

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
								2150.	2687.50	75.00
2687.50										
<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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
520.00	336.50	100.95	64.71%	133.00	86.06	8.00	.96	187.97		
TOTAL RECOMMENDATION									2950.47	

CASE NO: 1015.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 6, 1948.

IN THE MATTER OF THE CLAIM OF

USABURO NAKASHIMA

PROCEEDINGS AT HEARING.

Original.

CASE NO. 1015.

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

JAPANESE PROPERTY CLAIMS COMMISSIONB E F O R E

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

10

Toronto, Ontario,
 May 6, 1948.

IN THE MATTER OF THE CLAIM OFUSABURO NAKASHIMAPROCEEDINGS AT HEARING.20 APPEARANCES:

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

F.A. BREWIN, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 A.G. VEITCH, Esq., C.S.R. Official Reporter.

30

USABURO NAKASHIMA, the Claimant herein, being first duly sworn, testified through the Interpreter, as follows:

MR. HUNTER: I am not prepared to go on with this case, as far as the chattels are concerned, my lord.

THE COMMISSIONER: Is this the case in which you did not have the file this morning?

MR. HUNTER: Yes, my lord. I was not able to get at it.

MR. BREWIN: Do you not want to go on with the case?

10 MR. HUNTER: I am not in a position to do so.

I have not had a chance to get at it, my lord.

THE COMMISSIONER: We can go on with the claimant's side of it and I will stand over the cross-examination until a later date for you.

MR. HUNTER: Thank you, my lord.

DIRECT EXAMINATION BY MR. BREWIN:

20 Q. Mr. Nakashima, have you had a statement prepared in regard to the farm for which you are claiming, the fruit farm? A. Yes.

Q. And is this the statement I am showing to you? You do not need to read all of it, if this is the statement? A. Yes.

Q. It is? A. Yes.

Q. And are the facts which you gave to me to put in this statement correct? A. Yes.

Q. You will see the statement is not signed. Perhaps you will sign it?

30 A. Yes. (Witness signs statement.)

U. Nakashima
In-Chief.

(PARTICULARS OF REAL ESTATE, FARM LAND,
MARKED EXHIBIT NO. 1)

Q. I notice that on the property you had built a house which was completed in December, 1941?

A. Yes.

Q. What is this snapshot which I am showing you?

A. It is my house.

Q. It is your house? A. Yes.

MR. BREWIN: May I put that in as Exhibit No. 2?

THE COMMISSIONER: Yes.

10

(PHOTOGRAPH OF CLAIMANT'S RESIDENCE, MARKED
EXHIBIT NO. 2)

MR. BREWIN: Q. Now, I see you have down here on this form that it was rented for \$400 a year?

Give us the details.

A. Yes.

Q. To whom was it rented? A. Mr. Cummings.

Q. And is that right, that it was rented for \$400 a year? A. Yes.

Q. And I notice that you say that the insurance was \$2,000 on the house, \$1,200 on the buildings. Can you give us any information about that?

20

A. That is \$1,200 on the house and \$2,000 on the buildings.

Q. I have it the other way around. I have it \$2,000 on the house and \$1,200 on the buildings.

A. Yes.

MR. HUNTER: I tender the Soldiers Settlement Board appraisal as Exhibit No. 3.

THE COMMISSIONER: Very well.

30

(S.S.B. APPRAISAL FORM, MARKED EXHIBIT NO. 3)

MR. BREWIN: Q. Now, Mr. Nakashima, in respect to your claim for personal property did you instruct me to prepare a form setting out certain information about the main items of your claim?

A. Yes.

Q. I am showing you a document which appears to be signed by yourself. Is that your signature?

A. Yes.

Q. And is the information in there true?

10 A. Yes.

MR. BREWIN: May that be marked as Exhibit No. 4?

THE COMMISSIONER: Certainly.

(PARTICULARS OF PERSONAL CHATTELS, MARKED
EXHIBIT NO. 4)

MR. BREWIN: Q. Where did you leave the chattels when you left the property?

A. In one of the rooms upstairs.

Q. On the farm? A. In the house.

Q. In the house? A. Yes.

Q. Did you leave them in anybody's care?

20 A. I asked Mr. Cummings to take care of them when I rented the place to him at the time I evacuated.

Q. Was Mr. Cummings already in possession then?

A. He moved in at the same time as I was evacuated.

MR. BREWIN: I think that is all, thank you.

MR. HUNTER: It is submitted that this property sold was sold for its fair market value.

At this stage I do not care to make a submission about the chattels, my lord. I really do not know enough to do it.

I would like at some time to have the opportunity of looking it over.

THE COMMISSIONER: Yes.

I notice that tomorrow's list is likely to be comparatively short. I understand the Togo Cleaners Limited case is going over to the sub-Commission. Am I right in that?

MR. BREWIN: Yes; that is right.

THE COMMISSIONER: How about the Takahashi case?

10 MR. BREWIN: That is not yet ready. I hope to have it ready for later in the month.

THE COMMISSIONER: We will have only four claims for to-morrow. Could you be ready to-morrow without crowding yourself unduly?

MR. HUNTER: Yes.

MR. BREWIN: We have tried to get one other case ready for to-morrow, the case of Yoshijima, the first case on Monday, so as to fill in to-morrow.

THE COMMISSIONER: What is that?

20 MR. BREWIN: The first case on Monday's list, the case of Hanjiro Yoshijima.

MR. HUNTER: That means we will have for hearing to-morrow cases Nos. 23, 24, 25, 26 and 27, with the remainder of this case. Is that correct?

MR. BREWIN: That is what we hope.

THE COMMISSIONER: Land sold at fair value. Very well. We will adjourn this claim.

Can we open to-morrow's hearing with it, so as to allow this man to go away at once?

30 MR. HUNTER: Yes, my lord.

THE COMMISSIONER: I would ask Mr. Nakashima to return here to-morrow morning at 10.00 o'clock. There is a small part of your claim which has yet to be disposed of.

A. Thank you.

(PROCEEDINGS ADJOURNED UNTIL MAY 7, 1948)

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

A. G. Veitch

"A. G. VEITCH"
Official Reporter

10

20

30

U. Nakashima,
Cross-Exam.

Toronto, Ontario,

May 7th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MRS. F.L. HANDFORD, Official Interpreter.
T.P. HORROBIN, Esq., Official Reporter.

- - - - -

THE COMMISSIONER: What claim are you proceeding with,
Mr. Brewin?

MR. BREWIN: My lord, I wondered, subject to my friend's
10 wishes, if we could go on and finish the Nakashima
case.

THE COMMISSIONER: Yes. Are you ready for cross-examina-
tion in the Nakashima case?

MR. HUNTER: Yes, my lord.

USABURO NAKASHIMA, the claimant herein,
resumed the stand, testified further
as follows:

CROSS-EXAMINATION BY MR. HUNTER:

MR. HUNTER: I would like to file the analysis of personal
20 property claim, my lord. That will be Exhibit 5.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

Q Is this your signature on the J.P. form, Mr.
Nakashima? A: Yes.

Q This was prepared in accordance with your
instructions? A: Yes.

MR. HUNTER: This is dated the 21st of April, 1942, my
lord. Under "Statement of Personal Property Owned"
it says, "Household furniture, kitchen utensils,
30 chinaware, carpenter tools, farm implements, in
the house on Grand Avenue, Mission, B.C. Key will

U. Nakashima,
Cross-Exam.

be left in care of Mr. L.D. Cummings, Mission, B.C. who will lease the house when I leave."

Over on the front page under "Occupancy and Leases", that is page 1 of the J.P. form, it says, "Myself. Will be leased to L.W. Cummings, Mission, when I leave. Leased for one year. Rent \$240.00. Money already received." The latter bit being in handwriting -- longhand. I tender that as Exhibit 6.
(J.P. FORM MARKED EXHIBIT NO. 6).

10 Q Now, witness, Mr. Campbell forwarded to us a list of the chattels included in the lease between you and Cummings. Is this a true copy of the list?

A Yes.

Q You have seen that?

MR. BREWIN: Yes, that is the same as it is in the analysis, isn't it?

MR. HUNTER: I think it is practically the same. Yes, that is right. This is the list shown, my lord, on column 2 of the analysis, and in view of the fact that the claimant has stated that this is correct, I don't suppose there is much point in filing this.

20

THE COMMISSIONER: No, it is simply a copy.

MR. HUNTER: It is identical, my lord.

Q Is this your letter, Mr. Nakashima?

A Yes.

MR. HUNTER: This is a letter, my lord, dated October 26th, 1942, I presume. I think it is 1942.

No, that can't be right because it was received October 29th, 1943, so it must be dated October 26th, 1943, and it is addressed to the Custodian from the claimant. It says:

30

U. Nakashima,
Cross-Exam.

"We were previously informed from your office that the family residing in my home on Grand Avenue, Mission City, B.C., was to leave at the end of Oct. Is that correct? I would appreciate it if you will let me know if Mr. Cummings has released the place or intends to leave.

10 "In my home I have many belongings of my own which was put under the care of Mr. Cummings. He knows what is there for that was our understanding. If he leaves and a new family was to reside in my home, I feel that my things are unsafe. I do not want any of my things auctioned off under any condition. Will you see to it that my belongings will safely stay where it belongs if a different family enters the house? If Mr. Cumming is still deciding to stay on, I feel that the things are quite safe. If a new family is to move in please let me know in detail, who it is, and everything else concerned. Yours truly, U.S. Nakashima."

20 I would tender that as Exhibit 7.

(LETTER MARKED EXHIBIT NO. 7).

MR. HUNTER: Perhaps I should have announced before I started, my lord, that my submission is that the chattels sold were sold for their fair market value, that claims made for chattels not sold are exorbitant, and that the chattels were left under the custody, control and management of some person other than the Custodian appointed by the owner, and accordingly only those chattels which came under the custody, control or management of the

30

U. Nakashima,
Cross-Exam.

Custodian are within the terms of reference.

For my learned friend's information the person I am submitting who had the custody, control or management of these things is the tenant Cummings. It is submitted, of course, that use would depreciate the articles, my lord.

THE COMMISSIONER: Yes.

10 MR. HUNTER: Insofar as the water pump, tank, and fixtures which I think are shown in two exhibits, the analysis which is Exhibit 6, and the personal property statement which is Exhibit 4, it is shown under the heading of electric pump. These haven't been sold, my lord. They are still on the property.

THE COMMISSIONER: The land, presumably, has been sold.

MR. HUNTER: This is a V.L.A. sale, my lord. I think in fairness to the claimant it should be explained why these were regarded as fixtures and have always been used.

20 THE COMMISSIONER: I suppose your position would be that the sale of the land included the fixtures, and those fixtures which are claimed as chattels would be covered by your submission in relation to the land.

MR. HUNTER: That is my submission, my lord, although I do believe that it might be possible to negotiate a sale of those even yet, providing the new owner wasn't too well aware of the law of fixtures.

THE COMMISSIONER: I think I will have to deal with that type of article as if it were part of the land.

30 MR. BREWIN: Yes, my lord, and in that case in the

U. Nakashima,
Cross-Exam.

valuation of the land that was made, no account is taken of it.

MR. HUNTER: An electric pump.

MR. BREWIN: It states that. I suppose you could hardly call it a building. But, however, we can discuss it when we come to examine on the farm appraisal report.

10 MR. HUNTER: The reason I mentioned that, my lord, was that the Beatty water pump and fixtures were appraised in November, 1943, for \$75.00, and at that time there were some negotiations carried on to sell that to the tenant, but they didn't seem to come to anything. I can't find the memo right now. However, I think that they were attached to the land, were they not?, F

Q This electric water pump and the pipe in connection with it, I presume they were affixed to some portion of the buildings or land? Is that correct?

A The electric pump?

20 Q And the pipes and fixtures in connection with it?

A Yes.

THE COMMISSIONER: Q: Was the water pipe buried in the ground?

THE WITNESS: A: Some pipe outside.

Q You better put the question to him in Japanese, if you will.

(Question Interpreted).

30 THE INTERPRETER: A: There were some pipes that hadn't been used, but the actual pipes themselves were under the ground, but he had some that hadn't been

U. Nakashima,
Cross-Exam.

used.

Q Would you put this further question; how was the electric pump set into the building in which it was?

A It was in the basement, set in a well in the basement.

THE COMMISSIONER: There would be room for argument as to whether or not it is a fixture.

MR. HUNTER: Q: Set in a well in the basement?

A There was a well in the basement, and it was set in
10 this well.

Q Was it bolted down to something?

A It was bolted in.

Q To what? A: To a small foundation.

Q Wooden or concrete? A: Concrete.

MR. HUNTER: I think it is probably a fixture, in that event.

THE COMMISSIONER: It sounds like it. I think perhaps in regard to all of these pumps, it might be desirable to have some evidence led once we open in Vancouver as to the nature of the installation. Of course
20 there are a great many of them that we haven't encountered up to date. Nearly all these farm properties have electric pumps, or a great many of them had.

MR. HUNTER: You mean that evidence ought to be led by Mr. Brewin and his friends, or by the Government?

THE COMMISSIONER: I think it might well come from the Government. After all, I suppose these Soldier Settlement Board appraisers could tell us.

30 MR. HUNTER: In many cases I believe they could.

U. Nakashima,
Discussion.

MR. BREWIN: Of course, my lord, one of the important things is when the Soldier Settlement Board people give their evidence, we can ask them if they allowed anything on account of these pumps in their valuations on real estate. If they did, it seems to me -- well, if they didn't, it is as broad as it is long. We can argue to increase the real property claim, and if they did allow it for the real estate, then even if it were a personal property I should think we wouldn't get the advantage of it in any event.

10

THE COMMISSIONER: That is something we can concern ourselves with later. I think perhaps we are wasting time now.

MR. BREWIN: I think so.

MR. HUNTER: The cultivator was appraised at \$8.00 on November 14th, 1943. That \$8.00 shown in the analysis -- it shows one cultivator sold by tender for \$8.00. That was appraised by Lawrence of Mission City.

20

THE COMMISSIONER: I have a spring harrow and two cultivators.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Oh yes.

MR. HUNTER: The two cultivators are at the top.

THE COMMISSIONER: That is right.

MR. HUNTER: One was sold after appraisal for \$8.00. It comes under the "etc."

THE COMMISSIONER: Yes, I see.

30 MR. HUNTER: It wasn't sold by public tender. It will be

U. Nakashima,
Discussion.

noticed that although no recapitulation is shown on the analysis, that items totalling \$711.00 were sold for -- perhaps I had better change that -- I will file a copy of this analysis with the figures of the claim, my lord. This is an analysis of the sales, where it will be seen that items which have an estimated value of \$530.00 were sold by the Custodian for \$347.50, items estimated to be worth \$120.00 were sold with the real property, that would be the electric pump, and \$20.00 --

10

THE COMMISSIONER: There is 120 feet of water pipe at \$20.00.

MR. BREWIN: There are two heaters, according to the analysis, that were sold with the real property. I don't know quite why.

MR. HUNTER: I think they were just left there.

MR. BREWIN: It says, "Sold with the real property", four hothouse heater stoves and 4 picker stoves.

20

MR. HUNTER: There is a memo on the inventory to the effect they were regarded as worthless and left there.

(ANALYSIS MARKED EXHIBIT NO. 8).

MR. HUNTER: Q: Those stoves -- what do they call them -- pickers' stoves, are they what you are referring to in your personal property claim as the camp stoves?

THE COMMISSIONER: Q: Would you put the question? Are the articles shown as pickers' stoves in the claim form what are known as camp stoves? Is that your question?

30

MR. HUNTER: Well, it is shown as six picker stoves, then in brackets, camp. In the original claim filed in

U. Nakashima,
Discussion.

the property statement, it says six camp stoves,
I presume that is right.

MR. BREWIN: Yes, that is right.

THE COMMISSIONER: You need not put the question, Mr.
Brewin concedes that.

MR. BREWIN: Yes, I don't think there is any doubt.

MR. HUNTER: Q: These six camp stoves, you bought them
in 1937 and they were used in the various pickers'
houses, is that right?

10 A Yes.

Q And they were used by the pickers to keep themselves
warm or to dry their clothing, or anything like
that, is that the idea?

A Yes.

Q And they were left in the pickers' huts when you
were evacuated? A: Yes.

MR. HUNTER: You will notice, my lord, there in the list
of chattels included in the lease there is a memo-
randum or a notation on one of our inventories
20 on the file here to the effect they were abandoned
and left there. It says, "N.G." meaning "no good".

MR. BREWIN: You have them in your analysis as sold
with the real property. Is there any reason for
putting them in that form?

MR. HUNTER: Because they were not discarded. They
were just left there and regarded as worthless.
That is the only reason I can see for it. Actually
I think it should have been shown under "abandoned".
They obviously weren't taken into account.

30 THE COMMISSIONER: I take it what they mean is they

U. Nakashima,
Discussion.

threw in the stoves in the sale of the land.

MR. HUNTER: I don't know what was contemplated. When they appraised they certainly didn't appraise the pickers' stoves, and they were just left there, that is all there was to it, and the person who put them under that heading should have put them under "abandoned". The various other items are shown in the subsequent analysis filed as Exhibit 8, my lord.

10 THE COMMISSIONER: Yes, I have examined it.

MR. HUNTER: I think it is self-explanatory. Is there any other item that your Lordship might like some information on from the witness aside from that?

THE COMMISSIONER: I don't think there is.

MR. HUNTER: They all seem to be rather small.

THE COMMISSIONER: There is one item there, the three truck jacks shown as "no record at any time", and then there is the added note, "Sold with the truck". Is that just somebody's guess?

20 MR. HUNTER: I think it is obviously somebody's guess, my lord.

Q Where were these jacks? Were they in the truck?

A In the basement.

Q In the basement. I don't think they would be with the car because the car had gone over to the R.C.M.P. The vehicle was with the R.C.M.P.?

A Yes.

MR. HUNTER: Yes, it was sold later by the Custodian.

That is all, my lord.

30 THE COMMISSIONER: Any re-examination?

U. Nakashima,
Discussion.

MR. BREWIN: Yes, there is just one question, I think perhaps should be cleared up.

Q In your form you refer to the rent as being \$400.00 a year, and in the J.P. form, as I heard it, or read it, it said \$240.00. Can you explain that apparent discrepancy, Mr. Nakashima?

A What are the figures again, please?

Q The figure he has put down in the form we presented was \$400.00 for rent and the J.P. form he signed says \$240.00. I just asked him for the explanation.

A That is for the rent of the house, is that right?

Q Yes.

MR. HUNTER: I think the extra was for the crop, my lord.

MR. BREWIN: Perhaps we can clear it up fairly quickly.

A Yes, the \$160.00 was for the crop. \$240.00 was for the rent.

THE COMMISSIONER: Yes, that fits in with the comment made by the appraiser in regard to the land that there was a small crop of raspberries and strawberries.

MR. BREWIN: That is all, thank you.

THE COMMISSIONER: That is all, thank you, Mr. Nakashima.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 1015 File 5476

NOV 24 1947

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

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

ACKNOWLEDGED

Toronto

19

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

(1) NAME Nakashima Usaburo (RCMP) Reg. No. 13269
(Print) Surname Given Name

(2) Pre-Evacuation Address Mission City, B. C.

(3) Present Address C/O George Sharp R.R.# 2 Leamington, Ont.

(4) REAL ESTATE
(a) Street Address (if any) Grand Avenue, Mission City B. C.
City or Municipality, Province

Brewer

(b) Legal description (lot number, block number, section number, etc.)
Block No. 182-183

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Fruit Farming
(iii) ~~Business~~
(iv) Any other type of property (describe)

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 3,000
(ii) Buildings - - - - - \$ 5,000
(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) - - - - - \$ 8,000
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 2,150
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 5,850

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation On the residence at Mission City, B. C.

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

(c) How stored or packed at time of evacuation Stored in the upstairs of the house and tools in the barn

(over)

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

In no one's care

	Value	Estimated Value	Sold by Custodian
2 Cultivators	20.00		
1 Seeder	10.00		
1 Plow	10.00		
1 Spring harrow	10.00		
1 Spike tooth harrow	15.00		
1 incubator	10.00		
4 hot house heater stove	10.00		
6 picker's stove (camp)	10.00		
1 kitchen stove	60.00		
1 rubber hose (40 ft.)	3.00		
3 matig			
1 pee pee			
1 logging chain	10.00		
2 saw	5.00		
120 ft. pipe (water)	20.00		
1 electric pump	100.00		
1 hot water tank			
2 cupboard	8.00		
2 wood saw	2.00		
2 hand pump	10.00		
1 brooder (chicken)	5.00		
1 gramophone	5.00		
2 electric heater	10.00		
2 electric cord	3.00		
1 Beatty Washing Machine			
2 Bed and Spring	5.00		
1 Bench (Beatty's)	5.00		
3 Piece Chesterfield			
1 Coffee Table			
1 Chesterfield Table	175.00		
2 carpet (dining room & hall)	20.00		
1 Baby Bed	5.00		
1 Scale	5.00		
3 truck jack	10.00		
Blinds	75.00		
1 Rug	75.00		
			278.09
	711.00		\$278.09
	278.09		
	\$432.91		

10'00
 10'00
 10'00
 10'00
 10'00
 10'00
 10'00
 10'00
 10'00
 10'00
 10'00
 10'00

APR 26
 507 P. GORRISON

- 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 \$ 432.91

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) - - - - - \$ 6282.91

- (6) (a) Place at which claimant prefers to be heard.
 (Vancouver, Kamloops, Nelson, Lethbridge,
 Moose Jaw, Winnipeg, Toronto or Montreal.)
- (b) Do you require the services of an interpreter
 at the hearing? Yes or no Yes

Toronto

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

DOMINION OF CANADA)
 of)
 TO WIT:)

I, Nakashima, Usaburo of the Town
 of Leamington in the County of Essex

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

DECLARED before me at the City)
 of Toronto)
 in the County of York)
 this 17th day of November)
 A.D. 1947. F. Brewin)

U. Nakashima
 A Commissioner &c.

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

NAKASHIMA, USABURO

(Claimant's Name)

REAL ESTATE
(Farm Land)

13269

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	1	1920	Mr. Purdy	\$2700			
Cultivated not planted							
Cultivated and not in crop	7						
List Crops							
Raspberries	3				uncleared	-	\$8000.00
Grain	1						
Orchard	1						
Grapes	2						
Asparagus	3/4						
Blackberries	1/4						
Total							

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Clearing and cultivating fruit trees	1920-1924	\$3000.00 estimate for materials hiring 2 men and own labour.

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House-6room		26 x 40	frame & stucco	1937-41 completed Dec.1941	\$2500 at first	\$1500.00			\$4000.00
Shed (storey)	2	28 x 60	frame	1939	\$600	\$400.00	\$200.00	\$240.00	960.00
Shed (concrete foundation)		21 x 42	"	1936	\$300	\$500.00	\$200.00	\$200.00	800.00
Shed		18 x 24	"	1930(?)	\$200	\$100.00	\$100.00	\$200.00	\$200.00

Comments re Appraiser's report not covered by above information:

Rented for \$400.00 a year
Insurance \$2000 on house
\$1200 on buildings.

EXHIBIT No. 1015-1
DATE 6 May 1948
FILED BY R.A. Brewin

M. Nakashima
Signature



Exhibit No. 2.

Be-321-P

Farm Appraisal Report

File No. 37/8

3

Land Description Blocks 182 and 183 in the Village of Mission, B.C.

Containing 8 Acres

Owner's Name U Nakashima Post Office Address Mission B.C.

Nearest Rail Point 1408 - Grand Avenue Mission Distance _____

Market Town Mission Distance _____

Church (give denomination) Various Distance _____

Nearest School 1/4 mile Distance _____

State how property was identified: Map location and enquiry.

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

Grand Avenue, runs past the west end

Is this district a good one? right in here it is fair.

Employment opportunity seasonal only.

Predominating Nationality and religion: Various .

Describe Fencing and its condition: poor along the south side only. Value \$ _____

Water supply: well with electric pump. Village supply is available. There is electric light . Value \$ _____

BUILDINGS ON FARM

5426

EXHIBIT No: 10/12-3
DATE: 6 May 1948
FILED BY: J. W. G. Murray

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 40	frame stucco	1 1/2 story	shing	15	cement	good	\$2100.00
Forcing shed	28 x 60	frame	10	shing	15	cement partly	fair	300.00
BARN forcing shed	21 x 42	frame	8	shing	old	blocks	fair	175.00
BARN shed & stable	18 x 24	frame	10	shing	old	blocks	poor	75.00
GRANARY								

Total present day value \$ 2650.00

Total Value Buildings add to farm \$ 1600.00

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

Describe the basement and chimneys: full basement and brick chimney

No. rooms downstairs? 5 Upstairs? 1 How finished plaster down V joint upstairs

Are buildings painted? stucco Condition of paint trim paint good.

Distance from nearest bush none near the house.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7	rolling 7. acres	6in loam	8in granular loam	2.8 ac raspberries 1.2 grain. 1 orchard .75 grapes .75 asparagus .25 blackberries .25 grass	75.00	\$525.
Area which can be cultivated without cost other than for breaking.						
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	light clearing of small scrub, a few old trees 1. acres	8in loam	8to 10 in granular loam		10.00	65.00
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 \$ 590.00
 Total added by buildings to value of farm \$ 180.00
 Total fruit trees add to value of farm (for use in orchard districts only) \$ ~~1220.00~~
 Total value of farm \$ 2190.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Owner just left a month ago and now there is a white tenant.

the place has been well handled and the ground in good tilth.

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

Noxious weeds: few, a little couch.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
 Mission Village Taxes \$ 17.85

Date: May 30 th 1942.
 Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the May day of 27th 1942 19

Inspector's Signature *[Signature]*

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

Farm Appraisal Report

Remarks:

Here we have a reasonably good property, very nicely located within the Village of Mission. The land has been well managed, and the crop that is there is in good shape and comparatively free from weeds. Excepting for a strip along the east end, the soil is uniform throughout the 22 8 acres. There is a running creek that cuts into the south east corner, and I am told that this is a never ending supply of good water.

excepting for plumbing There is a first class house, recently plastered inside down stairs, and stuccoed outside, making it an attractive layout, with full basement and the water supply is a well in the basement with electric pump connected. The outbuildings do not amount to much, just two large forcing sheds, a couple of small henhouses of little or no value and a storing shed with a lean-to stable of no value attached.

The present tenant is the editor of the Mission newspaper. He is paying four hundred dollars for the year. The crop that will be to handle this season wont be a great deal just from an acre and a half of raspberries and some blacks, the other rasps are new plantings.

Handwritten calculations:
75
32.5

375
225

262.5
22.5

285

(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

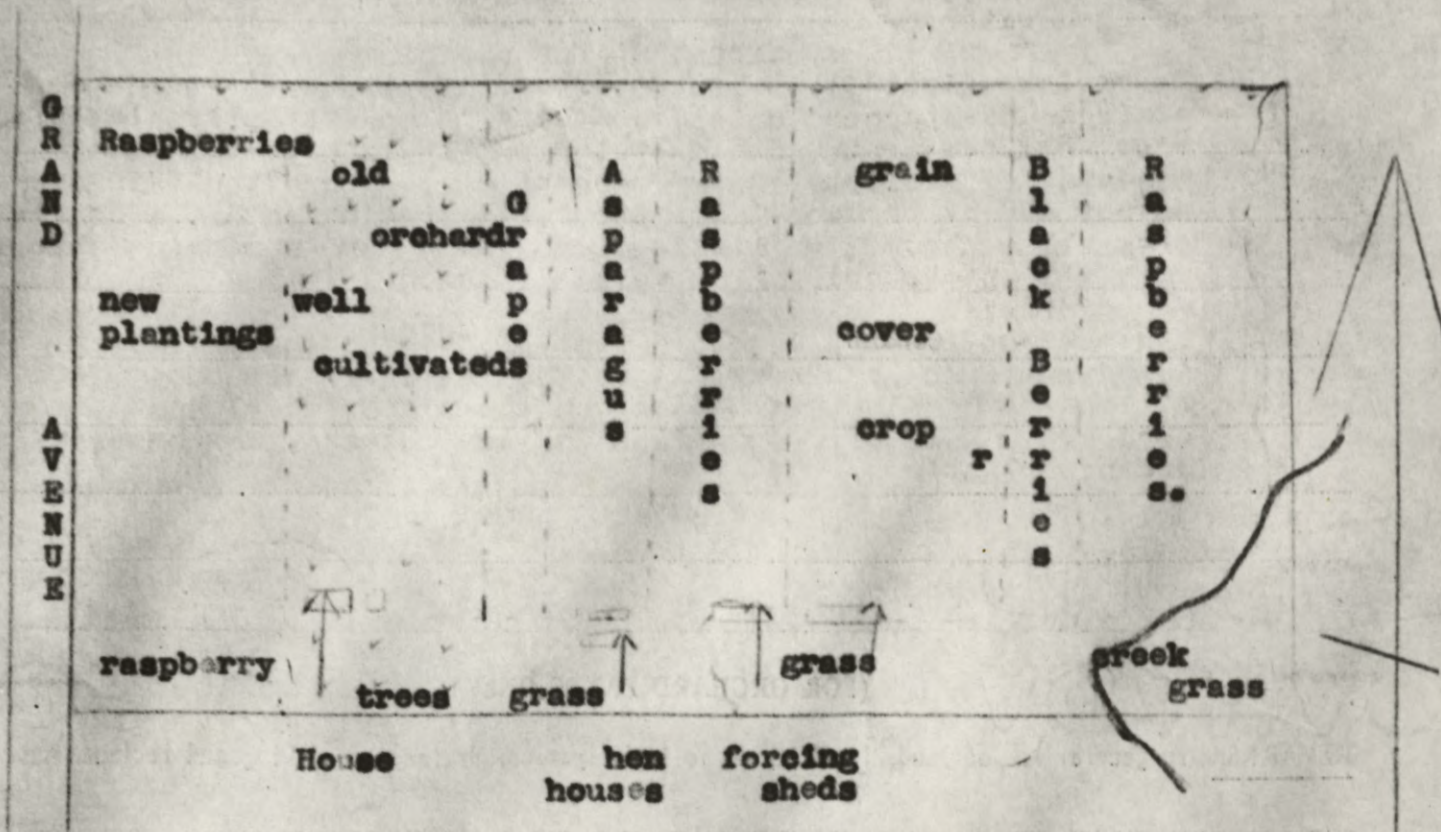
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

U. Nakashima. Folio 37/8 Mission B.C. Lots 182- 183.
 within Mission Village. 8 acres on Grand Ave. House No 1408.



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

value is \$ 2200

Date 2nd June 19 42.

"I.T.BARNET"

District Superintendent.

Usaburo Nakashima
(Claimant's Name)

PERSONAL CHATTELS

13269

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Spike tooth harrow	1940	New	24.00	good	15.00
1 Incubator	1932	Used	15.00	good	10.00
4 Hot house heater stove	1939	New	20.00	fair	10.00
6 camp stove	1937	Used	30.00	fair	10.00
3 matig, 1 Pee pee, 1 log chain		New	18.00	good	10.00
1 electric pump	1938	New	125.00	good	100.00
2 hand pump	1938	New	16.00	good	10.00
Chesterfield suite	1942	New	175.00	excellent	175.00
2 carpets	1942	New	20.00	excellent	20.00
3 truck jacks	19	Used	15.00	fair	10.00
1 scale	1930	New	18.00	fair	5.00
Blinds	1942	New	75.00	excellent	75.00

Description of Storage of Goods:

Farm tools were stored in the barn while all household furnitures were stored in the upstairs of the house.

General Statement as to Chattels not Described above:

All other smaller chattels were bought new and stored in the respective places mentioned above.

Additional Comments, if any:

EXHIBIT No. 1015-4
DATE 6 May 1948
FILED BY Z. A. Brewin

U. Nakashima
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5426

EXHIBIT No. _____

NAME Usaburo NAKASHIMA

REG. No. 13269

DATE DECLARATION EVACUATION	INVENTORY <u>Nakashima & Cummings</u> TAKEN BY DATE <u>Incl. in lease</u>	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
<u>21 Apr 42</u>						
<u>2 May 42</u>						
Household furniture, kitchen utensils, chinaware, carpenter tools, farm imple-ments in the house	2 cultivators 1 seeder 1 plow 1 spring harrow 1 spike-tooth harrow	2 cultivators 1 seeder 1 plow 1 spring harrow 1 spike-tooth harrow	20 10 10 10 15		11 8	
on Grand Ave., Mission BC, Key will be left in care of Mr. L.D. Cummings, Mission, BC who will lease the house when I leave.	1 incubator 4 hot-house heaters (stoves) 6 pickers' stoves 1 kitchen stove 1 hose - 40' 3 Matig (sic) 1 Peevee 1 logging chain 2 saws 120 ft Pipe 1 elec. pump 1 hot water tank 2 cupboards 2 wood saws 2 hand pupps 1 brooder (chicken) 1 gramophone 2 elec. heater 2 elec. cords 1 Beatty wash'g mach. 2 beds & springs 1 bench (Beatty's) 3 pc Chesterfield 1 coffee table 1 ches'f'd table 1 rug 2 carpets - dining rm & hall 1 baby bed	1 incubator 4 hot house heater stoves 6 picker's stoves (camp) 1 kitchen stove 1 rubber hose 40' 3 matig (sic) 1 pee pee (sic) 1 logging chain 2 saw 120 ft pipe (water) 1 hot water tank 1 elec. pump 2 cupboard 2 wood saw 2 hand pump 1 brooder (chicken) 1 gramophone 2 elec. heater 2 elec. cord 1 Beatty wash'g machine 2 bed & spring 1 bench (beatty's) 3 pc Chesterfield 1 coffee table 1 chesterfield table 2 carpet (dining room & hall) 1 baby bed 1 scale 3 truck jack blinds 1 rug	10 10 10 15 10 10 10 60 3 10 5 20 -- 100 8 2 10 5 5 10 3 -- 5 5 3 3 175 20 5 5 10 75 75	10 3 6 1 25 50 2 05 20 -- 4 9 75 (3) 90 5 50 9 17 8 50 45 16 55 41 90 1 25 3 75	10 10	3 5 5
			711			
		Less Cstdn cr	278 09			
		CLAIM	432 91			
				T 3 F 3 K 3 M 3		
				336 50	11	

appraised at 8

EXHIBIT No. 1015-5
DATE 7 May 1948
FILED BY J. W. L. Hunter

She

FILE No. 5426

EXHIBIT No. _____

CASE No. _____

REG. No. 13269

VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT. THEFT & C	UNSOLD	FIXTURES	REMARKS
AUCTION	TENDER & C								
	11 8								
10 3 6									
1	25	10 10							
50			3						
2	05								
20		100						8	Pumps sold with property Not on Storage list- pres. sold w. prop. as fixture
4			5						
9	75 (3)								
90 5 9	50								
17			5						
8 45 16 41 1 3	50 55 T 90 25 75					5 10			Sold with truck ?
336	50								
									11

Items valued at \$330 sold at \$347.50

MISSION
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: NAKASHIMA, Usaburo EXHIBIT No. 1015 - 6
 HOME ADDRESS: P. O. Box 206, Mission, B. C. DATE: May 7, 1948
 REGISTRATION NUMBER 13269 SEX: Male AGE: 45 FILED BY J. W. G. Hunter
 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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sato

ADDRESS OF WIFE OR HUSBAND: P. O. Box 206, Mission, B. C.

NAMES OF ANY LIVING CHILDREN: Shoji (M) Misaki (G) Joe (M)

ADDRESS OF CHILDREN: P. O. Box 206, Mission, B. C.

AGE OF CHILDREN: 14, 12, 9

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

1. LOCATION AND DESCRIPTION: Blocks 182 and 183 of part of Section 21

Township 17, map 955, district of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Seven-room 2 storey dwelling barn,

hot house, hot house, picker houses, woodshed.

3. INSURANCE (Give particulars; state where policies are) \$2000 on the house and \$1000
on the furniture in the London and Lancashire Ins. Co. \$1200 on buildings in New England
Fire Ins. Co. Policy No. 6251284

4. TAXES (Amount and where payable) \$32 for 1941. Payable to Municipality of Mission

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Myself. Will be leased to L. W. Cummings,
Mission when I leave. *Leased for 1 year. Rent \$240. Money already received.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN: Raspberries, blackberries, grapes, fruit trees.
"Crop sold to L. W. Cummings, Mission for \$160. - money received"

- 4. INSU
- 5. MOR

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: Eight-room dwelling house on Grand Ave., Mission, B. C.
- 2. LANDLORD'S NAME AND ADDRESS: Myself
- 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

- 6. MON
- \$800
- in th
- 7. BON
- 8. BAN
- 9. LIFE
- my w
- 10. INTE
- 11. SAFE

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, kitchen utensils, chinaware, carpenter tools, farm implements in the house on Grand Ave., Mission, B. C. Key will be left in care of Mr. L. D. Cummings, Mission, B. C. who will lease the house when I leave.

LIABILITY

- 1. PERS

- 2. TRA

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

I, the tected are tures, bon

I cert every des and indire

Dated

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

"F. V

FOR DEP

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) None
\$300 Victory Bonds, \$155 War Savings Certificates, in my possession 201 shares in the Pacific Co-op in the Bank of Commerce, Mission, B. C.

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE: \$2500 in the Canadian Mutual Benefit Assn. Beneficiary my wife. Policy No. 7691 in my possession.

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 21st day of April 1942

(Signature) "U. Nakashima"

"F. Williams"
Witness

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

FOR DEPARTMENTAL USE

July 9, 1948

[Handwritten Signature]

1015 - 7

EXHIBIT No. _____

DATE _____ May 7, 1948

FILED BY _____ J. W. G. Hunter

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

File No. 5426

Dear Sir:

We were previously informed from your office that the family residing in my home on Grand Avenue, Mission City, B. C. was to leave at the end of Oct. Is that correct? I would appreciate it if you will let me know if Mr. Cummings has released the place or intends to leave.

In my home I have many belongings of my own which was put under the care of Mr. Cummings. He knows what is there for that was our understanding. If he leaves and a new family was to reside in my home I feel that my things are unsafe. I do not want any of my things auctioned off under any condition. Will you see to it that my belongings will safely stay where it belongs if a different family enters the house? If Mr. Cummings is still deciding to stay on, I feel that the things are quite safe.

If a new family is to move in please let me know in detail who it is and everything else concerned.

Yours truly,

"U. S. Nakashima" (Reg. No. 13269)

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

July 9, 1948

C. McHughan

1015 - 8

EXHIBIT No. _____

DATE 7 May 1948

FILED BY J. W. G. Hunter

5426 - Usaburo Nakashima
Reg. No. 13269

27Mar. 48

ANALYSIS OF CLAIM

Est. Val. of items	\$ 530	SOLD BY CUSTDN.	\$ 347.50
do.	120	Sold with Real Property	
do.	13	Declared, not found	
do.	15	No record at anytime	
do.	15	Shipped 3 Dec. 43	
do.	10	Delivered shipped 3/12/43	
do.	8	Not removed from premises, believed to be fixtures.	
	_____		_____
	\$ 711.		\$ 347.50

JC/..

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

July 9, 1948

J. W. G. Hunter