

6904

SURREY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: NAKAMURA, HatsutaroHOME ADDRESS: Townline Rd., R.R. No. 4, New Westminster, BCREGISTRATION NUMBER 12738 SEX: Male AGE: 39OCCUPATION: Farmer

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

EMPLOYER: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: ToshiyeADDRESS OF WIFE OR HUSBAND: R.R. No. 4, New Westminster, BCNAMES OF ANY LIVING CHILDREN: Keiko (G) Norito (M) Yoichi (M)Taniko (G) Isako (F)ADDRESS OF CHILDREN: R.R. No. 4, New Westminster, BCAGE OF CHILDREN: 13, 11, 9, 2, 2

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

1. LOCATION AND DESCRIPTION: West halves of Lot 4, 5, 6, 8, ~~part~~ of the
NE quarter of Sec 32, Twp 2, Map 4312, District of New Westminster

2. BUILDINGS AND OTHER IMPROVEMENTS: Two-storey nine-room stucco
dwelling, 2 chicken houses, 2 packing sheds, bathhouse, colony shed.

3. INSURANCE (Give particulars; state where policies are) \$2000 on dwelling and furniture
in New England Fire Ins. Co. Policy No. at home.

4. TAXES (Amount and where payable) \$50 for 1941. Payable at Cloverdale5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Myself at present.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession No.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Strawberries, black currants, rhubarb, Gooseberries, fruit trees, vegetable garden, asparagus

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: ---

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---

4. STATE WHEREABOUTS OF LEASE: ---

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture including chesterfield set, piano, bedroom suite,

electric kitchen range, washing machine, sewing machine, farm tools,

located in the house at R.R. No. 4, New Westminster, B.C. Key will

be left in care of party who will lease the land when I leave

Also lumber shingles, wire netting, chicken house wiring, wheelbarrow

sprayer, fertilizer, in the same place. Also 600 lb. of fertilizer, 3 Brooms, 3 Brooms, 2 wheelbarrows, 1 dog, 1 cat

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

CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No. 3

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) \$120
owing me by Mr. K. Kawaguchi, Surrey, BC

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$2500 25-year endowment in Confederation Life Ins. Co.
Beneficiary my wife. Policy at home.
\$1000 25-year endowment in Canada Sun Life Ins. Co. Beneficiary my
wife. Policy at home.

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 29th day of April 1942.

(Signature)

W. Wakamasa

J. J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

January 7/44
~~December 4/43~~

Our File No. 6904

Full Name

NAKAMURA Hatsutaro
(Surname in Block Letters)

Registration No.

12738

Male ☒ - Female
(check)

Age

41-3, 1903

Former Address

Townline Rd., R.R.#4, New West. BC

Date Evacuated

Mar-11/42

Naturalized - Canadian-Born - National
(check)

Present Address

% Lm. Valgardson,
Taber, Alta.

Married - Single
(check)

Name of Wife

^{nie}
(OSHIMA) Toshiye

Name of Husband

Name of Mother

^{nie}
(KAJIMA) Tatsu

Name of Father

Tamejiro (Dead)

Names of Children under 16

(Japan)

See Over

Requested by

ED

Registered with Custodian

(Yes or No)

Additional Information

Farmer.

Owner of 18

acres, truck, house at above

address (poultry farm)

Name of Claimant: NAKAMURA, Hatsutaro

Custodian File 6904

Case 480

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V. L. A. (except Mission Village)		V. L. A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% there- of	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	
					2938				

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 20% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
7.45	268.-		26.61%	538.50				
4.00	232	80.40	26.61%	232.50	11.8.62			

TOTAL RECOMMENDATION

229.02

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

10th September, 1949

PLEASE REFER TO FILE NO. 3212 - 98

2049.20
1547.25
501.95

D. T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Hatsutaro Nakamura, Case No. 480,
Custodian File No. 6904

Land: The land will come under the 80% category,
and of course we will have to abide thereby, although in
this case the total amount will not come anywhere near the
true value of the property.

Chattels: Your proposed settlement is satisfactory
as far as it goes, but you do not deal at all with the
farm chattels amounting to \$677.45, and we suggest that
we talk this case over when the writer arrives in Vancouver.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per

V/L

27/9/49

New Award Sheet to cover full
claim for Pers Prop. of \$ 2049.20
herewith

Hatsutaro NAKAMURA

EXHIBIT No. 480-2
DATE 29 March 1948
FILED BY A. G. Virtue

FARM UTENSILS

Goods Left Behind.

Strawberry Grates	600	(#20#)	\$120.00
One Horse			\$125.00
Lumber	3000 ft.	2" x 2", 1x4	\$ 45.00
Fertilizer	700 lbs.		\$ 14.00
One Spray Pump			\$ 23.00
One Dust Pump			\$ 24.00
Two Ploughs			\$ 52.00
Two Wheelbarrows			\$ 13.00
Cultivator			\$ 17.00
Other Garden Tools Hoes, Rakes, Shovels etc.			\$ 45.00
One Scale			\$ 17.50
Small Spray Pump			\$ 7.95
Egg Grader			\$ 12.50
Egg Scale			\$ 2.50
Nash Holder	20		\$ 40.00
Poultry Net	14 rolls		\$ 70.00
Baby Chick Water Holder	13		\$ 13.00
Chicken Water Pan	18		\$ 36.00

677.45

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

DATE: May 14, 1948

G. Narvins

HOUSEHOLD GOODS

EXHIBIT No. 480-2
DATE 29 March 1948
FILED BY A. G. Vinton

All New

✓ Kitchen Stove	\$ 55.00
✓ Heater	\$ 12.00
✓ Electric Range	\$225.00
✓ Cabinet	\$ 25.00
<i>N.D. NF</i> ✓ Electric Clock	\$ 10.00
✓ Chairs 6	\$ 7.50
✓ Table	\$ 7.00
✓ Beds 3	\$105.00
✓ Bedroom Suite	\$ 45.00
<i>N.D. NF</i> ✓ Ironing Board	\$ 7.50
<i>N.D. NF</i> ✓ 10 Gallon Jar	\$ 3.50
✓ Washing Machine	\$125.00
<i>N.D. NF</i> ✓ Light Bulbs 43	\$ 10.75
✓ Rice Cooker	\$ 15.00
✓ Camp Beds with mattress 33	\$100.00
<i>N.D. N</i> ✓ Drum Stove	\$ 12.50
<i>N.D. NF</i> ✓ Bookkeeping Desk	\$ 8.00
<i>Future</i> ✓ Electric Pump	\$ 95.00
<i>N.D. & N.F.</i> ✓ Canner and Cooker	\$ 53.00
✓ Piano	\$325.00
✓ Chesterfield suite	\$125.00
	<u>\$ 1371.75</u>

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

DATE: May 14, 1948.

G. Harrington

Total claim \$2047.20

1.

CANADIAN-JAPANESE CLAIMS FOR LOSSES
BRIEF STATEMENT OF EVIDENCE REQUIRED

EXHIBIT No. 180 - 3
DATE 29 Mar 1948
FILED BY A.G. Virtue

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Hatsutaro Nakamura
2. Present residence. Box 95, TABER, Alta.
3. Residence at date of evacuation.
R.R. # 4, NEW WESTMINSTER, B.C.
4. How long had you lived on property from which you were evacuated? 12 years

REAL ESTATE

1. When did you buy property in question?
March 1930
2. What price did you pay?
\$1,240.00
3. What was the exact condition of the property then?
 - (a) The land itself. Not cleared, bush
 - (b) The buildings. No buildings
4. What improvements did you make upon the property in question?
Give full particulars with the value of each and give the value of your own work separately from the money you paid out of your own pocket. Built residence, 2 chicken house, barn 2 packing house and 11 colony houses.
 - (a) Buildings. Total cost of \$7,910.00

(b) Fencing. None

(c) Tillage.

(d) Drainage. Underground drainage \$750.00

(e) Clearing. \$250. per acre 15½ acres cleared - \$3875.00

(f) Weed eradication. \$275.00

(g) Planting.

5	acres of strawberry	
1½	" rhubarb	
½	" black current	
½	" gooseberry	
½	" fruits	
		Total \$700.00

(h) Plumbing in chicken houses also wiring.

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assesment notice.

Yes

6. What is your age? 46 years

7. Did you make a living on the above property?

Yes

8. Did you make a profit from your work on the above property?
If so about how much over and above your living?

Yes. \$500.00

9. If you had rented the above property to someone else what annual rental could you have obtained?

\$200.00 and also 3. \$400.00 of labour.

10. What was the fair market value of this property at the date of your evacuation?

Land	\$5115.00	
Bldgs.	<u>\$7910.00</u>	\$13,025.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

Same as above

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

There was a manager of the Mac and Mac Feed Company who wanted me to swap my farm for his at Regina. He was a manager in 1941.

There was a chinaman who came to buy my farm for \$10,000.00 in cash but at that time I did not sell it.

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind. Yes.

14. At what price did the Custodian sell your property,
\$3,129.00

15. Did you receive a cheque and if so, for how much?

Have not received any.

16. What did you do with the cheque? n/a

17.; What actual loss do you consider you suffered by sale of your property? \$9,696.00

18. Bring in any correspondence you have had with Custodian.

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?

Yes

3. What became of the property?
Sold by the Custodian

4. Where was the property actually left when you were evacuated?

All furniture was left in one room locked up in the house.

5. If it was left in charge of anyone give the name and circumstances. Alec August Steveston, B.C.
rented it

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value. Yes

7. Did you receive a cheque from the Custodian?

No, though heard that it was sold under the Custodian.

8. For how much?

n/a

9. What did you do with the cheque?

n/a

10. Any correspondence? If so, produce it.

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is expected to give.

1. Name.

2. Address.

3. Evidence expected.

1. Name.

2. Address.

3. Evidence expected.

6.

If there are any special facts applying to your case please state them clearly.

From 1943 I was to receive in agreement for him to pay taxes and \$200. in cash

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

6.2.
I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

May 1, 1948

M. W. Stettin

Farm Appraisal Report

File No. J.L.643Land Description W¹ Lots 4, 5, 6, 7, of E¹ of NW¹ Sec.32, Tp.2, Map 4312.

No house number.

Municipal Roll gives..... 17.73 acres

Containing 17.32 Acres

Measurements on sketch give 17.32

Owner's Name H. NakamuraPost Office Address R.R.4, New Westminster, B.C.Nearest Rail Point Kennedy, B.C.R.R.Distance 2 1/2 miles.Market Town New Westminster, B.C.Distance 5 milesChurch (give denomination) St. Helen's AnglicanDistance 2 1/2 milesNearest School Queen Elizabeth and Simon CunninghamDistance 1/2 mile.State how property was identified: BY survey posts, map and roads.EXHIBIT No. 480-8
DATE 29 Mar 1948
FILED BY J.W. G. Hunter

Roads: State whether property has access to main road, the kind of road

Located on Unwin Road about 1/2 mile south of the T main Road
1/2 mile from King George Highway, gravel, good.Is this district a good one? Some fairly good small farms in this area.Employment opportunity Seasonal on farms. Established industries located along the
Fraser River 4 - 5 miles distant.Predominating Nationality and religion: British, Protestant.Describe Fencing and its condition: Old rail fence along part of Value \$
south boundary.Water supply: From well, electric pump & pressure tank. Value \$It is possible that this well goes dry in a hot dry season but unable to get
definite information on this BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	frame & studs	9'	shgl	1 yr	concrete	good	3000.00
	8 x 16							
BARN	20 x 24	frame & shks	8'	shks	old	posts	poor	no value
	6 x 20							
shed	10 x 12	frame	7'	shgl	2 yrs on ground	posts	fair	no value
Packing shed	20 x 32	"	7'	shks	old	posts	poor	no value
GRANARY	22 x 60	frame (2 sty)	12'	shgl	2 yrs	odr posts	good	400.00
Chicken-house	22 x 30	" (2 story)	12'	"	"	odr posts	"	600.00
10 colony houses, each	16 x 12	frame	4'	shks	2 yrs	shks	fair	
Shed	10 x 12	"	6'	shks	5 "	on ground	fair	-

Electricity in the house.

Total present day value \$ 4000.00\$ 2000.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

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

habitable? Habitable but unfinished - see Remarks

\$

Describe the basement and chimney: Full sized concrete basement. Brick chimney
from ground.No. rooms downstairs? 5 & bath Upstairs? 4 How finished? Plastered downstairs; 2 up-
stairs plastered, 2 wood finish.Are buildings painted? Stucco and paint Condition of paint good.Distance from nearest bus 150 yards.

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
13.63	Level and slight slope <i>13.63 ac</i>	sandy loam 8"-24" variable	sand, gravel, clay	Straw., rhubarb, etc. fair	70.00	954.10
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
1.9	Level & <i>1.9 ac</i> slight slope	sandy loam 8"-24"	sand & gravel	Clearing of stumps & second growth	100.00	10.00
1.89	" <i>1.89 ac</i>	"	"	Clearing of bush	150.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 992.00

Total added by buildings to value of farm \$ 2000.00

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

Total value of farm \$ 2992.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Farm is very weedy and is not in a good state of cultivation.
 Rented to A. Augustus. Unable to find put terms of lease as tenant was
 not home.

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

Noxious weeds: Thistles and other common weeds.

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

Taxes \$62.25

Surrey Municipality.

Date: July 25th, 1942.
 Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
 of the whole farm made on the 22 day of July 1942.

Inspector's Signature

"R. W. BROWN"

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

Farm Appraisal Report

Remarks: Property is located on the Unwin Road about $\frac{1}{2}$ mile south of the Town Line Road and about $\frac{1}{2}$ mile from the King George Highway by road. The house is not numbered. The soil is variable but is mostly a sandy loam with some gravel in places. The sub-soil is mostly gravel with a hardpan in places down about two feet. Crops are very weedy and the lot is not in a good state of cultivation. The dwelling is new and is not finished inside. There is a full sized basement with concrete floor. The main floor is well above the ground level which gives plenty of light in the basement. The main floor is lathed and plastered but there is some finishing to be done. The bath-tub is in place but the toilet and basin are in the house but have not been installed. Two rooms upstairs are plastered and two wood finished but the door casings are not completed. There is hot and cold water in the house, laundry tubs in the basement, sink, bath-tub, hardwood floors in the front rooms and the outside is finished in stucco. The

(FOR ORCHARD LANDS ONLY)

chicken houses are in good shape and will house about 1650 birds. Water is
REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

obtained from a well with electric pump and pressure tank but the well may go dry in a dry season. I was unable to get definite information on this point.

There is electric light in the buildings. A few fruit trees near the house but of no commercial value.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

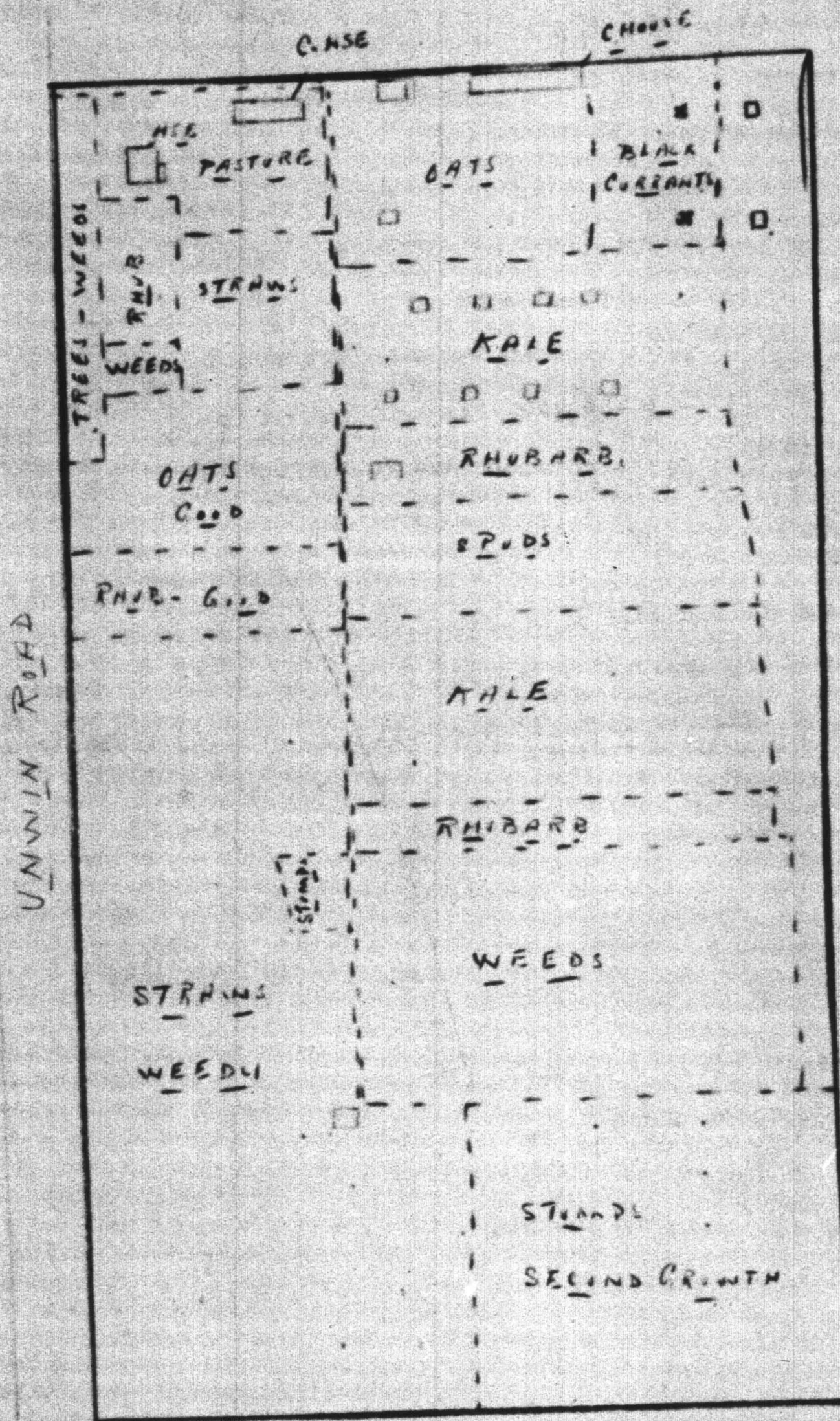
	Present Value
Approximate acreage in small fruits:	\$
4.66 acs. straw. - weedy.	\$
.4 " black currants.	\$
1.1 " rhubarb.	\$
Balance of cultivated area in oats, spuds, kale,	\$
few trees, and weeds, buildings, etc.	\$
	\$
	\$
	\$
Total \$	\$

Amount fruit trees add to value of farm \$

Diagram of Property

N

SCALE - 1" = 10'



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

value is \$ 3000

Date 29th July, 1942.

(SIGNED) I. T. Barnet
District Superintendent.

VLA.

NOV 27 1947

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: Hatautaro Nakamura

Registration No. 12738

2. Claimant's address at the time of his evacuation from the protected area:
R.R. No. 4, New Westminster, B. C.

3. Claimant's present address: Box 95, Taber, Alberta

4. Claim relating to real property:

(a) Street address of real property:

Unwin Road R.R. No. 4 New Westminster, B.

(b) Legal description of property:

~~17.73 acres~~
17.73 acres
15+ acres cleared
West 1/2 Lots 4.5.6.7.
Sub. N.W. 1/4 Sec 32 Township 2
New Westminster District
Plan 3270

6904

12643

Re 549P

Im 32

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Farm land - 17.73 acres - 15½ acres cleared

Main house - 2 stories high, white stucco with 9 rooms complete with plumbing, lights and heating system

Two chicken houses - (1) 22' by 100' (2) 22' by 60' complete with plumbing

Other buildings were a barn, 2 packing houses, 11 colony houses

- (d) Title or interest held by Claimant in the real property:

Held title on land.

- (e) Fair market value of real property at date of sale:

(I) Land— \$5115.00

(II) Buildings— \$7910.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$9696.00

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

Left in New Westminster, B.C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Land when left was in good condition.

It was left in the hands of a renter.

All furniture was left in one room locked up. ✓

Then the list of the furniture was left in the hands of the custodian.

STATUTORY DECLARATION

I, Hatsutaro Nakamura
(Full Name of Claimant)

of Box 95, Taber Alberta Beet laborer
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

Have not received any payment from the custodian.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Taber
in the Province of Alberta,
this 18th day of November
A.D. 1947.

Lawson Sanderson
A Commissioner for Oaths in and for
the Province of Alberta.

Hatsutaro Nakamura

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 6904
Reg. No. 12738

JUL 19 1944

Mr. Hatsuaro NAKAMURA,
c/o Wm. Valgardson,
Taber, Alta.

Dear Sir:

Re: Municipality of Surrey - The west halves of Lots 4, 5, 6, and 7 of the north east quarter of Sec. 32, Township 2, Map 4312, said West halves being all these portions of said lots lying to the west of a line bisecting the north and south boundaries thereof, Dis. of New Westminster, C. of B. 50877.
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	\$ 2,938.00	
Add:		
Unexpired insurance premium as at January 1st, 1943	32.95	
		2,970.95
Less:		
Tax arrears to December 31st, 1942	\$ 3.00	3.00
Registration fee		
Encumbrance—Principal		
—Interest		
Net proceeds of sale		2,967.95

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		2,967.95	
Land Registry Office - Certificate of Encumbrance	1.00		
June 8 1942 Taxes	62.25		
1944			
Jan. 29 Fire Insurance Premium on chalet	8.00		
June 21 Proceeds of Auction Sale		161.27	
	71.25	3,129.22	3,057.97 Cr.

File No. 6904
Reg. No. 12738

Hatsutaro NAKAMURA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$2,967.95	
June 8	1942 taxes	62.25		
1944 January 29	Fire Insurance premium on chattels	8.00		
June 21	Proceeds of Auction Sale		159.81	
August 25	Refund fire insurance premium		5.32	
1945 March 26	Proceeds Auction Sale		13.23	
April 23	Legal fees re sale of property	15.00		
October 22	Proceeds Auction Sale		26.39	
		<u>\$ 86.25</u>	<u>\$3,172.70</u>	

CR \$ 3,086.45

Accounting Department
March 9th, 1948

Extracts from Lease.

File #6904.

Lessor: Hatsutaro NAKAMURA.

Lessee: Alex AUGUSTUS.

Date: 30th April, 1942.

Term: Duration, but not to exceed 5 years.

Consideration: \$200.00 for year May 15th 1942 to May 15th 1943,
The Lessee to have some alterations made to
the house, to complete plumbing fixtures
under contract with F.C. Lindsay, plumber,
at \$97.22, and to instal a furnace valued at
least at \$35.00. For year following May 15th
1943, the Lessee to pay the taxes, ²⁵⁰
The Lessor to pay taxes for 1942.

Property:

Land: W. $\frac{1}{2}$ of Lots, 4, 5, 6, 7, being registered subdivision
of the S.E. 40 acres of the N.W. $\frac{1}{4}$ of Section 32,
Township 2, West of the Coast Meridian, in New
Westminster District, Map or Plan 4312, containing
17.73 acres more or less. Municipality of Surrey.

House: Included.

Chattels: Included, Lessee to pay for any tools or equipment
missing at termination of lease. *No Schedule*

LIST ATTACHED TO SP

Chattel in front

Lease Landed S.S.B. 30/7/43.

MEMORANDUM.

File #6904.

29th October, 1942.

re: Hatsutaro NAKAMURA.

According to the list of chattels, which ~~were~~^{was} to be included in the lease between the above Japanese and Mr. A. Augustus, a horse was included. At the foot of this list was written: "When August pays the 1942 taxes Augustus is to get the above horse as his own." I wrote Mr. August on the 14th instant in regard to this, and he called at this office on the 28th and brought with him a receipt for 1942 taxes on the property, which he had paid. He stated he was to purchase the horse only if he wished to do so, but as it was included in the lease he saw no reason why he should purchase the animal. Therefore, he paid these taxes in advance on account of the 1943 lease rental.

He paid \$200.00 cash to the Japanese, \$374.78 to the building contractor for completion of the house, and \$97.22 for installing some plumbing. He is also required to pay approximately \$ 35.00 for installing a furnace, and in spite of the extent of his investment in the property, even though it is leasing consideration, he states he has no hesitation in advancing money for the taxes. 35.00

Mr. Augustus requested that he be allowed to extend the time for installing the furnace as he is unable to obtain the services of metal workers to do this work, and this was granted.

In the lease drawn up between the above parties the following terms and consideration were set forth:-

- " Yielding and paying therefor to the said Lessor, the clear
- "yearly rent or sum of Two Hundred Dollars of lawful money of
- "Canada for the year May 15th 1942 to May 15th 1943, and the
- "Lessee further agrees to tile the sink in the kitchen, to finish
- "the carpentry work on the main floor by casing the windows,
- "hanging the doors placing the baseboards.
- " The Lessee agrees to complete the installation of the toilet
- "and to complete the contract with F.C. Lindsay, plumber, which
- "amounts to \$97.22. The Lessee agrees to put in a furnace at
- "least of a value of \$35.00.
- " For the years following May 15th 1943 the Lessee shall pay the
- "taxes;
- " For the year 1942 the Lessor shall pay the taxes."

This clause is rather ambiguous, as for the year 1943 until

REAL PROPERTY SUMMARY

JAPANESE NAME: Hatsutaro NAKAMURA Reg. No. 12738 File No. 6904.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/549-P. First Offer.

PROPERTY ADDRESS: 326 Unwin Road, New Westminster, B. C.

LEGAL DESCRIPTION: The West halves of Lots 4, 5, 6 and 7 of the North East $\frac{1}{4}$ of Section 32, Township 2, Map 4312 said West halves being all those portions of said Lots lying to the West of a line bisecting the North and South boundaries thereof, Municipality of Surrey, D. N. W.

TITLE: Registered in the name of Hatsutaro NAKAMURA.

ENCUMBRANCES: Peace Arch Highway Map 6363.

64939C 20th December 1929, British Columbia Electric Railway Co. Ltd.
Easement for pole as to part of Lot 7 shown on Map 4603

76171C 12th January 1937, Assignment of Easement to Western Power
Company of Canada Ltd.

76275C 1st March 1937, Mortgage of Easement to Montreal Trust Company.

86261C 30th April 1942, Lease to Alex Augustus.

Vesting Order No. 25233, dated December 19th, 1942.

ASSESSED VALUE: Land - \$1050.00
Improvements - \$1700.00 - \$2750.00. Taxes - \$62.25.

CLASSIFICATION: A Fruit and Chicken Farm, Dwelling and out-buildings.
The Custodian's representative reported on July 14th, 1942, that this property had an area of 17.73 acres of which 12 $\frac{1}{2}$ were cleared, planted to the following crops: 5 acres strawberries, 1/8 acre gooseberries, 1/8 acre black currants, 1 acre rhubarb, 1 dozen mixed fruit trees.
1 - 1 $\frac{1}{2}$ storey 7 room stucco dwelling. This is a new house, hardwood floors, cement basement - "This is really a lovely home". House not quite completed. The tenant is to complete same.
1 - 2 storey chicken house, 2 chicken houses, 10 colony houses, 2 packing sheds, 1 barn.

HISTORY OF ADMINISTRATION: This property was leased by Hatsutaro NAKAMURA, on 30th April, 1942, to Alex Augustus. Term being Duration, but not to exceed 5 years. Consideration - \$200.00 for year, May 15th, 1942 to May 15th, 1943. The Lessee to have some alterations made to the house, to complete plumbing fixtures under contract with F.C. Lindsay, plumber, at \$97.22, and to instal a furnace valued at least at \$35.00. For year following

following

Page 2.

File No. 6904.

May 15th, 1943, the Lessee to pay the taxes and \$200.00. The Lessor to pay taxes for 1942.

House: Included.

Chattels: Included, Lessee to pay for any tools or equipment missing at termination of lease.

Owing to the shortage of materials the Lessee was unable to instal the furnace as called for in the Lease and as the property was sold as is to The Director, The Veterans' Land Act, we are endeavouring to collect that amount from the Lessee as soon as we can contact him.

Lease handed to The Director, The Veterans' Land Act, July 30th, 1943.

SOLD:

To The Director, The Veterans' Land Act for \$2,938.00 as at 1st January, 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Hatsutaro NAKAMURA as at June 27th, 1944 against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$2,920.00 from said transaction.

In view of the rent for 1943 being collected by the Custodian a cheque for \$200.00 covering same was paid November 17th, 1944, to The Director, The Veterans' Land Act.

Adjustments as at January 1st, 1943, to the amount of \$32.95, covering unexpired Fire Insurance Premiums, were placed to Hatsutaro NAKAMURA'S credit.

The following Fire Insurance Policies:

The North West Fire Insurance Co., Policy No. 210129 - \$400.00, covering on 2 storey chicken house and

Bankers & Traders Insurance Co. Ltd., Policy No. 32-28931 - \$1500.00, \$1000.00 covering on 2 storey dwelling and \$ 500.00 " " 1 storey chicken house,

were transferred to The Director, The Veterans' Land Act.

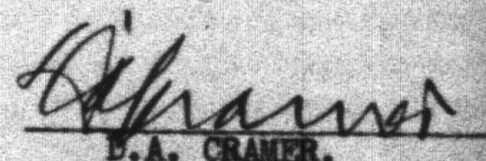
New England Fire Insurance Co., Policy No. 6252540, was cancelled August 17th, 1944.

Certificate of Title No. 172030-E in the name of The Director, The Veterans' Land Act.

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

February 19th, 1946.

DAC:JS


E.A. CRAMER.

LIABILITY SUMMARY

File No. 6904.

Notahara NAKAMURA - Reg. No. 12738.

The above named Japanese declared, on his JP Form, signed 29th April, 1942, that he had no Personal or Trade Debts.

However, the following claims were reported:

McLellan & McFarter Ltd. - \$299.76 as at March 12th, 1942, Paid.
H. NAKAMURA claims this account paid June 18th, 1942.

E. G. Electric Co. - \$ 71.82.
H. NAKAMURA claims this is the tenants obligation. Tenant assumed this.

The Bradman-Ker Milling Co., Ltd. - \$19.92 Paid.
Payment acknowledged March 1st, 1943.

Zenshiro NAKAMURA sent in a claim September 21st, 1942, for \$290.63
for wages - 106 days @ \$4.00 per day - \$424.00
3 weeks work - 9.00 \$433.00
Paid on a/c 142.37
This claim was disputed. Balance still owing - \$290.63

H. NAKAMURA wrote as follows, in his letter of 18th February, 1943, to our office: "Mr. Zenshiro Notahara's claim of \$290.63 dollars for wages is certainly surprising to me as he received his wages in full at the time. Just before he left as I gave him a cheque for about \$42.00 dollars in settlement of all outstanding accounts. This claim is in respect of work done some time in November 1940 about 2 1/2 years ago. I am surprised he has made no claim before this."

Claims Department wrote in part February 27th, 1943, to Mr. Zenshiro Notahara, Slocum Extension, as follows: "Under the circumstances the Custodian cannot do anything further in this connection at this time. As we informed you before if you are not satisfied you should deal with NAKAMURA direct".

Shingo KUMEMOTO - \$18.25 Paid.
(Mission Japanese Co-Operative Association)
This was paid by Mr. NAKAMURA.

As this man was not evacuated until later it is quite evident that he took care of all these claims before evacuation.

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

February 22nd, 1946.

[Signature]
DET. CHAMBER

FIRE INSURANCE SUMMARY

The above Japanese declared \$2,000.00 Fire Insurance covering dwelling and furniture. Upon investigation we found that he had Fire Insurance coverage as follows: \$2,000.00 on dwelling, expiring January 16th, 1944, \$1,500.00 on dwelling, expiring May 7th, 1943, \$500.00 covering chicken house and contents, expiring June 7th, 1943. This latter policy was renewed at the Japanese request for \$400.00, not covering the equipment as it had been removed. The premium of \$10.00 was charged to his account.

The Custodian also placed Fire Insurance on the household contents with covering of \$500.00. The premium amounting to \$8.00 was paid from NAKAMURA'S account. In view of the fact that all chattels were liquidated, this latter policy was cancelled at our request and an insurance refund, on the expired premium, amounting to \$1.32, was credited back to the account.

The real property was sold to the Veterans' Land Act as of January 1st, 1943, and refunds of unexpired portions of premiums on the first three original policies and one renewal were received and credited under property sale adjustments and show as \$32.95 plus \$10.00 covering 100% refund on the renewal of the chicken house policy.

This summary is certified to be
in accordance with information on file,
February 20th, 1945.


L. A. CRAMER.

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The North West Fire Insurance Company, I. S. V.	<i>Renewed 12/21/29 - North West Fire</i> 123714	\$500.00	June	5th	1943	Lt. 4, N/E 1/4 Sec. 32, Twp. 2, Mun. Surrey, B. C. - S. side of Townline Rd.
New England Fire Insurance Company	<i>Renewed 12/21/29 - New England Fire</i> 6255123	\$2,000.	Jan.	16	1944	Lts. 4, 5, 6 & 7, NE 1/4 Sec. 32, Twp. 2, Map 4312, Mun. of Surrey, B. C.
Bankers & Traders Ins. Co. Ltd.	<i>Transferred to SIB</i> 32-28931	\$1,500.	May	7	1945	Lts. 4, 5, 6 & 7, NE 1/4 Sec. 32, Twp. 2, Map 4312, S. side Townline Rd, Mun. of Surrey, B. C.
The North West Fire Insurance Company	<i>Transferred to SIB</i> 210129	\$400.00	June	5	1946	Lot 4, N.E. 1/4 Sec. 32, Twp. 2, Mun. Surrey, B. C. S. side of Townline Rd.
New England Fire Insurance Company	<i>Cancelled Aug 17/44</i> 6252525	\$500.00	Jan.	16	1947	Lts. 4, 5, 6, & 7 of N/E 1/4 Sec. 32 Twp. 2, Map 4312, Municipality of Surrey, B. C.

FIRE INSURANCE SUMMARY

The above Japanese declared \$2,000.00 Fire Insurance covering dwelling and furniture. Upon investigation we found that he had Fire Insurance coverage as follows: \$2,000.00 on dwelling, expiring January 16th, 1944, \$1,500.00 on dwelling, expiring May 7th, 1945, \$500.00 covering chicken house and contents, expiring June 5th, 1943. This latter policy was renewed at the Japanese request for \$400.00, not covering the equipment as it had been removed. The premium of \$10.00 was charged to his account.

The Custodian also placed Fire Insurance on the household contents with covering of \$500.00. The premium amounting to \$8.00 was paid from NAKAMURA'S account. In view of the fact that all chattels were liquidated, this latter policy was cancelled at our request and an insurance refund, on the expired premium, amounting to \$5.32, was credited back to the account.

The real property was sold to the Veterans' Land Act as of January 1st, 1943, and refunds of unexpired portions of premiums on the first three original policies and one renewal were received and credited under property sale adjustments and show as \$32.95 plus \$10.00 covering 100% refund on the renewal of the chicken house policy.

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

February 20th, 1946.

D. A. Cramer
D. A. CRAMER.

LIABILITY SUMMARY

File No. 6904.

Hatsutaro NAKAMURA - Reg. No. 12738.

The above named Japanese declared, on his JP Form, signed 29th April, 1942, that he had no Personal or Trade Debts.

However, the following claims were reported:

McLellan & McCarter Ltd. - \$259.76 as at March 12th, 1942, Paid.
H. NAKAMURA claims this account paid June 18th, 1942.

B. C. Electric Co. - \$ 71.82.
H. NAKAMURA claims this is the tenants obligation. Tenant assumed this.

The Brackman-Ker Milling Co., Ltd. - \$19.92 Paid.
Payment acknowledged March 1st, 1943.

Zenshiro NOBUHARA sent in a claim September 21st, 1942, for \$290.63
for wages - 106 days @ \$4.00 per day - \$424.00
3 cords wood - 9.00 \$433.00
Paid on a/c 142.37
This claim was disputed. Balance still owing - \$290.63

H. NAKAMURA wrote as follows, in his letter of 18th February, 1943, to our office: "Mr. Zenshiro Nobuhara's claim of \$290.63 dollars for wages is certainly surprising to me as he received his wages in full at the time. Just before he left me I gave him a cheque for about \$42.00 dollars in settlement of all outstanding amounts. This claim is in respect of work done some time in November 1940 about 2 1/2 years ago. I am surprised he has made no claim before this."

Claims Department wrote in part February 27th, 1943, to Mr. Zenshiro Nobuhara, Slocan Extension, as follows: "Under the circumstances the Custodian cannot do anything further in this connection at this time. As we informed you before if you are not satisfied you should deal with NAKAMURA direct".

Shingo KUBIMOTO - \$18.25 Paid.
(Mission Japanese Co-Operative Association)
This was paid by Mr. MORIYAMA.

As this man was not evacuated until later it is quite evident that he took care of all these claims before evacuation.

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

February 22nd, 1946.

[Signature]
D. M. CHAMBER

DAC:JS

REG. NO.	NAME	FILE NO.				
12738	NAKAMURA, Matsutaro	6704				
ASSURED THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN						
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
New England Fire Insurance Company	6252540	\$500.00	28.00	1.60	3 Yr.	Jan. 16, 1947
PROPERTY INSURED \$500.00 on Household effects in the 2 story, frame, shingle-roof private dwelling. <i>Cancelled Aug 17/44</i>			LOCATION W of Lots 4, 5, 6, & 7, NE 1/4 Sec. 32, Twp. 2, Rng. 12, E. 1/2 of Surrey, B.C.			
LOSS PAYABLE Assured		INSURANCE AGENT Reed, Pulp & Lumber		RENTAL AGENT		
ENDORSEMENTS						

REG.
NO.

12738

NAME

Haskins, Retiree

FILE
NO.

6904

ASSURED

THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
The North West Fire Insurance Company	210129	\$400.00	\$10.00	2.50%	3 Yr.	June 5th 1946

PROPERTY INSURED

\$400.00 On two story, frame, shingle-roof
Building (Chicken House)

LOCATION

Lot 4, N.E. 1/4 Sec. 32, Twp. 2, Rm of
Surrey, B. C./S. Side of Townline Rd.

LOSS PAYABLE

Assured

INSURANCE AGENT

McGregor, Johnston & Thomas
Ltd.

RENTAL AGENT

ENDORSEMENTS

Transferred to S.S.B.

REG.
NO.

12738

NAME

NAKAMURA, Hatsutaro

FILE
NO.

6904

ASSURED

THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN

COMPANY

Bankers & Traders
Ins. Co. Ltd.

POLICY NO.

32-28931

AMOUNT

\$1,500.00

PREMIUM

\$29.00

RATE

1.80

2.20

TERM

3 Yr.

EXPIRATION

May 7, 1945

PROPERTY INSURED

\$1,000.00 on the two story, frame, shingle-
roof Private Dwelling.
500.00 On the 1 story, frame, shingle-roof
chickenhouse.

LOCATION

W $\frac{1}{2}$ Lots 4, 5, 6, & 7, NE $\frac{1}{4}$ Sec. 32,
Twp. 2, Map 4312, s. side of
Townline Rd, Mun. of Surrey, BC

LOSS PAYABLE

ASSURED

INSURANCE AGENT

Hobson, Christie & Harms. Ltd.

RENTAL AGENT

ENDORSEMENTS

Transferred to S.S.B.

NAME NAKAMURA, Hatsutaro

REGISTRATION NO. 12736

FILE NO. 6904

The following chattels were sold by public
auction at Surrey, B. C. on January 31, 1945.

F - Electric range ✓

\$ 20.00 ✓

Total

Less Expenses: (Auctioneer's Fee: \$ 2.00
(Advertising: 0.63
(Moving: 4.14

Net Proceeds Credited:

\$	20.00
\$	6.77
\$	13.23

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

Surrey 9.

Remarks.

NAME NAKAMURA, HideoREGISTRATION NO. 12732FILE NO. 6904

The following chattels were sold by public

auction at Surrey, B.C. on November 22, 1944

L	Horse	2	28.00	✓	
M	Cultivator	1	4.00	✓	
P	Range		0.50	✓	
	Lion and tree ornament		1.25	✓	7835
	Fisherman ornament		1.00	✓	7835
	Box padding		3.75	✓	Singapore
	Record player		16.00	X	7835
	3 Vases and shade		2.25	X	7835
T	Lot of tools	10	1.75	X	
F	Linoleum		6.00	✓	

transferred May 16, 1946

Total

(Auctioneer's Fee: \$5.25 4.03Less Expenses: (Advertising: 1.00 0.97(Moving: 3.25 8.86

Net Proceeds Credited:

\$	<u>62.75</u>	40.25
\$	<u>22.20</u>	18.86
\$	<u>40.55</u>	26.39

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

Surrey B.

Remarks.

NAME NAKANURA, HatautaroREGISTRATION NO. 12738FILE NO. 6904

The following chattels were sold by public
 auction at Surrey, B. C. on April 19, 1944

T	Cross cut saw	10	\$ 0.50	✓
T	Lot of tools	10	3.00	✓
T	Lot of tools	10	1.00	✓
M	Spray pump ✓	5	1.00	✓
M	Chicken trough ✓	15	5.00	✓
	Box of tools & wheels		2.00	✓
T	Tools	10	3.50	✓
F	6 Chairs ✓	24	3.00	✓
F	Change	19	13.00	✓
F	Stemmer	12	1.75	✓
F	Easy Washer ✓	20	100.00	✓
F	Stool		1.25	✓
F	Piano ✓	3	75.00	✓
M	Scales ✓	14	1.00	✓
F	Bench & desk X	35	1.00	✓
F	Bed ✓	24	5.00	✓
F	2 Cupboards ✓		0.25	✓
F	Co-cart		4.50	✓
	Chair		1.50	✓
	3 chairs Transferred 28/6/46. C.G. for file 7181		1.50	✓

Transferred to 7835 May 16, 1946
Transferred to 7835 May 16, 1946
Transferred to 7835 May 16, 1946

Total

(Auctioneer's Fee:

\$22.92 ~~22.12~~\$22.92 ~~22.12~~

Less Expenses:

(Advertising:

1.02 ~~4.78~~\$ 61.90 ~~61.90~~

(Moving:

34.54 ~~34.54~~\$ 61.90 ~~61.90~~

Net Proceeds Credited:

\$ 159.87 ~~159.87~~

159.87

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Surrey 4

Remarks.

EX 21
TEMPORARY CHATTEL SCHEDULE

File 6904

June 20th, 1946.

Res. Hatautaro NAKAMURA, Reg. 12738.

<u>DECLARED</u>	<u>INVENTORIED BY</u> <u>NAKAMURA</u>	<u>INVENTORIED BY</u> <u>CUSTODIAN</u> 14/7/42	<u>AUCTION</u>
Household furniture including:			
12.5 Chesterfield Set		12.5 3 Pc. Chesterfield suite	
Piano	Piano	32.5 4 Piano	19/4/44
Bedroom Suite	Bedroom Suite	4.5 Bed, Bureau & Chiffonier	
Electric Range	Electric Range	12.5 4 Electric stove	31/1/45
Washing machine		12.5 4 Washing machine	19/4/44
		✓ Pembroke Bath	Fixture
4.5 Lumber			
Shingles			
Wire netting)			
Chicken wire)	14 Rolls poultry net	8 rolls wire	
Wheelbarrow		Wheelbarrow	
77 Sprayer	2 spray pumps	2.5 Hand Spray	
		24 ✓ Spray pumps	1 19/4/44
14 Fertiliser			
12.5 600 Strawberry crates	600 Strawberry Crates		
17 Cultivator	Cultivator		22/11/44 -
52 Plow	2 Plows		
3 Brooders			
Harness			
Saws			
Bicycle			
Sleigh			
12.3 Wheelbarrows	2 Wheelbarrows		
Harrow		Harrow	
	Kitchen Stove	12.5 Kitchen range	19/4/44 22/11/44
	Heater	12.5 Heater	22/11/44
	Electric Clock	10 Electric Clock	
	2.5 Cabinet	✓ Kitchen cabinet	2 19/4/44
	6 Chairs	✓ 3 Chairs	6 19/4/44
		7.50 ✓ 3 Chairs	
	7 Table		
	Bed	10.5 ✓ Beds & 8 cots	1 19/4/44
	7.50 Ironing board		
	3.50 10 gal. jar		
	2 Spring doors		
	45 light bulbs		
	Rice Cooker - (STEAMER)	15 - Electric rice cooker ✓	19/4/44
	100 Camp bed		
	12.50 Drum Stove		
	8 Desk ✓		
	7.5 Electric Pump		
	Canner & Cooker		19/4/44 -
	Sink		• Fixture
	3 Spades		• Fixture
	25 Buckets		Sold Grouped +
	3 garden rakes		Sold Grouped +
Farm tools			

DECLARED

INVENTORIED BY
NAKAMURA

INVENTORIES BY
CUSTODIAN
14/7/42

AUCTION

3 Manure forks
7-9-5 1 Dust Pump
17-50 Scale
2 Mattocks
2 Garden shovels
45 { 6 Hoes
5 Rakes
Sledge hammer & wedge
12-5 Horse
36 18 Chicken water pans
13 13 Baby chick holders
20 Mash holders

Duster
2 ✓ Egg scale

19/4/44

Bdl. garden
tools

✓ 5 stone fountains

① 19/4/44

15 ✓ Dresser

✓ 2 Lino rugs

Magazine rack

Box of dishes

✓ 2 Cross-cut saws

Pots & pans

Dining table

Baby crib.

① 19/4/44

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

WJ:ML

CHattel SCHEDULE

File No. 6904

December 15th, 1945.

Re: Hatautaro NAKAMURA, Reg. 12738

The above Japanese made his declaration to the Custodian on April 29th, 1942 and was evacuated on March 11th, 1942.

<u>DECLARED</u>	<u>INVENTORIED</u>	<u>SOLD</u>	<u>OTHER DISPOSITION</u>
Household furniture in-cluding Chesterfield	Kitchen stove	appraisal 19/4/44	
set, Piano	Heater		
Bedroom suite,	Piano	appraisal 19/4/44	
Electric range			
Washing machine	Bedroom suite		
	Electric range	appraisal 31/1/44	
	Washing machine & brush	appraisal 22/11/44	
	Electric clock		Belonged to electric stove
	Cabinet		
	6 chairs	appraisal 19/4/44	
	Table		
	Bed	appraisal 19/4/44	
	Bookkeeping desk	appraisal 19/4/44	
	Ironing board		
	10 gallon jar		
	2 spring doors		
	43 light bulbs		
	Rice cooker	appraisal 19/4/44	
	Camp bed		
	Drum stove	22/11/44	
	Electric pump		Fixture

CHattel Schedule

<u>DECLARED</u>	<u>INVENTORIED</u>	<u>SOLD</u>	<u>OTHER DISPOSTION</u>
	Canner & cooker		
	Sink		Fixture
Plough	2 ploughs		
	3 spades		
	25 buckets		
	3 garden rakes		
	3 manure forks		
Sprayers	2 spray pumps	appraisal 1 sold 19/4/44	
	1 dust pump		
3 wheelbarrows	2 wheelbarrows		
	scale	appraisal 19/4/44	
Pern tools	Cultivator	appraisal 19/4/44	
	2 mattocks	"	
	2 garden shovels	"	
3 brooders	6 hoes		
	5 rakes		
	sledge hammer		
	wedge		
600 strawberry crates	600 jam boxes		
	11 colony houses		
	18 chicken water pans		
	13 baby chick rotary holders		
	20 mash holders		
wire netting	14 rolls poultry net		
	egg scale & grader		
Fertiliser	horse	appraisal 22/11/44	
Chicken house			
wiring			
lumber shingles			
harness			
saws			
bicycle			
sleigh			
harrow			

WJL:EP

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

File 6904
7835

MEMORANDUM

April 10, 1946.

To: Miss G. Girard
From: Mr. W.J. Iverson.

Re: Hatsutaro NAKAMURA, Reg. No. 12738
& Sumi (Mrs. Sakaiiro) NAKAMURA, Reg. No. 08337.

Please transfer from File 6904, Hatsutaro NAKAMURA to File 7835
Sumi NAKAMURA, the following items:

Box of tools & wheels	Surrey Auction 4 - April 19, 1944	\$2.00
3 Vases & shade	" " 8 Nov. 22, 1944	2.25
Lion & tree ornament	" " " " "	1.25
Fisherman ornament	" " " " "	1.00
Record player	" " " " "	16.00

These items were credited to Hatsutaro NAKAMURA. In checking up further it was found that he did not declare these goods but there is a memorandum on Sumi NAKAMURA's file dated May 29th, 1945 in which the record player or gramophone and vases are mentioned as being stored in the Buddhist Temple, New Westminster, from where these goods were removed to Auction at Surrey.

The writer definitely remembers the other items being removed to Surrey from the Buddhist Temple when sorting out stored goods for auction prior to Surrey 8. They were contained in the boxes.

At the same time will you please transfer from file 6904, Hatsutaro NAKAMURA, to Suspense Account the following items:

1 Box padding	Surrey Auction 8 - November 22, 1944	\$3.75
1 Chair	" " 4 April 19, 1944	\$1.50

These goods did not appear in Hatsutaro NAKAMURA's declaration of chattels or on the inventory.

WJI:CG.

Transferred 16/5/46
C.G.

[Handwritten signature]

File # 5761
 6576
 1242/1
 6/161

June 20, 1946.

MEMORANDUM

To: Miss C. G. Gurney

From: W. J. Eversman

Re: Bureau URAND, Box No. 12668.

Please transfer from file 5761, Bureau URAND to the following:

Edgemo ITO, File 6096:	1 clock	\$4.25
Sakuraba KAKAMURA, File 6904:	3 chairs	1.50
Seichi ITO, File 4242/1:	1 clock	3.00
	4 chairs	3.00
	Used brick	3.00

These were sold in Auction Sale Survey 4, on April 19th, 1944, and have been identified as above.

Please also transfer to Gattai Suspense Account, 6/161:

1 Piano	2.50.
---------	-------

This was also sold in Auction Sale Survey 4, on April 19, 1944, and cannot be identified.

WJE:CG,

Accounting Department:

Charge to File 5761 - URAND, Bureau (Mr.)

Credit 6096:	Realized:	\$4.25	Less Expenses:	\$1.39	Credited:	\$3.06
" 6904	"	1.50	"	0.43	"	1.06
" 4242/1	"	11.00	"	3.00	"	7.92
" 6/161 I	"	2.50	"	0.70	"	1.80
" 5761	"	269.25	"	875.57	"	<u>133.44</u>
						<u>\$207.34</u>

Transferred, June 28, 1946.

I - UNIDENTIFIABLE - Survey 4.

C.G.

File No. 6904

March 8, 1948.

REAL PROPERTY MEMORANDUM

Japanese Name: (Mr.) Hatsutaro NAKAMURA

Reg. No. 12738

Veterans' Land Act Transaction

One Real Property, being:

The West halves of Lots 4, 5, 6 and 7 of the North East quarter of Section 32, Township 2, Map 4312 said West halves being all those portions of said Lots lying to the West of a line bisecting the North and South boundaries thereof Municipality of Surrey in the District of New Westminster.

Sold for: \$2,938.00.

<u>Assessment:</u>	Land.....	\$1,050.00
	Improvements..	1,700.00
	<u>TOTAL</u>	<u>\$2,750.00</u>

Attached hereto:

1. Farm Appraisal Report.
2. Statement of Sale to V. L. A.
3. Statement of Custodian Account.
4. Extracts from Lease - April 30, 1942.
5. Hatsutaro Nakamura's letter - June 29, 1943.
6. Assessment Notice.
7. Real Property Summary
8. JP Declaration Form - April 29, 1942.
9. Certificate of Encumbrance.

WJJ/BMS

W. J. Johnston.

C O P Y

C O P Y

3212

March 11th, 1948.

✓
John W. G. Hunter, Esquire
c/o Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, British Columbia.

6904

Dear Mr. Hunter:-

One of the cases which we would like dealt with by the Hon. Mr. Justice Bird himself is that of Hatsutaro Nakamura. His name is not on the list for any of the days when Mr. Justice Bird will be here in Lethbridge.

However we have set down as No. 27 for Monday, March 29th, 1948, the case of Western Canada Hop Cooperative Union (Reg. No. 13927).

In that case I am going to admit that in strict law the claim does not come within the jurisdiction of the Commissioner and I am merely going to take about ten minutes to outline the facts in case he wishes to make a recommendation not strictly within the scope of his powers.

This being the case, I am wondering if you would consent to the case of Hatsutaro Nakamura being placed as No. 27 (a) on the list and being heard on Monday, March 29th.

This case is not to be confused with Mrs. Chizu Nakamura which is No. 23 on the list for Monday, March 29th.

If agreeable to you, perhaps you might notify Mr. Watson and speak to His Lordship, Mr. Justice Bird, so that there will be no confusion.

An additional copy of this letter is going to Mr. Watson for his information.

Yours truly,

VIRTUE & RUSSELL

Per "AGV"

AGV/D
cc to Mr. Watson
cc to Mr. Nakamura

6904

REGISTERED MAIL

September 25th, 1948.

Mr. Hatsutaro NAKAMURA,
Registration No. 12738,
c/o Mr. William Valgardson,
Taber, Alberta.

Dear Sir:

We are presently making final distribution of all funds in this office, which were derived from the sale of Real and Personal properties, and we are accordingly enclosing, herewith, our cheque in your favor for the sum of \$3,086.45.

Acceptance by you of this cheque does not prejudice in any way, your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, the Honourable Mr. Justice Henry I. Bird, has made a ruling to this effect.

Please acknowledge receipt of this cheque at your earliest convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJ:MS

Encl. 1

File No. 6904.
Registration No. 12738.

c/o Mr Wm. Valgardson
TABER, Alberta.

18th February 1943

EVACUATION SECTION

Rec'd FEB 25 1943

File No.

Ans. A. M. A.

Referred

Dear Sir,

In reply to your letter dated 3rd inst. I am now enclosing cheque value 19.92 dollars in payment of the amount owing the Brackman-Ker Milling Company. Kindly let me have receipt at your early convenience. My reason for delaying payment so far is that, for some reason or other, the material never reached me, but as it was evidently delivered by the Company I feel it right to pay it now.

With regard to Mr Shingo KUNIMOTO (Mission Co-operative Assocn) this amount of 18.25 dollars was paid by my friend Mr Moriyama.

Mr Zenshiro Nobuhara's claim of 290.63 dollars for wages is certainly surprising to me as he received his wages in full at the time. Just before he left me I gave him a cheque for about 42 dollars in settlement of all outstanding amounts. This claim is in respect of work done ~~in 1940~~ about 2 1/2 years ago. I am surprised he has made no claim before this!

I have not yet received anything from Mr Kaza KAWAGUCHI but I will deal direct with him in future, so you can leave this matter in my hands.

Trusting this explanation will be satisfactory and regretting a little delay in replying to your letter,

Yours truly,

H. Nakamura

Mr A. McAlister,
Claims Dept.
Dept. of Sec. of State Office
of the Custodian.
506 Royal Bank Bldg,
Hastings and Granville Streets,
Vancouver, B.C.

6904

February 3rd, 1943.

Mr. Hatsutaro HAKAMURA,
Registration No. 12738,
c/o Mr. Wm. Valgardson's Farm,
Taber, Alberta.

Dear Sir:

Further to our previous letters. As we have received some new claims we are listing below the claims against you on our file at this date:

Shingo KUNIMOTO (Mission Japanese Co-Operative Association)

\$18.25 Sump P

Brackman-Ker Milling Company

19.92 P

Zenshiro NOBUHARA (for wages)

290.63. Disputed

The Brackman-Ker Milling Company claim you have already acknowledged as correct, and we were hoping to receive a cheque in settlement of this claim when you sold your beet crop, as stated by Mr. Sundal in his letter dated the 8th of October.

Please advise us if the other two claims mentioned above are correct, and what you propose to do with regard to arranging a settlement of them.

With regard to your claim against Kaza KAWAGUCHI, we have written to him but have not yet received his reply. If by any chance he makes a settlement with you direct, kindly inform us immediately in order that we can mark the claim paid.

Thanking you for your early attention to the questions asked in this letter.

Yours truly,

AMCA:DE

A. McAlister,
Claims Department.

no further action by
Cuthbertson, Hakamura
is settling direct

6904
7041

September 24, 1942.

Mr. Hatsutaro NAKAMURA,
Registration No. 12738,
Lethbridge, Alta.

Zenshiro NOBUHARA

Wages from Aug. 23--Dec.31, 1940 (106 days)
@ \$4.00 per day
3 cords wood @ \$3.00 per cord

\$424.00
9.00
\$433.00

Monies paid

Sept.
Oct.
Nov.
Dec.
goods

\$30.00
30.00
30.00
35.77
16.60

142.37

Balance still owing \$ 290.63

AMcA:ND
Form 34.

Copy for
file 6904

Hastings Park,
Sept. 21, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 22 1942

ADDITIONAL REGISTRATION

NOBUHARA, Zenshiro #12679
R. R. #3, New Westminster
Now in Slocan, B. C.

The above party desires to inform
the Custodian that NAKAMURA, Hatsutaro, #12738,
Taber, Alta owes him the following:

Wages from Aug. 23--Dec. 31, 1940 (106 days)		
@ \$4.00 per day		\$ 424.00
3 cords wood @ \$3.00 per cord		<u>9.00</u>
		433.00
Monies paid	Sept.	\$ 30.00
	Oct.	30.00
	Nov.	30.00
	Dec.	35.77
	goods	<u>16.60</u> <u>142.37</u>
Balance still owing		\$ <u>290.63</u>

"BY PROXY"

SIGNATURE.....

WITNESS.....

NAME: NAKAMURA, Hatsutaro

ADDRESS: Townline Rd., R.R.No. 4, New Westminster, B.C.

REGISTRATION NO. 12738

SEX: Male

AGE: 39

OCCUPATION: Farmer EMPLOYER: Self

MARRIED? Yes

WIFE'S NAME: Toshiye

ADDRESS: R.R.#4, New Westminster, B.C.

CHILDREN: Keiko (G) Norito (M) Yoichi (M) Tamiko (G) Isako (F)

ADDRESS OF CHILDREN: R.R.#4, New Westminster, B.C. AGES: 13, 11, 9, 7, 2

REAL PROPERTY:LOCATION & DESCRIPTION: West halves of Lot 4, 5, 6, 7 of the NE quarter of Sec. 32
twp, 2, Map 4312, District of New Westminster. 17.73BUILDINGS & IMPROVEMENTS: Two-storey nine-room stucco dwelling, 2 chicken houses,
2 packing sheds, bathhouse, colony shed.INSURANCE: \$2000 on dwelling and furniture in New England Fire Ins. Co.
Policy at home.

TAXES: \$50 for 1941. Payable at Cloverdale

ENCUMBRANCES: None

OCCUPANCY & LEASES: Myself at present. *Leased to A. Augustus
\$200.00 Cash per year I want to put in bath & furnace.*

TITLE DOCUMENTS: In my possession No. HAS ANY PERSON ANY INTEREST? None

CROPS SOWN: Strawberries, black currants, rhubarb, gooseberries, fruit trees,
vegetable garden, asparagus.REAL PROPERTY OCCUPIED: LOCATION & DESCRIPTION: See Page 1 LANDLORD --

LEASE & RENT AND DATE TO WHICH PAID: -- WHEREABOUTS OF LEASE: --

SUB-TENANTS: --

CROPS SOWN: See Clause 9

PERSONAL PROPERTY:Household furniture, including chesterfield set, piano, bedroom suite, electric
kitchen range, washing machine, farm tools, located in the house at R.R.#4, New
Westminster, B.C. Key will be left in care of party who will lease the land when
I leave. Also Lumber shingles, wire netting, chicken house wiring, wheelbarrow
sprayer, fertilizer, in the same place. *Also 600 strawberry plants, Cultivator,
Plow, 3 hoes, 3 rakes, saw, bicycle, 3 wheelbarrows, Harrow, Shovel.*

HORSES, LIVESTOCK & OTHER ANIMALS POULTRY & PETS: 1 dog, 1 cat

ANY PERSON HAVING ANY INTEREST IN OR CLAIM ON ANY SUCH PROPERTY: None

INSURANCE: See Page 1, No. 3 MORTGAGES, LIENS & OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:
None

MONEYS OWING TO YOU: \$120 owing me by Mr. K. Kawaguchi, Surrey, B.C.

BONDS DEBENTURES SHARES STOCKS OR OTHER SECURITIES: None BANK ACCOUNTS: None

LIFE INSURANCE: \$2500 25-year endowment in Confederation Life Ins. Co. Beneficiary - my wife.
Policy at home. \$1000 25-year endowment in Canada Sun Life Ins. Co.
Beneficiary - my wife. Policy at home.

SAFETY DEPOSIT BOX: None

LIABILITIES: PERSONAL DEBTS: None

TRADE DEBTS: None

Dated this 29th day of April 1942.

Signed: "H. NAKAMURA"

"F.T. Williams" (Witness)

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Lethbridge, Alberta,

March 29th, 1948.

IN THE MATTER OF THE CLAIM OF
HATSUTARO MAKAMURA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

A.G. VIRTUE, Esq., K.C., appearing for the
Claimant.

A. WATSON, Esq., Secretary.

D.J. HANFORD, Esq., Official Interpreter.

T.P. HOBBS, Esq., Official Reporter.

MR. VIRTUE: The next case is Hatsuaro Nakamura.

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

DIRECT EXAMINATION BY MR. VIRTUE:

Q This is a statement of your real estate with the
improvements on it which I believe you prepared
with the help of your Interpreter?

A Yes.

10 Q Is that a true statement? A: Yes.

MR. VIRTUE: I will offer this as the first exhibit,
Mr. Secretary.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now is this a list of your personal property which
refers to the list of goods in your proof of claim
which you also prepared with the help of your
Interpreter? A: Yes.

Q Is that a true statement also?

A Yes.

20 (STATEMENT MARKED EXHIBIT NO. 2).

THE COMMISSIONER: Where is this land situate?

MR. VIRTUE: I beg your pardon, sir.

THE COMMISSIONER: Where is it situated? Where does
the land lie? A:

MR. VIRTUE: It is near Kennedy, sir.

THE COMMISSIONER: Outside of New Westminster, yes.

MR. VIRTUE: Quite close to New Westminster.

Q I also show you a brief statement of your evidence.
Was that prepared by you with the help of your
Interpreter? A: Yes.

Q Is that true? A: Yes.

MR. VIRTUE: This will be the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

Q Would you look at that list with two pages there, and is that a list of your farm equipment and of your household goods which you prepared?

A Yes.

Q And that is a true list of the values?

A Yes.

10 MR. VIRTUE: This is really a supplement to Exhibit 2, sir. This is one of those cases where it wasn't included in the original proof, but it is just a supplement. It could be attached to Exhibit 2, if you wish.

THE COMMISSIONER: Suppose we do that.

MR. VIRTUE: Q: Will you look at this picture and tell me if this is a photograph of the house that you describe in the claim papers you have just filed?

A Yes.

20 Q When was that picture taken?

A 1943. It was sent down by a friend.

Q And was your house in that same condition when you left it when you were evacuated?

A Yes.

Q When did you build that house?

A 1940 and 1941.

MR. VIRTUE: Yes, I offer that as the next exhibit, please.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

Q And is this picture of your land as shown?

30 A Yes. That was taken in 1940 or 1941.

H. Nakamura,
In Chief.

Q This one is a picture taken in 1940?

A Yes, 1940.

MR. VIRTUE: Then the next picture I tender is a photograph of his fields taken in 1940.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

Q Now these next two pictures, are they photographs of your fields taken in 1941?

A 1941, yes.

Q What crop is that? Is it strawberries?

10 A Strawberries, yes.

Q And this was the summer before you were evacuated that these two pictures were taken?

A Yes.

Q Now I will just ask you another question. You see the growth in the back of the picture here?

A Yes.

Q And the stumps, and so on? Wait a minute, now, don't answer until you know what you are being asked. Does that represent the condition of your land before you cleared it?

20

A Yes, exactly.

MR. VIRTUE: I will enter those two as one exhibit, Mr. Secretary.

(PHOTOGRAPHS MARKED EXHIBIT NO. 6).

Q Now I will ask you this question. Did you have a fire in 1940?

A: Yes.

Q And what happened to all the personal chattels you owned before the fire?

A: They were all destroyed.

30 Q So that these chattels you have listed on the two

H. Nakamura,
In Chief.

yellow pieces of paper, both household goods and farm equipment, were all bought by you after the fire in 1940?

A: Yes.

Q And the prices that you show in your list on the two yellow sheets, were they fair prices for the goods you claimed for?

A Yes.

10 Q I want to ask you about one thing that the valuator says in his report. He speaks about your well and he says he doesn't know, but maybe that well goes dry sometimes. What have you to say about that?

A It was capable of producing 40 2½-gallon buckets a day. If you take out more than that, it might possibly be too much.

Q How long did you live at that place?

A About 12 years.

Q Did the well ever go dry in that time? Did it ever stop giving water?

20 A When I employed about forty pickers and used an electric pump, it occasionally went dry.

Q But apart from that? A: I had two or three thousand chickens, too.

Q Now, I am only going to ask you about one of your chattels. Do you remember your electric range?

A Yes.

Q When did you buy that? A: 1941.

Q What did you pay for it? A: \$225.00.

Q And did you have it when you were evacuated?

A Yes.

30 Q What condition was it in?

6
H. Nakamura,
In Chief.

A I had only used it for one month.

THE COMMISSIONER: You better put in the Custodian's analysis if you are going to examine on some of the chattels.

MR. VIRTUE: My learned friend isn't doing quite as well by me as he did at the start. I don't blame him for that. Perhaps after your Lordship has looked it over, I might have it back for a moment or two to examine it.

10 THE COMMISSIONER: Yes, turn it over to Mr. Virtue.

MR. VIRTUE: I might say I have no doubt there is an explanation for it, but with regard to this electric range, No. 3, it is shown as apparently sold by auction for \$20.00. It is also shown in the column "No account, theft", etc.

MR. HENTER: That is wrong there. Can I have it back? It was sold.

THE COMMISSIONER: You might ascertain from the claimant, Mr. Virtue, whether the prices shown in
20 his list, Exhibit 2, are cost prices, or are they simply his idea of value?

MR. VIRTUE: Q: You remember the list here on the two yellow pieces of paper?

A With the exception of the electric range, which was \$225.00, all the rest of the prices are my estimate of a fair value.

Q Well, is your estimate of fair value which you have written down there your cost price or above your cost price or below your cost price?

30 A They are all below the cost price.

H. Nakamura,
In Chief.
Discussion.
Cross-Exam.

Q Below the cost price. Did you take good care of those goods after you bought them? Were they in good condition after you were evacuated?

A Yes, they were in good condition.

MR. VIRTUE: All right, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value, without the personal property sold was sold for its fair market value, that the prices claimed for property not found, abandoned or lost, destroyed or stolen are exorbitant. I file a claims analysis.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 7).

MR. HUNTER: I file the Soldier Settlement Board appraisal, my lord, as Exhibit 8.

(APPRAISAL MARKED EXHIBIT NO. 8).

CROSS-EXAMINATION BY MR. HUNTER:

Q Is this your signature, Mr. Nakamura?

A Yes.

20 Q And you signed that, did you?

A: Yes.

Q And it was in the shape it is in now?

A Yes.

MR. HUNTER: This is an inventory, my lord, of certain of the chattels of the claimant. At the bottom it says, "The above list of property may be used on the farm but cannot be taken off the farm or sold", and it is signed by Mr. Augustus, the tenant, Mr. Nakamura, the claimant. There is also a notation in longhand that when Augustus paid the 1942 taxes, Augustus is to get the above

8
H. Nakamura,
Cross-Exam.
Discussion.

horses as his own. It will be noted also, my lord, on the analysis where it says about halfway down under the "remarks" column that the claimant agreed to give the horses to the tenant if he pays the 1942 taxes amounting to \$62.25. I would file that inventory signed by the claimant and the tenant as Exhibit 9.

(INVENTORY MARKED EXHIBIT NO. 9).

10 THE COMMISSIONER: Now he apparently did not pay the taxes then because I see you have sold the horse.

MR. HUNTER: Yes, that is correct. I don't know anything about it. There is nothing in the folder to indicate why. Apparently it was contemplated that when the tenant paid the taxes, the horse would be his, but apparently he was credited with the taxes and the horse was sold. I think they lost sight of the arrangement.

20 THE COMMISSIONER: In any event, the claimant got credit for the payment of taxes and an additional sum for payment of taxes?

MR. HUNTER: No, my lord. The tenant got the credit for the taxes. All the claimant got was what we received for the horse.

THE COMMISSIONER: All right.

30 MR. HUNTER: Insofar as the real property is concerned my lord, it is purely a question of value. The sale price was \$2938.00. This was a V.L.A. sale. For what it is worth, the insurance on the two chicken houses was \$500.00 which included the contents, and after the contents had been removed, and

H. Nakamura,
Discussion.

at the request of the claimant it was reduced to \$400.00. These are valued at over \$2000.00 by the claimant.

Reference is made to the analysis, my lord, Exhibit 7. Under the "remarks" column, my lord, it will be seen, "Mr. Nakamura left his goods in the care of his tenant, Mr. Alex Augustus, and he stated the goods might be used on the farm but could not be taken off the farm or sold. Mr. Augustus moved off the farm in the spring of 1943, and many of the chattels could not then be found. He could not be located and Custodian's letters were returned undelivered." Accordingly it is submitted, my lord, that if any of these chattels have been lost, destroyed or stolen, they were lost by reason of the tenancy created by the claimant. On the summary there it indicates that goods which are claimed for at \$1079.95 were sold for \$259.00. Goods which the claimant values at \$95.00 were sold with the real property. That is the electric pump, my lord, which was obviously a fixture. \$132.00 worth of goods were declared but not found. \$388.00, there was no record, at any time. \$351.00, were lost destroyed or stolen. I think the rest is reasonably self-explanatory, my lord.

THE COMMISSIONER: Very good.

MR. VIRTUE: If my learned friend has the assessment, I wish I could have it. I don't have it in my file.

30 MR. HUNTER: I probably have it somewhere.

*Claims
only
1547.25*

H. Nakamura,
Discussion.

MR. VIRTUE: I want to comment, sir, for just a moment or two on the appraisal. This is one of those cases where a brand new building is valued by the appraiser at \$4,000.00, then he goes on to cut it down to \$2000.00, and says it adds to the value of the farm \$2000.00.

10 MR. HUNTER: The assessed value, my lord, of the land is \$1050.00, and improvements \$1700.00, total \$2750.00. It doesn't say for what year that is, but all those were taken prior to the sale, that would be 1942.

MR. VIRTUE: If I might take a couple of minutes on this case, I would think possibly this case would furnish as good a criterion as any as to what was happening in certain areas. This is a property only five miles from New Westminster, and according to the appraiser's report he says it is located on Ussin Road, about one-quarter mile south of the Townline Road and about half a mile from the King George Highway. Now in this particular case, we
20 don't have to guess much about values because the property was newly constructed; not only that, but we are fortunate in this case in having photographs of the property at about the time it was sold in 1943.

THE COMMISSIONER: What it comes down to, Mr. Virtue, is this: that in the view of the appraiser, the house that was built was of greater value than the property could carry. In other words, there was
30 little possibility in his opinion of a purchaser being found who would live in that area and would

H. Nakamura,
Discussion.

pay the best price of a house of that type.

10 MR. VIRTUE: I think this gives a pretty good criterion to judge these appraisals, because here is a farm of 17 acres, and your Lordship is fortunate in this case in not only having a photograph of the building but what actually works out to be a very good photograph of the land bearing the fruit, and in addition to that you have at the back of those photographs a pretty good idea of what the land was like when he took it over. You have all that to assist you in this particular case, and I suggest for that reason that this case might serve as a pretty good criterion for a great many of the appraisals.

THE COMMISSIONER: Have you anything further, Mr. Hunter?

MR. HUNTER: No, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

20

T. P. Horrobin
"T. P. HORROBIN"
Official Reporter.

30

DEFENCE BRIEF

Hatsutaro NAKAMURA

File No. 6904

Case No. 480

LETHBRIDGE

29 March 1948

V.L.A.

Sheet A. 29 - 1

1.

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim

\$13,025.

Appraised at

\$2992.

Sale Price

\$2938.

Witness - Appraiser, R. W. Brown.

Question of valuation only.

Appraiser (Brown) reports -

Farm weedy
and not in good state of cultivation,
house habitable but unfinished.

Appraiser (~~Brown~~) reports - Land not in
good state
of cultivation, dwelling new, but not
finished inside.

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

2.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Furniture & Farm Equipment

Claim amended to

\$1547.25

Sold for

\$232.00

(a) Goods value \$ 941.00 Sold by auction for 232.00
(b) " " 95.00 Sold with property as fixtures.
(c) " " 123.25 Recorded now missing.
(d) " " 388.00 No record at any time.

\$1547.25

Claimant stated that some goods, furniture,
etc., were left in a locked room in the
house in charge of the tenant, Mr. Alex
Augustus. He also stated that all the
goods claimed for were purchased after
the fire on his premises in 1940. It was
agreed with the tenant the goods left with
him might be used on the farm but not to
be taken off or sold.

Tenant moved off the farm in 1943 and could not be traced, all letters written to him being returned. Many of the chattels could not be found and it is submitted that if any of these chattels have been lost, destroyed or stolen it was by reason of the tenancy created by claimant.

It is also submitted that the claim for chattels is exorbitant.

Summary of Defence Witnesses

R. W. Brown
Trapp Motors
Mr. Carlsen
Mr. Iverson

Where required

1	Appraiser
2 (a)	Auctioneers
2 (a)	Staff
2 (a)	Staff

BMP/aw

Name of Claimant **NAKAMURA, Tatsuro**Case **480**Custodian File **6904**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
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		
					2938.	5113.29			8051.29	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
1007.45	268.00	88.80 22.40	46%	847.50	389.85		470.25			
TOTAL RECOMMENDATION										1585.54