 2,107.61

- (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

Winnipeg

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

DOMINION OF CANADA,
Province of Manitoba,
TO WIT;

I, Jisaburo NAKANO
of East Kildonan

of the Municipality
in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City
of Winnipeg
in the Province of Manitoba
this 20th day of November

A.D. 1947.

[Signature]
A Commissioner &c.
IN THE PROVINCE OF MANITOBA.

J. Nakano
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.

List 1 per item (a)

1 Chesterfield	\$75.00
3 beds and springs	60.00
table and chairs	25.00
china	50.00
spray machine	25.00
fan	20.00
2 tires	20.50
farm tools	10.00
2 chippendale	30.00
2 wardrobes	5.00
2 cross cut saws 7'6"	6.00
1 falling saw 8'6"	6.00
1 large emulsion and stand	15.00

Total \$349.50

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(The HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, COMMISSIONER)

(SUB - COMMISSION)

10

Winnipeg, Manitoba

September 1st, 1948

IN THE MATTER OF THE CLAIM OF

JISABURO NAKANO

PROCEEDINGS AT HEARING

20

APPEARANCES:

F.M. YENS, ESQ., Appearing for the
 Dominion Government

S.M. CHERNIAK, ESQ., Appearing for the
 Claimant

G.E.R. UTON, ESQ., Official Interpreter

MARK H. PRADGE, ESQ., Official Reporter

30

J. Nakano
In Chief.

JINABURO NAKANO, the Claimant herein, being
First duly sworn, testified as follows:

10 MR. CHERNIACK: Your Honour, there is a slight problem
here of procedure. This Claimant as well as the
next Claimant are Father and Son. They own adjoining
pieces of land and the Soldiers Settlement Board in
appraising this appraised it as one piece instead of
two. We have presented separate claims as we thought
that we should and there maybe a certain duplication
of evidence but I don't see any way out of it. I am
sure that the Commissioner will consider them together
in any event, so that if the son follows the father
right after you will have the evidence actually as if
it were one case.

THE COMMISSIONER: But you will hear them as separate cases?

MR. CHERNIACK: I thought I should introduce them as
separate claims.

THE COMMISSIONER: Yes, alright.

20 MR. CHERNIACK: I ask leave to amend the personal property
claim on this one your Honour showing the total value
of the chattels at \$175.00.

THE COMMISSIONER: Where is that?

MR. CHERNIACK: You haven't got it yet Your Honour.

THE COMMISSIONER: I see, instead of \$349.50?

MR. CHERNIACK: Yes.

THE COMMISSIONER: You want to make it \$175.00?

MR. CHERNIACK: Yes, and the sale price \$15.00 and that
would make the total loss \$165.00.

THE COMMISSIONER: Yes.

30 MR. CHERNIACK: Your Honour will notice a claim for shares,

J. Nakano
In Chief

Pacific Co-op Union; these claims have been dis-
allowed so we are therefore withdrawing them.

THE COMMISSIONER: Yes.

MR. CHERNIAK:

Q Mr. Nakano, I show you two typewritten statements,
are these your signatures?

A Yes.

MR. CHERNIAK: I tender these as Exhibits 1 and 2 Your
Honour. Exhibit 1 being Real Estate Statement and Exhibit
2 Personal Chattel Statement and on behalf of my
learned friend I can file as Exhibit 3 the S.S.
Appraisal Form and on behalf of my learned friend I
will also file as Exhibit 4 Analysis of Personal
Property.

(REAL ESTATE STATEMENT MARKED EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT MARKED EXHIBIT 2.)

(S.S. APPRAISAL FORM MARKED EXHIBIT 3.)

(ANALYSIS MARKED EXHIBIT 4.)

THE COMMISSIONER: Just a moment Mr. Cherniak, I have before
me here a declaration - - -

MR. CHERNIAK: That is the claim itself Your Honour, that is
not marked as an exhibit. That is the pleading actually.
If Your Honour will refer to Exhibit 1, the Statement
filed in regard to the Real Estate you will note that
the acreage is about 4½ acres. Exhibit 3 the Farm
Appraisal Report shows 4.15 acres and 5 acres, Lot 'A'.
The land we are claiming for in this case is the 4.15
acres. The 5 acres is the land belonging to the next
claimant. He contends it is 4½ and the S.S. Appraisal
says 4.15. We have yet to determine the methods of

4.
J. Nakano
In Chief

finding the acreage and I assume that will be done in Vancouver. I would also like to bring Your Honour's attention to Exhibit 1 which shows that all the buildings on this 7 acre property were actually on the 4 and a fraction acres of the present claimant. Exhibit 5 give the information as to the location of this farm, placing it at one mile from Hammond and shows that the property fronts on two gravelled roads, the Power Line Road and 1st Avenue, a corner lot. It shows further that there was 4 barbed wire fence down 1st Avenue and Power Line road which increases the value of the land. The Claimant sets out, your Honour in Exhibit 1 that he purchased the property in 1928 for \$1,000.00 at which time it was all bush and he cleared 4 1/2 acres at an estimated rate of \$200.00 per acre. In that connection I would like to bring to Your Honour's attention I will shortly be presenting the claim of Shigeru Nakano and in the S.S. Appraisal to be filed in that claim your Honour will note that there was some uncleared land and the cost of reclamation per acre as assessed by the S.S. Appraisal will be shown as from \$200.00 to \$250.00 per acre, so that I would say that the contention of the present Claimant that the cost of clearing was \$200.00 per acre, is low.

Q Mr. Nakano, how far apart is your property and that of your son Shigeru? A My property adjoins that of my son and my son's property is at the back of mine.

Q Is the nature of the land pretty much the same as far as clearing is concerned?

J. Mahane
In Chief.

A My son's property and my own have been properly cleared.

Q Yes, but was the cost of clearing it pretty much the same? A My son cleared his land about three or four years after mine was cleared and at that time the cost of powder for clearing was a little higher.

MR. CHERNIAK: In Exhibit 1 the Claimant claims he put in 4000 feet of tile ditching, dug two wells and one well he equipped with an electric pump and there is fencing. The pump has been valued at nearly \$200.00 and has been added to the appraiser's estimated value of the property. Now as to the buildings, the nature of the buildings and the year in which it was built and the estimated cost of same is clearly shown and your Honour will note that the main building itself was built two years prior to the appraisal at a cost of \$5,000.00. The appraiser in Exhibit 5 more or less confirms that it is a good house because he states that this is a lovely home but further states that its true value cannot be shown as a \$1,500.00 house would do just as well. He set the value of the buildings at \$4,725.00 but adds only \$2,000.00 of that to the value of the farm itself, depreciating the building by \$2,725.00 because he thinks the house is too good a buy by setting out that a \$1,500.00 house would do as well.

THE COMMISSIONER: That would be your argument Mr.

CHERNIAK? that it didn't depend upon the value of the buildings - - -

6.
J. Nakano
In Chief

10
MR. CHERNIACK: Their argument is that too good a building does not add to the value of the farm. I suppose it would be up to them to show that the people that intend to settle on it would not want so good a home and would not want to pay that price. Exhibit 5 further describes this home as being in excellent condition and well furnished inside, full cement basement, brick to ground. On page 2 it states that the land is highly cultivated and all land is under 4 inch tile drain. It further sets out that this is a very nice holding, well located with good water supply and all under cultivation, and the final paragraph under remarks sets out that the adjoining 4.15 acres owned by K. Ito has been sold recently for \$3,000.00 cash and that the house on K. Ito's place is not as new as the one on the Nakano place.

Q Mr. Nakano, do you happen to know when Mr. Ito sold his place? A In the Spring of 1942.

20 Q Was that after orders were received for evacuation?

A Before he received orders for evacuation.

Q At that time did you already know that you would be evacuated? A Yes, I knew.

MR. CHERNIACK: In connection with the land I would only like to bring Your Honour's attention to the final comment on Exhibit 1 in that he agrees with the appraiser in his comments but is at a loss to understand his low figures considering the nature of the holding described by him, especially when he states

30

7.
J. Nakano.
In Chief.

that a poorer holding sold for \$5,000.00. He states he is losing a considerable portion of his cash investment let alone his years of labour and the land.

THE COMMISSIONER: Was there a settlement?

MR. CHERNIAK: The price it was sold for as is shown on the original claim form was \$2,560.00.

THE COMMISSIONER: That is right, \$2,560.00.

MR. CHERNIAK: Your Honour will find in Exhibit 2 his statement as to personal chattels and it shows his whole claim as it was amended at the beginning of this hearing.

THE COMMISSIONER: That is Exhibit 2?

MR. CHERNIAK: Yes, Your Honour and Your Honour will note some of the original things were withdrawn and that there are only some seven items for which he is now claiming. He gives the name of the article, approximate date of purchase, whether new or used when purchased, the price he paid, the condition they were in when he was evacuated and the estimated value at date of evacuation. The final column has been typed in to show the sale price of the chattels. In this connection your Honour will note that the last column was set down one space and each item has to be brought up to the corresponding line.

THE COMMISSIONER: This is the amended claim?

MR. CHERNIAK: Yes, I amended his claim and Exhibit 2 shows the amendments. It gives the complete claim and the Custodian's comment opposite the same. If Your

J. Nakano,
In Chief

Honour will refer to Exhibit 4, the custodian's analysis, you will see that opposite the last three items, for which I am claiming, that will be the chiffoniers' and the saw, there is either the letter 'T' or 'F' right opposite the amount of the claim. The 'T' represents tools sold at auction and the 'F' furniture. I think my learned friend will be able to confirm what these sales were for. I have checked the sales sheets on the custodian's file to see what was sold to make up these amounts and I find that these particular items were not sold by the custodian, so in spite of the fact that the custodian's analysis shows these letters and seems to indicate and shows the total amount for which they were sold, I think my learned friend can check his file and confirm that these prices were not realized for the articles for which claim is made, so that this remains unaccounted for to us. If my learned friend cares I can read into the record my notes as to what made up the amounts.

THE COMMISSIONER: I think perhaps that would be advisable.

MR. CHERNIACK: This is taken from the Custodian's own file and possible Mr. Ferg can check me as I go along so that there will be no mistake. Tools sold at auction for \$20.95 are made up in the statement as tools, \$3.70; two wheelbarrows, \$9.25; a cultivator, \$8.00 and that does not show the saw. The furniture statement is \$18.50 and is made up of a closet, \$6.00; table .50%; cupboard, \$8.00 and some other cupboard

9.
J. Nakano,
In Chief

I think it is, \$4.00. So that the chiffonier's
was not set out in that list.

MR. FERG: There are some items here that apparently
the son claimed.

MR. CHERNIAK: We have abandoned that claim. The
original claim was for three beds and springs and
the amended claim is for one bed and a spring alone.

MR. FERG: Yes, I see.

MR. CHERNIAK: That will complete this claim, Your Honour,
except for a question I would like to address to my
learned friend as to what information he can give us
as to any appraisal on the chesterfield, which, ac-
cording to the claimant was purchased in December,
1941 for \$85.00. I would like to know whether there
was any appraisal made or whether it was put up for
tender or put up for auction sale and sold on the
block. Our contention will be that an item this
new and this valuable should have been appraised and
sold by other means than auction.

MR. FERG: The only information I can give on that is that
it was sold by auction in the regular way.

CROSS EXAMINATION BY MR. FERG:

MR. FERG: Your Honour, it is submitted on behalf of
the Government that the real estate was sold at its
fair market value, that the chattels were sold at
their fair market value and that any claims that are
made for articles that are lost, stolen, or have
disappeared, is excessive and unreasonable.

J. Nakano
CR-Exam.

Q Now Mr. Nakano, you registered with the office of the custodian at Vancouver on the 25th of April, 1942? A Yes.

Q Is that your signature? A Yes.

MR. FERG: This document Your Honour is J.P. Form, filed and dated the 25th of April, 1942 and signed by the claimant in the presence of F.T. Williams. I would just like to read into the record all the personal property owned at that time was glassware and odds and ends to be left in the house at 1st Avenue, Port Hammond. I will put the J.P. form in as Exhibit 5.

(J.P. FORM MARKED EXHIBIT 5.)

Q On the day before you registered with the custodian, did you lease your property to a Mrs. Kathleen Brunner?

A Yes.

Q And you left all your chattels in the house on your place? A Yes.

20 Q And Mrs. Brunner took possession of the chattels?

A I sold the stuff to Mrs. Kathleen Brunner and the balance of the articles I left in one room upstairs.

Q With Mrs. Brunner? A No, I didn't leave these things with Mrs. Brunner, I just locked the door and left them there.

Q Now Mr. Nakano, when you completed this form Exhibit 5 for the custodian, you put in 'glassware and odds and ends to be left in the house', why didn't you make a list of the chattels then?

J. Nakano
Or-Exam.

A I didn't have time when this was made out to put it in. I didn't have time on that occasion to write in everything and particularize it.

Q Mrs. Brunner was in possession of your property for how long? A Whilst I was here she was in the house for about two weeks and a half, that is with myself.

Q Yes, and how long afterwards? A The responsibility left me after that and I don't know how long she was there.

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Q But you had rented the property to Mrs. Brunner yourself until October, 1942; you rented it to her, as a matter of fact, for the Season of 1942?

A Until October, 1942.

Q Did you ever receive any letter of responsibility or anything from Mrs. Brunner along with a list of the property she was holding for you, that is the chattels she was holding for you? A I received that from the custodian.

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Q You received it from the custodian?

A Yes, I received it from the custodian.

Q Signed by Mrs. Brunner? A I don't know.

Q Have you got that document now?

A I can't say for certain now.

Q You can't say for certain? A No.

MR. FERG: You don't know Mr. Cherniak?

MR. CHERNIAK: No, I don't know, I imagine my learned friend would have the inventory on his file.

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MR. FERG:

J. Nakano
Or-Exam.

Q You don't know who that list was signed by?

A I don't know, I don't understand English so I don't know.

Q You would probably receive that document whether from the custodian or whether signed by the custodian or Mrs. Brunner about October or November, 1942?

A I am not certain I do not know.

Q Well, you left the place, the premises in the Spring of 1942? A The 18th or 19th of May.

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Q And in the Fall of that same year then you received this statement of your chattels?

A I don't know.

MR. FERG: All right, that is all.

MR. CHERNIAX: Might I bring to the attention of your Honour that in Exhibit 4 it is indicated that an inventory was taken of these goods by the custodian S.C. Carlson, the date is not shown, but the only item for which there is any record at any time is that of a large candelron for which claim is not now being made. The custodian's file will no doubt show the inventory taken by Carlson. I am bringing that up in regard to my learned friend's intention of showing that they were not aware of this property because of the J.P. Form. The practice has been, Your Honour, that when an inventory was taken by a representative of the custodian's office they sent two copies to the claimant asking him to sign one and return it to the Custodian setting out that this was all the property he left in B.C.. I don't know whether that is what

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J. Nakano
CR-Exam.

he was questioning the claimant about but his file should show that form of inventory and when it was taken. Possibly he could inform Your Honour as to the date of that inventory. I might say, while I am speaking, that our contention is that the custody is seized of these goods from the date upon which he first notified them they are there or upon the date he goes down there himself.

MR. FERG: Your Honour I do not think we need go into it any further other than the cross-examination. It will finally be disposed of in Vancouver and the proper officers will be there.

THE COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE.)

Certified to be a true and accurate transcript.

Mark H. Pearce

(MARK H. PEARCE)
Official Reporter

CERTIFICATE

I, the undersigned sub Commissioner hereby certify that the foregoing 13 pages of typewritten matter contain a true and accurate record of the sub commission held in the law Courts Building, WINNIPEG, Manitoba, at the time and date first above mentioned.

J. G. Macdonald
(SUB COMMISSIONER)

Defence Brief

Jisaburo NAKANO

File No. 5975

Case No. 857

WINNIPEG
1 September 1948
V.L.A.
Sheet A 14 - 14

REAL PROPERTY CLAIM

(All claims shown are Gross)

Lot 1 of Lot 1 of S $\frac{1}{2}$ of Lot 236, Group 1, Map 3617

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$4500.	\$2613.	\$2560.

Witness: Appraiser, L.B. Plumbly

Claimant stated that his property adjoins the 3 acres of land belonging to his son Junichi NAKANO, who is claiming separately under Case No. 858.

The whole of this property was appraised as one lot.

Appraiser (Plumbly) reports -
This is a lovely house but its true value cannot be shown as a \$1500. house would do as well.
House is one year old in excellent condition and well furnished inside.
Land highly cultivated.

Appraiser (Plumbly) reports -
This is a very nice holding, all under cultivation. An adjoining 4.13 acres owned by K. ITO was sold recently for \$3000. and the house on K. ITO'S place is not as new as claimants.

It is submitted that the real estate was sold for its fair market value.

(All claims shown are Gross)

Household Goods & Farm EquipmentClaim reduced to

\$178.

(Trans. Page 2)

Sold for

\$13.

Claim for Pacific Co-Op. Union Shares
withdrawn. (Trans. Page 3)

Claimant stated that he leased his
property to Mrs. K. BRUNNER and he
left all his chattels in the house
in one room upstairs.

Claimant only declared on his J.P.
Form Glassware and Odds & Ends as
left in the house. Custodian's
fieldmen found a quantity of furniture
and farm tools which were being
looked after by Mrs. BRUNNER and she
signed her responsibility for these
goods, a copy of which was sent to
claimant.

(a) Goods value \$100.00 Sold by Auction for \$13.00.

(b) " " \$ 78.00 Not accounted for (Theft, etc.)

\$178.00

It is submitted that the chattels were
sold for their fair market value and
that any claims that are made for
articles that are lost, stolen or
have disappeared are excessive and
unreasonable.

Summary of Defence WitnessesWhere required

L. B. Plumbly

1

Appraiser

C. Spencer Pallot

2 (a)

Auctioneer

W.E. Anderson

2 (a)

Staff

BMP/nw

Name of Claimant

NAKANO, Junaburo

Case

557

Custodian File

5975

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		
					2560.	1901.37			1901.37	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
70.00	46.95	14.08	60.19	100.00	60.19			74.27		
TOTAL RECOMMENDATION										1975.44

9775

October 5th, 1950.

Mr. Jisaburo NAKANO,
515 Gateway Road,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 837

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 \$1,975.44.

Cheque for \$1,861.17 is enclosed herein, and the sum of \$114.27 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.