

THE OFFICE OF THE ATTORNEY GENERAL, WASHINGTON, D.C.

NOTICE OF EXEMPTION REQUIRED TO COMPLETE THIS FILE

13433

THE NO.

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: SAKUICHI NAKANO
 HOME ADDRESS: R. R. # 3, NEW WESTMINSTER, B.C.
 REGISTRATION NUMBER 12689 SEX: MALE AGE: 60
 OCCUPATION: FARMER

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

EMPLOYER: _____

MARRIED? _____

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: EIKO NAKANO
EMY NAKANO

ADDRESS OF CHILDREN: EIKO NAKANO, LAURENT PUBLIC HOSPITAL, LAURENT, ALTA. EMY NAKANO, TASHME, B.C.

AGE OF CHILDREN: EIKO NAKANO (26) EMY NAKANO (22)

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

1. LOCATION AND DESCRIPTION: Lot - Spt. 7
Block - 1 Quarter - NE
Sec. - 35 TOWNSHIP - 2
Map - 5281

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

3. INSURANCE (Give particulars; state where policies are) _____

4. TAXES (Amount and where payable) \$22.03 Cloverdale Municipality Hall

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

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

Land Registration Office
New Westminster, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *NONE*
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *NONE*
9. IF FARM LAND STATE CROPS SOWN: *Strawberry*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

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:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 Mc Gregory 2 DOUBLE BEDS (complete)
5 SHOVELS 1 BUREAU
PITCHFORK DISHES
3 AXES TRAYS
GARDEN HOES 1 CABINET
BUCKSaw KNITTING MACHINE RUBBER BOOTS
2 LAMPS. MIRROR
WATER PAILS
COOK (Basket)
Book of Knowledge (complete)

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 6th day of November 1942.

Isaac Okamura

(Signature)

S. Nakano

Reg No. 00926

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Nov. 16/42

Our File No. 13433

Full Name WAKANO, Sakuichi
(Surname in Block Letters)

Registration No. 12687

Male - Female
(Check)

Age June 21, 1882

Former Address Clow Road R. R. #3, New Westminster, B. C.

Date Evacuated Oct. 27/42

Naturalized - Canadian-Born - National
(Check)

Present Address Tashme, B. C.

Separated
Married - Single
(Check)

Name of Wife WAKANO, Yoeno # 06921

Name of Husband _____

Name of Mother WAKANO, Kyo (dec'd) Name of Father WAKANO, Wasuke (dec'd)

Names of Children under 16 _____

Requested by V. Scott

Registered with Custodian
(Yes or No)

Additional Information Farmer. 15 acres & bldgs.

File No. 13431

April 29, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Sakunichi NAKANO
Registration No. 12687

Veterans' Land Act Transaction.

One Real Property only, being:

Lot 7 Block 1 of the North East quarter of Section 35
Township 2 Map 5281 Save and Except the North 495 feet
being all that portion of said Lot lying to the North
of the Easterly production of the South boundary of the
3.8 portion of said North East quarter shown colored
Red on Sketch 260 Municipality of Surrey in the District
of New Westminster.

Assessments:
Land..... \$600.00
Improvements... 125.00
TOTAL..... \$725.00

Taxes: \$22.03.

Valuations (Soldier Settlement Board)
Land..... \$299.50
Buildings..... 60.00
TOTAL..... \$299.50

Sold to Director, Veterans'
Land Act for....\$294.00

Claimant's valuation.....\$2,000.00

Relative documents attached hereto.

WJH/HMS

[Signature]
.....

REAL PROPERTY SUMMARY

JAPANESE NAME: Sakuichi NAKANO Reg. No. 12687 File No. 13433.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act
First Offer BC/551-P.

PROPERTY ADDRESS: 320 Glow Road, R.R.4, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 7, Block 1 of the North East quarter of Section 35, Township 2, Map 5281, Save and Except the North 495 feet being all that portion of said Lot lying to the North of the Easterly production of the South boundary of the 3.8 portion of said North East quarter shown coloured Red on Sketch 260, Mun. of Surrey, D. N. W.

TITLE: Registered in the name of Sam S. NAKANO.

ENCUMBRANCES: 648730 18th November 1929 Easement for Pole Line to British Columbia Electric Railway Co. Ltd.
761720 12th December 1937 Assignment of Easement to Western Power Company of Canada Ltd.
762750 1st March 1937 Mortgage of Easement to Montreal Trust Company
No indication of any unregistered charges.
Vesting Order filed No. 25170 - December 14th, 1942.

ASSESSED VALUES: Land \$600.00
Improvements \$125.00 - \$725.00. Taxes - \$22.03.

CLASSIFICATION: This is a small fruit farm with dwelling and outbuildings. The Custodian's representative reported December 14th, 1942, that this property had an area of 15.95 acres, 2 acres of which are cleared and planted to the following crops: 1 1/2 acres strawberries, 8 fruit trees.
1 - 1 storey 1 room house 16'x18'. 1 woodshed and bathhouse 16'x28'.
1 chicken house 10'x36'. "This is a very clean property".
Balance of property in bush.

HISTORY OF ADMINISTRATION: This property was leased by the Custodian (No.63) 18th December 1942 to Chester A. McDonald for a term of 2 years from 18th November 1942. Consideration \$75.00 per annum, payable \$75.00 on 15th July 1943 and a further sum of \$75.00 on 15th July 1944.
The first year's rent (1943) was reduced to \$67.00 - \$8.00 being the cost of lumber used for ceiling the house, the tenant doing the work himself.

SOLD: To The Director, The Veterans' Land Act for \$294.00 as at January 1st 1943.
Approval of Advisory Committee - June 1st, 1943.

1943.

Page 2.

File 13433.

Funds released to the credit of Sakuichi NAKANO as at May 9th, 1944, against which were the following charges: Registration Fees \$3.00, Legal Fees \$15.00 - \$18.00, leaving a net credit of \$276.00 from said transaction.

In view of the net rent for 1943, viz., \$67.00, having been collected by the Custodian, a cheque for same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 169566-E in the name of The Director, The Veterans' Land Act.

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

February 19th, 1947.

DAC:JS


E. A. CRAMER.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: SURREY

Date: Dec. 14th. 1942

NAME: NAKANO, Sakuichi

REGISTRATION NO. 12687

ADDRESS: 320 Glow Rd. R.R.4 New Westminster, B.C.

PROPERTY:

ACREAGE: ^{1595.0000-} 2 Acres cleared

KIND OF CROPS: Straws

Fruit trees

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey

VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 16 x 18

NO. OF ROOMS: 1

CONDITION: Fair

OTHER BUILDINGS: Woodshed & bath house 16 x 28,

Chicken house 10 x 36²

NAME OF LESSEE OR RENTOR: Chester Mc.Donald (Above address)

TERMS: \$ 75.00 Pr. year as from Nov. 42.

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS: This is a very clean property.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LIST.

Signed:

R. M. Anderson

[Signature]

Farm Appraisal Report

File No. JL-546Land Description Lot 7- Blk. 1- N.E. 35- Tp. 2. Map 5281. (Surrey)Containing 15.95 ac AcresOwner's Name Sam S. Nakano.Post Office Address R.R. 3 New WestminsterNearest Rail Point Port MannDistance 3 1/2 milesMarket Town New WestminsterDistance 9 milesChurch (give denomination) Hjorth Rd. UnitedDistance 2 1/2 miles.Nearest School Hjorth roadDistance 2 milesState how property was identified: Map and enquiry

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

No it is in off a fair gravel road 2 miles from the highway.Is this district a good one? not especially.Employment opportunity seasonal only.Predominating Nationality and religion: mixed.Describe Fencing and its condition: nil

Value \$

Water supply: well, rope and pail method.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14 x 15	fr. no	8	shg.	7	log	poor	\$60.00
SHED	12 x 24	frame	7	shakes	no	value		
BARN	x							
BARN	x							
BARN	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value \$ \$ 60.00Total Value Buildings add to farm \$ 60.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? The little shack is fit for a bachelor only.

\$

Describe the basement and chimneys: Metal chimney, no basement.No. rooms downstairs? 1 Upstairs? nil How finished unfinished inside.Are buildings painted? No Condition of paint N.A.Distance from nearest bush fifty yards.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2	level 2 acres	8" light sandy loam	sandy clay some gravel	strawberries	50.00	100.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
13.95	level 13.95 acres	6" to 10" light sandy loam	sandy clay & gravel	thick bush	\$200.00	10.00 \$139.5
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 \$ 239.54Total added by buildings to value of farm \$ 60.00Total fruit trees add to value of farm (for use in orchard districts only) \$ nilTotal value of farm \$ 299.54

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

The small acreage cultivated is in good shape, has been occupied for the past seven years.

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

Noxious weeds: nil

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

Corporation Of Surrey Taxes. \$ 28.00Date: July 15th 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 15th of July 1942

Inspector's Signature

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

JL-546 - S.S. NAKANO

Farm Appraisal Report

Remarks: This property containing fifteen acres, is practically all bush. The Japanese owner was in residence at the time of my inspection, and informed me that he bought the land seven years ago five hundred dollars.

The soil is a light sandy loam, on a sandy clay subsoil. There is a healthy crop of berries this season, but according to the Japanese there will be less than half of the 1941 yield. The ground is lacking in humus, and until a greater acreage is brought under cultivation permitting part of the area to rest, and have green crops turned into it, there is little hope of success with the proposition.

The uncle red area is heavy bush and timber with many large stumps

The buildings are poor, just a one room shack, a storage shed and a berry packing shelter made of shakes.

There is a well said to be twenty four feet deep.

B.C. Electric power line crosses the property at the north line but there is no domestic juice available.

It is not a place upon which any one, especially a white man and a family could make a living.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

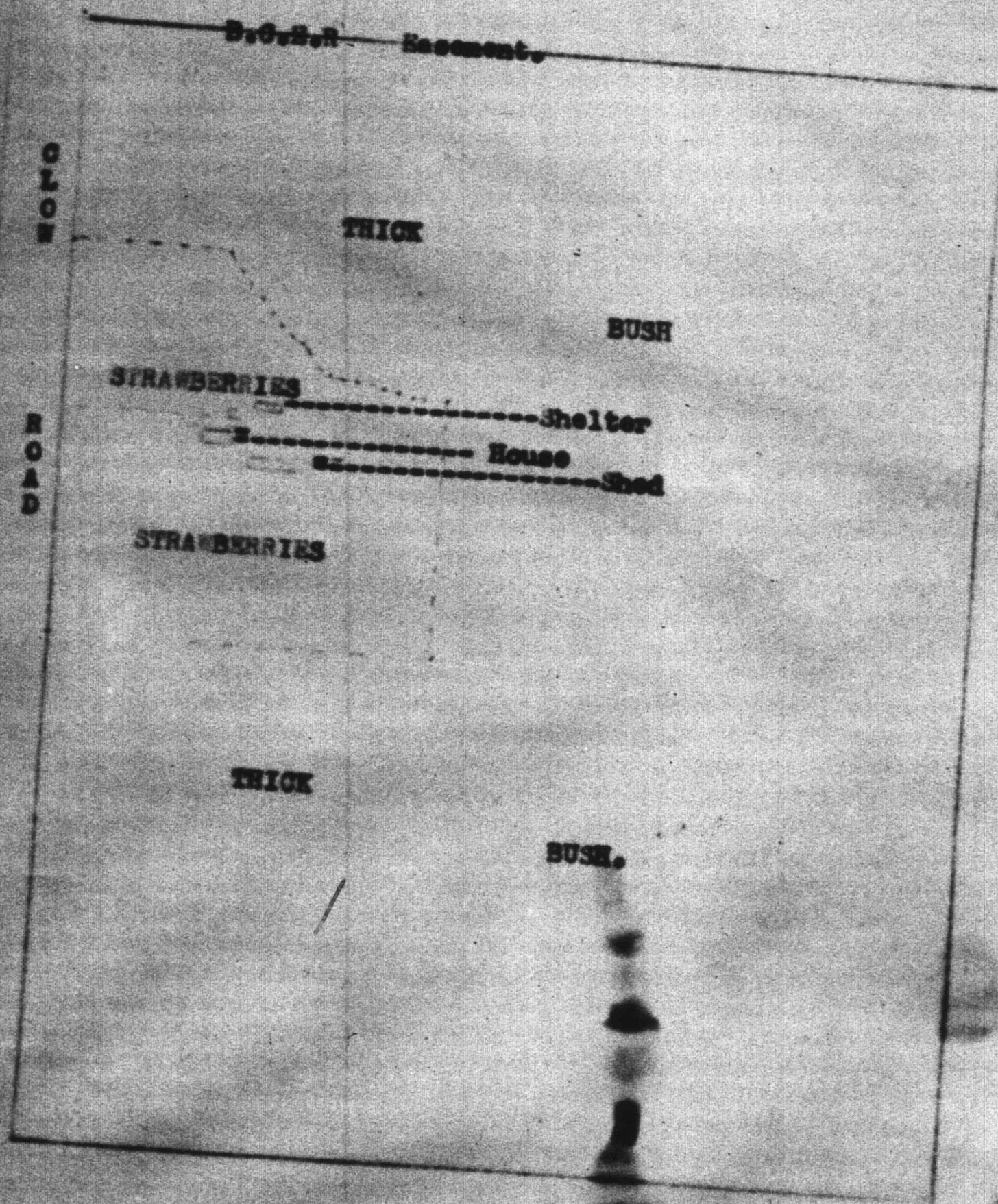
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

Sam S. Nakano. lot-7Blk.1 N.E. 36- Tp.2 Surrey



Following careful review of this appraisal report, it is my opinion that the present value is \$ 500.00

Date 21st July 1942.

"I.T. BARNET"
District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

File No. 13439

Reg. No. 12687

506 Royal Bank Building,
Vancouver, B. C.

MAY 22 1944

Mr. San Sakumichi NAKANO,
Tacoma, B. C.

Dear Sir:

Re: 320 Glen Road, New Westminster, B. C.

Lot 7 Block 1 of the north east quarter of Sec. 35, Township 2,
Map 3281 save & except the north 495 ft. being all that portion
of said lot lying to the north of the easterly production of the
south boundary of the 3.8 portion of said north east quarter shown

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	\$ 294.00
Add:	
Unexpired insurance premium as at January 1st, 1943	3.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 291.00

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 convey-
ance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

100

13433

December 5th, 1942.

Mr. Chester McDonald,
R. R. #3,
New Westminster, B. C.

Dear Sir:

Re: S. S. NAKANO

We received your letter of November 29th and further to our conversation of December 3rd, we note that you are leasing the above Japanese property for the sum of \$75.00, payable July 15th, 1943.

The Custodian recommends that you do this work as stated in your letter and the Custodian, accepting the cost of the lumber approximately \$8.00, the work being done by yourself.

Upon receipt of the receipted bill for said lumber, this amount will be credit to the payment due under your pending lease.

Yours truly,

R. D. Richardson,
Farm Department.

WRA/EM

CHATELS BELONGING TO NAKANO, Sakuichi #12687
320 Clow Rd., Surrey B.C.

File 13433

Folk Union

Sold to tenant Mr. Hendrickson.

1 Kitchen Cabinet \$ 4.00

Less Appraisal Fee (10%) .40

\$ 3.60

" Considered a just and fair appraisal as made by me
on this 25 day of October 1944. "

Signed.

Witness.

P. M. Anderson

TRAPP MOTORS, LTD.

J. W. Trapp

EXHIBIT No

1348-5

DATE

3 June 1948

FILED BY

J. W. Trapp

Approved by
R.A.C.

13/1/48

NAME NAKANO, Sakichi

REGISTRATION NO. 12689

FILE NO. 13433

The following chattels were sold by public

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

See McGregor Parts

\$ 25.00 /

Total

\$ 25.00

Less Expenses: (Auctioneer's Fee: \$2.50
(Advertising: 0.60
(Hauling: 5.50

\$ 8.60

Net Proceeds Credited:

\$ 16.40

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 8

Remarks.

NAME WAKANO, SakuchiREGISTRATION NO. 12687FILE NO. 13433

The following chattels were sold by public
auction at Surrey, B. C. on October 27, 1944.

Iron	\$ 3.75
Linoleum	1.75
✓ Backsaw and boots	2.00 ✓
Card table	1.75
✓ Knitting machine	6.00 ✓
Table and sundries	4.00
4 Chairs and stool	4.00
2 Tables, bamboo rack	0.75
Garbage can and contents	2.50
Heater	3.00
Shafting	2.50
Lot tools, rakes, shovel	2.50 ✓
Lot tools, rakes, shovel	0.75 ✓
✓ 2 Baskets dishes	2.50 ✓
✓ Book of knowledge	11.50 ✓
3 Boxes sundries	4.00
✓ Box dishes	2.50 ✓
Crock (4 gal.)	1.75
✓ Dresser	3.25 ✓
Tools	3.50
Table	2.00
Umbrella	0.75

Total	\$	67.00
Less Expenses: (Auctioneer's Fee: \$ 6.70	\$	24.53
(Advertising: 2.12		
(Moving: 15.71		
Net Proceeds Credited:	\$	42.47

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Surrey 7.

Remarks.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 13433

NAME: NAKANO, Sakuichi

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$4.00

PURCHASE PRICE: \$4.00

COMMITTEE'S APPROVAL: February 13, 1945.

PURCHASER'S FULL NAME: Mr. Hendrickson

ADDRESS: Surrey, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD: 1 Kitchen cabinet

\$4.00

Sunday #7.

File No. 13433

Date Nov 6th. 1944

SUMMARY

Name: NAKANO, Sakunichi #12687

Address: 320 Clow Rd., Surrey B.C.

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

(2) - We have also moved the personal effects as per attached list to storage at 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 \$ 3.00 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:

Nothing Outstanding.

(See Missing Report,)

The tenant gave us the following explanation:

No Tenant.

Signed.

R. M. Anderson

Date

San Sabutichi NAKANO

File No. 13433
Reg. No. 12687

Particulars

Credit re Sale of Property
Land Registry Office - Certificate of Encumbrance

Debit

Credit

Balance

1943 January 1

1944 February 9

June 12

December 11

December 12

1945 January 30
April 23

1.00

\$ 291.00

Cheque to you
T. Hasebe - to apply on claim
Sale of kitchen cabinet
Appraisal

100.00
100.00

.40

4.00

Proceeds Auction Sale

Proceeds Auction Sale
Legal fees re sale of property

15.00

16.40

\$ 216.40

\$ 353.87

Accounting Department
April 29th, 1948

GR \$ 137.47

7882
13433

May 12th, 1944.

Mr. Yukio HASEBE,
Registration No. 08381,
Kaslo, B.C.

Dear Sir:

re: \$200.00 - Sakichi Sam NAKANO, Reg. No. 12687

We are just in receipt of a letter from NAKANO regarding the above claim, stating that it is a claim of your father but that he will pay it if he has to. We quote from his letter as follows:

"I do owe the above mentioned man's father some money. If it is compulsory that I pay YUKIO HASEBE, I will do so but, I will not be able to pay it all at once. I have no surplus cash on hand so it will have to be deducted from the money still coming to me from the sale of my property. If you will write the man a cheque for about \$100.00, I will see to it that the balance is paid in due time."

We shall be obliged if you will let us know if it will be agreeable if he will pay \$100.00 on this account now, and the balance as he says "in due time".

Please give us a prompt reply.

Yours truly,

B. R. Dusenbury,
Claims Department.

~~BRD:ME~~

COPY

13433

26th October, 1946.

Jan 29/49.

EVACUATION SECTION	
Rec'd	FEB 1 1949
File No.	13433
Ans.	
Referred	Johnson

Mr. Sam Sakuchi NAKANO,
Registration No. 12687,
3467 Ontario Avenue,
Montreal, Que.

Dear Sir:

137.47 Cr 140.42

In reply to your letter of the 18th October, we wish to advise you that a claim of \$134.69 has recently been filed against you by R. Tagashira & Company. This claim was previously filed against another Japanese of the same surname, but is now believed to be against you. Please advise if this claim is correct or not.

Some time ago we paid the sum of \$100.00 to Yukio HASEBE on your behalf, and are holding a Note signed by you, agreeing to pay the remaining \$100.00. Please advise if you have made any payment on this account.

Your credit balance at this office at the present time is \$134.69, which sum is insufficient to cover these two claims. If the Tagashira claim is correct, please let us know if you wish us to endeavour to make settlement of these claims on a pro rata basis.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

Jan 29/49

This above Note is Correct

Please Make Settlement To These Two Claims

With enclosing
J. S. Nakano

*This is New address
495 Spadina Ave
Toronto, Ont*

13433

23rd December, 1948.

Mr. Sakuichi NAKANO,
Regn. No. 12687,
180 Beaconsfield Blvd.,
Beaconsfield, Quebec.

Dear Sir:

We are enclosing herewith copy of our letter dated 26th October, 1946, which appears to have been unanswered by you. As we are presently making final disposition of all funds held in Evacuee accounts in this Office, we wish to know whether or not the claim filed against you by R. Tagashira & Co. is correct and also whether you have paid anything to Mr. Yukio HASEBE on account of the Promissory Note for \$100.00 held by us.

You will readily understand that funds at credit in your account will not be available to you while these liabilities remain unpaid, and it would seem that the logical thing to do would be to request us to make payments on account on a pro-rata basis, and you could then pay the balance owing direct at your convenience. Your credit balance at the present time is \$140.47.

We are enclosing a stamped, addressed envelope for your convenience in replying by return mail.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA
Encl.

Copy for File 13433

7882

2nd February, 1949.

Mr. Yukio HASEBE,
Regn. No. 08381,
Midway, B.C.

Dear Sir:

Re: Sam Sakuchi NAKANO - Regn. No. 12687

Some time ago you filed a claim of \$100.00 against the above named. Mr. Nakano agrees that this claim is correct but has insufficient funds to make settlement in full, and at his request we enclose herewith Custodian cheque in the amount of \$59.86, being your share in a pro rata distribution of his funds among his creditors.

The Custodian is taking no further action in the collection of this account and should you wish to contact Mr. Nakano direct, his present address is 498 Spadina Avenue, Toronto, Ontario.

Please acknowledge receipt of the enclosed cheque.

Yours truly,

Office of the Custodian.

HA
Encl. (cheque)

VLA

DEC - 3 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

R 546
Bc 551 P.
Sm 32

12433

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

- (1) NAME NAKANO SAKUCHI (RCMP) Reg. No. 12687
(Print) Surname Given Name
- (2) Pre-Evacuation Address RR#3, CLOW RD., NEW WESTMINSTER, B.C.
- (3) Present Address 180 BEACONSFIELD BLVD., BEACONSFIELD, QUE
- (4) REAL ESTATE
- (a) Street Address (if any) 320 CLOW RD., NEW WESTMINSTER, B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
LAT 7, BLOCK 1, OF THE NORTH EAST QUARTER OF
SECTION 25, TOWNSHIP 2, DISTRICT, NEW WESTMINSTER
(Property bought in 1936 - Out of 15 acres, Lat cleared 2 acres during
6 years for berry growing - balance still standing timber)
- (c) Type of Real Property (cross out words which do not apply):
- ☒ (i) Farm
☒ (ii) Residence Type of business BERRY GROWING
☐ (iii) ~~Business~~
☐ (iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- (i) Land - - - - - \$
- (ii) Buildings - - - - - \$
- (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) - - - - - \$ 2000.00
- (v) Amount at which Custodian sold property and credited your account - - - - - \$ 294.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 1706.00

(5) PERSONAL PROPERTY

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

(over)

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

(e) Itemized description of personal property which is the subject of the claim:	
1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$
TOTAL CLAIM FOR PROPERTY LOSS \$	

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

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

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

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 Quebec
TO WIT:

I, NAKAKO SAKURICHI
of the Town of Saint-James
DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Town of Saint-James
in the Province of Quebec
this 26 day of November
A.D. 1947.

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.

September 30th, 1947.

To: Mr. Carl
From: R. Robertson

Ref: Case No. 1345 - Richard R. R. R.
Case No. 1345.

Figure given by your Department:

Machine \$277.00 for \$29.50 changed to \$141.25 for \$29.50
Housing 50 changed to 15.75.

The data for Personal Property was filed by this Claimant until his case
was presented before the Commissioner for hearing on June 2, 1947. I have
prepared an "Annotated Analysis" which shows the following distribution:

Tools valued at \$251.75 - sold at auction for \$251.75
12.50 - sold by tender for \$1.50
10.00 - unchanged
1.25 - 1.25.
Total \$251.75.

Ref: Tools

A total of \$251.75 was received from the sale of Tools at auction but
as the inventory taken by R. Robertson and S. O. Carlson contained many more
tools than those being claimed for by this Claimant, I have shown the pro-
ceeds from the sale of tools on the auction sheets which list "miscellaneous".

Name of Claimant

MAKINO, Saburoichi

Case 1340

Custodian File

1340

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% 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		
					224.	220.21			220.21	
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
141.25	60.25	18.07	37.42%	45.75	17.12	4.00	.48	35.07		
TOTAL RECOMMENDATION										115.28

13433

December 20, 1950.

Mr. Sakunichi NAKANO,
St. Augustine's Seminary,
Kingston Road,
Toronto, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1348

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$ 315.88

Cheque in your favour is enclosed for \$ 297.61
and we have paid the Co-Operative Committee .. \$ 18.27
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

DEFENCE BRIEF

Sakuichi NAKANO

File No. 13433

Case No. 1348

Montreal, Que.
3 June 1948
V.L.A. Deal

REAL PROPERTY CLAIM

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$2,000.00 Ex.2	\$299.50	\$294.00

Witness: McKay, Appraiser. ✓

Ex. 3 S.S.B. Appraisal.

Sold for fair market value.

Attention is directed to Ex. 2 and 3. NAKANO states cost of clearing and draining cost him 1450.00 — 725.00 per acre — Appraiser McKay states cost of reclamation \$200.00 per acre.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

\$227.00 Ex.1

(a) Goods valued by claimant at 197.00 sold at auction for 59.50

Witness: Trapp Motors, Auctioneer.
R.M. Anderson, attended sale. ✓

(b) Goods valued at 10.00 sold by tender for 4.00

Witness: Trapp Motors, Appraiser. ✓

Ex. 5 Appraisal.

(c) Goods valued at 20.00 Abandoned.

Witness: R.M. Anderson, Custodian Staff. ✓

Ex. 4.

All chattels sold were sold for fair market value. Claims for chattels not sold are exorbitant. Re Trans. 5 and 6. Reference to Ex.1 will show that all goods actually claimed for except the beds, which were abandoned, are accounted for.

RNN/mw

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Montreal, P.Q.,
June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
BARBIEUX HAVARD.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
ROGER QUINCY, Esq., K.C.,	appearing for the claimant.
A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORNBY, Esq.,	Official Reporter.

30

S. Nakano,
In Chief.

MR. QUINCY: The next case, my lord, is No. 35, Nakano
Sakunichi, instead of Sakuchi Nakano. This is
Mr. Nakano (indicating) and his first name is
Sakunichi. His family name is Nakano. No. 35, my
lord.

SAKUNICHI NAKANO, the claimant herein,
being first duly sworn, testified
through the interpreter as follows:

MR. QUINCY: My lord, the original claim was for \$2000.00
10 land and buildings, less \$294.00 received from the
Canadian, leaving a net balance of \$1706.00, with
no claim for personal property. The claimant prays
that he be permitted to amend, consequently, and to
add \$227.00 for personal property, making a total
claim of \$1933.00.

DIRECT EXAMINATION BY MR. QUINCY:

Q Mr. Sakunichi Nakano, you are the claimant?

A Yes.

20 Q Will you take communication of the personal property
claim, together with inventory of personal chattels
in the sum of \$227.00, bearing your signature, iden-
tify it and file it as Exhibit No. 1?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Would you take communication of real estate claim
form bearing your signature, identify this claim
together with comments, and file it as Exhibit No. 2?

30 A Yes.

3
B. Nakano,
In Chief.

MR. QUINN: Would my learned friend tender the farm appraisal which he has in his possession?

MR. NAKANO: I tender the U.S.B. appraisal as Exhibit 3.
(APPRAISAL MARKED EXHIBIT NO. 3).

MR. QUINN: Q: Now, Mr. Nakano, why didn't you file the claim for personal property originally?

A: I had forgotten all the details as to the different items and couldn't make a list until I saw a copy in the office.

10 Q: In the office? A: Yes.

Q: Now in the farm appraisal report it is said that this property was practically all bush. What do you have to say in that regard? A: Yes, that is so.

Q: Was it all bush when you left it when you were evacuated? A: No, about two acres were cleared and in strawberries.

Q: Were you living there alone?

A: Yes.

20 Q: The farm appraisal report says, "the little shack is fit for a bachelor only". Were you a bachelor?

A: Yes.

Q: And how long had you been in residence at that place when you had to evacuate?

A: I think about 7 years.

Q: Did you have anyone help you in order to make the improvements on the property?

A: No, I did it all myself.

30 MR. QUINN: No further questions, my lord.

S. Mahane,
In Chief.
Discussion.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that chattels sold were sold for their fair market values, and that claims made for chattels not sold are exorbitant.

10 In there was no claim originally for personal property, no analysis has been prepared. However, the main files arrived yesterday and I was able to get some information for your Lordship, and if your Lordship would refer to the inventory attached to Exhibit 1: The McGregor saw, it says "parts" sold for \$25.00".

THE COMMISSIONER: Did you say "parts"?

MR. HUNTER: That is what the auction sheet reads, my lord. It says "See McGregor parts \$25.00".

20 The next four items, the garden tools were sold for \$6.75. The next item, a bucksaw, together with the rubber boots, the last item there, were sold for \$2.00. The two double beds complete with mattresses were abandoned. The bureau sold for \$3.25. The dishes sold for \$1.75. The trays were not found. The cabinet sold for \$4.00. The knitting machine sold for \$6.00. The Books of Knowledge sold for \$11.50. The next four items were not found and the rubber boots have already been disposed of.

THE COMMISSIONER: Yes.

MR. HUNTER: I tender a certificate by R.M. Anderson, showing things which were abandoned.

MR. HUNTER: I tender the appraisal of Trapp Motors Limited,
appraising the kitchen cabinet at \$5.00.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. HUNTER: I notice that there is a memorandum in
the file dated November 6th, 1944, signed by Mr.
Anderson, stating "A considerable amount of mis-
cellaneous articles are missing. I believe this
was due to the fact that the property was left
vacant for a short time prior to our arrival. It
appears to be the work of boys, as only articles
of low value were missing."

There are no questions, my lord.

RE-DIRECT EXAMINATION BY MR. QUINCY:

Q How did you leave your house when you were evacuated?

A I put everything inside the house and locked it up.

MR. QUINCY: My lord, I have information, and it does
appear on the real estate claim that the property
was leased by the Custodian for two years at \$75.00
a year.

THE COMMISSIONER: Yes, it is endorsed.

MR. QUINCY: It is endorsed on the real estate claim,
Exhibit 2, but it doesn't say when the property was
leased after. From what I can see, the property
was first leased on the 18th of December, 1942, and
as the evacuation took place in October, there
was a period when the house was untenanted.

THE COMMISSIONER: Yes, two months.

MR. QUINCY: Q: Did you block all entrances and did you
board the windows?

MR. WINTER: My lord there is no suggestion that these items disappeared between the time he left and the tenant went in. The suggestion is they disappeared after the tenant left and the time the Custodian re-visited the premises.

A No, they were not boarded up, just locked.

MR. QUINCY: Q: Is there anything else that you wish to add, Mr. Nakano?

A I would just like to note that I think I purchased at a very low price because the land had previously belonged to a married couple and the husband had died and the widow wished to sell, so I bought at a good price.

Q Very well. Anything else?

A That is all.

THE COMMISSIONER: All right, thank you, Nakano.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. F. Hornobin
"J.F. HORNGBIN"
Official Reporter.