Name of Claimant NAGATA, Kumazo Case 106

Custodian File 5166

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		5400.	540.00	270.00 12.50	2940.						3860. 822.50

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	
1130.	282.50							282.50

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
~~2440~~ 244.00	85.40	25.62	35%	1749.20	612.22	298.	35.76	165.00 673.60

TOTAL RECOMMENDATION 5803.60

1540

CASE NO: 106.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.

May 11th, 1948.

IN THE MATTER OF THE CLAIM OF

KUMAZO NAGATA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 106.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE J. R. ARCHIBALD, SUB-COMMISSIONER.)

Kamloops, B.C.

May 11th, 1948.

IN THE MATTER OF THE CLAIM OF

KUMAZO NAGATA.

PROCEEDINGS AT HEARING.

APPEARANCES:

T. G. BOWEN-COLTHURST, Esq.,	appearing for the Dominion Government.
R. J. McMASTER, Esq.,	appearing for the Claimant.

J. R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I. C. SMITH,	Official Interpreter.
MRS. M. TONKS,	Official Reporter.

K. Nagata,
In Chief.

MR. McMASTER: Your Honour, this number is 101-102 on the list. It is the same claim, he has filed separate claims with respect to two properties on Mayne Island. I suggest it is possibly wisest to treat them under one case number.

KUMAZO NAGATA, the Claimant herein, being first duly sworn, testified through the Official Interpreter, as follows:

MR. McMASTER: Your Honour, I would like first to deal with the claims of this man referring to his property described as the N.W.¼ of Section 11, Mayne Island, Cowichan District and to amend the claim in that respect to the claim for the real property including fixtures and improvements, to $7500.00. The Custodian sold for $5400.00, leaving a net claim of $2100.00.

With regard to the chattels on the claim form relating to that property, I would draw attention to the fact that the Claimant had claimed equipment as per list attached. Upon looking through that equipment it would appear that most of it was affixed to the land and therefore is included in the land claim and ought to be removed from the back of this claim form. The Claimant's claim for chattels is limited to the list he filed $130.30. I have no record of any credit by the Custodian for these chattels.

With respect to this property known as the N.W.¼ of Section 11, it is situated at Campbell Bay on Mayne Island and as a matter of convenience rather than legally describe it, I would suggest that we

refer to it as the Campbell Bay property.

The other real property with respect to which the Claimant is claiming is Lots 1, 2, and 3, Section 12, Mayne Island, Cowichan District. That property was situated near the wharf on Mayne Island and as a matter of convenience I would like to refer to it as the wharf property. The Claimant has made a claim for certain equipment which appears to be affixed to the land and therefore should be considered in the value of the land and I would apply to amend the claim for value of the lands and premises including fixtures, to $12,500.00. The Custodian sold the premises for $2940.00, leaving a net claim of $9560.00.

Referring to the back of the claim form; in that instance it will be necessary to abandon that portion of the equipment claimed as chattels which related to the water system, the heating system and the electrical system. It would appear to be more properly dealt with as fixtures. The total claim for the wharf property appears to be three trucks sold by the Custodian. The Claimant claims the value to be $1450.00. Perhaps my learned friend would, at this moment, advise me how much they were sold by the Custodian for.

MR. COLTHURST: The 2-ton Ford truck sold for $380.00; the ½ - ton Ford pickup for $525.00 and the 1½ - ton Chevrolet truck sold for $225.00, according to my file.

MR. McMASTER: The total credit to the Custodian on the trucks is $1130.00, leaving a net claim on the trucks

of $320.00. With respect to the other chattels aside from the trucks, the Claimant's claim is for $2079.25. I am sorry I can't advise your Honour as to how much the Custodian sold those goods for. Perhaps my friend can give that information later. I would like to deal first then, with the Campbell Bay property.

Q Witness, did you instruct me to draw this statement with regard to your property at Campbell Bay and is that your signature? A Yes.

A And are the contents of that statement true to the best of your knowledge and recollection? A Yes.

MR. McMASTER: I would ask to file that as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO: 1.)

I would ask my friend for the appraisal.

MR. COLTHURST: I haven't the original appraisal on file but I have a copy of an appraisal.

MR. McMASTER: I produce from the Custodian's file to file on his behalf, what purports to be an appraisal in respect to these premises and purports to have been made by Cyril Morgan, dated October 9th, 1946. I would draw your Honour's attention to the fact that it refers to appraisal made on July 13th, 1944 and I would ask my learned friend to either produce or undertake to produce the appraisal referred to, the one of July 13th, 1944.

MR. COLTHURST: That is not on file.

MR. McMASTER: Perhaps my friend would undertake to produce it before the hearings in Vancouver.

I would file this purported appraisal of October 9th

1946 as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2.)

If I might refer to Exhibit 1, your Honour; as shown property is situated at Campbell Bay on Mayne Island and consisted of 160 acres of which, however, only 4 acres were cleared but not planted. It was purchased in October 1936 by the Claimant from the Soldier Settlement Board for $1000.00. At that time only a half acre was cleared as the statement shows and there were no improvements on the lands. The Claimant states that he cleared 3 to 3½ acres, that he installed two boilers, used, pipes and fittings, some new and some old or rather some new and some used, in 1938, and estimates that it cost him to instal the boilers $2069.74. He also states that he installed a pump engine and piping for water system in 1938 at a cost of $411.55. As shown from the statement, these related to the greenhouses he had on the premises and it sets forth the greenhouses which he erected. In 1938 he erected two greenhouses, one 26x60 and the other 26x80. Thoses cost $692.75 and $846.63. In 1938 he erected another greenhouse, 36x160 at a cost of $1928.21. In 1939 he erected a double greenhouse 36x160 at a cost of $1976.49 and in 1939 he erected a boiler room 30x20 at a cost of $532.00. The Claimant states that he has no special knowledge of values in 1946 when this property was sold, however, having regard to the fact, as reported by the Appraiser, that the buildings, except for minor repairs, were in good condition and

and also having regard to the investment he made, he suggests $7500.00 would be a fair sale price. The Claimant points out in his statement that at the date of sale the difficulty of obtaining labour, experienced during the war years, should have considerably improved.

Q Now Claimant, I produce to you a document which purports to set out certain materials used in the construction of your greenhouses and boiler house and the cost of those materials. Did you prepare that statement with regard to materials used in the construction of your buildings on the Campbell Bay property and do you place those values in estimating the cost of the buildings? A Yes. I would ask to file that and I would suggest your Honour that it be filed as part of Exhibit 1, which is the statement of the Campbell Bay property.

(STATEMENT FILED AS PART OF EXHIBIT NO: 1,)

Q Now witness, I produce to you a statement with regard to personal property left by you on your Campbell Bay premises with respect to which you are claiming. Did you request me to draw that statement and is that your signature on it? A Yes.

Q And are the contents of that statement true to the best of your knowledge and recollection? A Yes.

MR. McMASTER: I would ask to file that statement with regard to personal property at Campbell Bay as the next exhibit.

STATEMENT MARKED AS EXHIBIT NO. 3.)

Q Now witness, at the time of your evacuation did you

give the Custodian a detailed inventory of the make-up of your greenhouses and boiler house and also of your personal chattels at Campbell Bay?

A Yes.

MR. McMASTER: I would ask my learned friend to be good enough to produce the detailed lists of the greenhouse materials and the chattels which the Claimant gave to the Custodian at the time of his evacuation.

MR. COLTHURST: I will certainly do my best to produce those. I haven't those on file and apparently they were not actually attached to the J.P. form.

MR. McMASTER: Your Honour, as so often appears to happen, the J.P. form states "as per list attached" and then it is not attached.

THE COMMISSIONER: Isn't the whole file up here?

MR. McMASTER: I think that my learned friend has the file.

MR. COLTHURST: I will examine that file, I can hardly conceive that they would not be placed in the claim file. (~~Producing~~).

MR. McMASTER: I produce to you witness, an inventory showing details of your heating equipment for your various greenhouses on the Campbell Bay property and the details of your pump and engine on the Campbell Bay property and the details of your water system on that property and supplies on hand at the Campbell Bay greenhouses. Did you deliver to the Custodian at the time of your evacuation a copy of this document which I now produce to you?

A Yes, I did.

Q Now, were the pencilled markings and the ink markings that appear on the document which I have just produced to you, on the document which you handed to the Custodian? A No.

Q You have added those since? A Yes.

Q And those ink markings represent the estimates of the value of the various items after which they appear?

THE COMMISSIONER: Which markings?

MR. McMASTER: The ink markings. (To the Interpreter) ....representing his estimate of the value opposite which eadh is shown on the inventory? A Yes.

MR. McMASTER: I would ask to file this as an exhibit. I would point out that on page 7, firewood is mentioned and on page 8, supplies on hand are detailed including cases of new glass and old glass.

(INVENTORY MARKED AS EXHIBIT NO. 4.)

Now, your Honour, I would ask to deal with the wharf property.

Q Now witness, did you instruct me to prepare this statement with regard to your other real estate which was situated down near the wharf on Mayne Island? A Yes.

Q Is that your signature on the document and are the contents of that statement true to the best of your knowledge and recollection? A Yes.

I would ask to file that statement as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 5.)

MR. McMASTER: I file on behalf of my learned friend the farm appraisal report with respect to what I have described as the wharf property, being Lots 1, 2, 3, subdivision of Section 12, Mayne Island.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO: 6.)

I would ask my learned friend to admit that the sale of this property to the Soldier Settlement Board was made effective as at January 1st, 1944, and not in 1943, as in most other cases to the V.L.A.

MR. COLTHURST: From the information on my file, that appears to be the case your Honour.

MR. McMASTER: If I might refer to the statement filed with respect to the wharf property; according to the statement it consisted of 3 acres purchased by the Claimant in 1920. He originally purchased these lots at a cost of $2200.00 and then sold 3 of the lots without any improvements on them, about 1923, for about $600.00. The property was cleared when he purchased it and there was a house on the property when he purchased and that was on the property which he retained and he notes that he subsequently rebuilt the house. The Claimant points out that he dug the well, that he put in boilers and extensive piping and heating system for the greenhouses in 1933 and added to them from time to time at an estimated cost of 3243.64; that he installed engines, pumps and extensive water system and piping in 1933 and added to it from time to time at an estimated cost of $602.40; that he

installed Delco lighting system, 850 watts, 32 volts batteries, etc, and wiring in 1930 and added to that from time to time, at an estimated cost of $700.00 and by an asterisk appearing on the statement he refers further down the page to the fact that he had the engine plant overhauled and put in new batteries in 1940 at a cost of $210.00. The Claimant then sets forth the various buildings which he put on the land by way of improvements; a greenhouse, 2700 square feet, in 1940; a boiler room for the same erected in 1940; various hothouses, 15,640 square feet, built in sections between 1930-1936; boiler room for these greenhouses, built in 1933; seed room in 1936; another seed room in 1940. He rebuilt his house in 1940 at a cost of $1700.00; and he built 5 warehouses and added two chicken houses shortly after he acquired the premises. He built a pump house in 1940 and also put a barn on the premises and the total amount expended there is a sizable sum, it isn't added up on the sheet but appears to the right of the various items. The Appraiser mentions the Delco plant but places no value on it, doesn't even mention the extensive heating and water system and the engines and pumps but the Claimant states this machinery and equipment was all kept in good working order. The Claimant states he operated these premises originally for a chicken ranch but after 1930 gradually converted to greenhouse operation only. The Claimant points out that the Custodian sold at private sale,

not to the Veteran's Land Act, his property and greenhouses at Campbell Bay, Mayne Island, statement with respect to which has already been filed in this case. He points out that this property at Campbell Bay was about two miles away from the premises on the wharf with respect to which this statement deals and that the Custodian sold the Campbell Bay property ih 1946 for $5400.00. The Claimant states that while he doesn't think that the Custodian received a high enough price for the Campbell Bay property, that this wharf property was considerably better in comparison and the Claimant points out that even so the Custodian sold this property to the Veterans' Land Act in 1944 for $2940.00. Then the Claimant points out in comparing both properties, that the wharf property was much more conveniently situated in relation to the wharf and says that the Soldier Settlement Board valued this land at $100.00 per acre and the Appraiser of the Campbell Bay property valued it at less than $10.00 an acre. He further points out that this property had a good house on it and the Campbell Bay property had none; further this property had a Delco light plant and the Campbell Bay property had none; it also had 3000 square feet more of greenhouses than the Campbell Bay property and finally points out that the investment in this property was almost double the investment in the Campbell Bay property. He then states that while this property sold in 1944 and the Campbell Bay property

sold in 1946, there was little if any increase in appraisal of the Campbell Bay property between 1944 and 1946, as indicated in the Custodian's file; and the Claimant then says: On the basis of this comparison, if the sale price of the Campbell Bay property was fair, which is not admitted, this property should be worth at least $9000.00 to $10,000. and he says that while he has no special knowledge of real estate values, he believes the fair market value of these premises, that is the wharf premises, at the date of sale, should have been at least $12,500.00 in 1944; and the Claimant also points out in the statement that this property was a going concern at the date of sale the same being operated at that time as a greenhouse.

Now I would ask my learned friend to produce if he is able to do it, the inventory the Claimant filed, that is the J.P. form showing the details of the heating equipment and other equipment in his greenhouses on the wharf property and also the chattels which he left behind him.

MR. COLTHURST: I would ask my learned friend if he refers to that in addition to the list I have already been requested to file?

MR. McMASTER: There were two lists I take it that he provided you with at the time, one relating to the Campbell Bay property and one relating to the wharf property.

MR. COLTHURST: I have no information that there were two lists.

MR. McMASTER: Q Witness, did you sign this form,

is that your signature? A Yes.

Q At the time of signing that form did you provide the Custodian with two sets of lists relating to mproperty at Campbell Bay and property near the wharf? A Yes.

MR. McMASTER: I would file the J.P. form and draw your Honour's attention to the fact that on the second page under the heading "Personal Property Owned" it shows "as per attached lists" twice there, and states that "all equipment containing water for cooling or heating must be drained when not in use to safeguard against frost and rust" and I would draw attention to the fact that there appear to be no lists.

MR. COLTHURST: I will undertake to do everything I can to have my learned friend provided with copies of those lists.

MR. McMASTER: I produce to you witness, a number of sheets of paper purporting to set forth lists of heating equipment and other equipment relating to your greenhouse operation and to your boiler system and your water supply and your fuel supply and saw-mill equipment and your lighting system and other machinery and equipment on the wharf property.

Q Did you provide the Custodian with a copy of those lists at the time you were evacuated?

A Yes, I did.

Q Now, at the time you provided them to the Custodian, the ink and pencil marks appearing on them, were those on the lists? A No.

Q And you have added those since? A Yes.

Q No, do those ink figures appearing opposite the various items, represent your estimate of the value of the various items appearing on those lists? A Yes.

Q Now, referring to this inventory that we have just been discussing, I notice there is a page (13a) referring to machinery and equipment (continued) headed at the top "The following items were omitted when registering properties with the Custodian but were on the premises at the time of evacuation and are included as tools when filing claim". Can you recall was that sheet 13a included in the inventory or added since?

INTERPRETER: To the Custodian's inventory or these lists?

MR. McMASTER: Added to these lists since?

A It was included in the original list.

Q Well then, can you explain what this heading means at the top of that page? (To the Interpreter: Just interpret the heading to him.) Did you interpret this to him?

INTERPRETER: Yes.

A In that case I might have forgotten and added it afterwards.

MR. McMASTER: Your Honour, I understood from my Interpreter that his answer before was that he wasn't certain, would that he correct?

INTERPRETER: "I am not quite certain".

MR. McMASTER: Well then, that was his answer to the

previous question?

INTERPRETER: Yes.

Q Now, does the Claimant know, referring to the same list page 15, whether the page attached to page 15 was on the copy of the inventory which was handed to the Custodian?

A I think it was attached as these things are from my things.

MR. McMASTER: I would ask to file that as the next exhibit and draw your Honour's attention to the fact that while in his original claim the Claimant had claimed all heating, lighting and so on as chattels, we have now included those in respect of the real estate; pages 1 to 9 inclusive are now dealt with as part of the real property with the exception of the donkey engine mentioned on page 9. Pages 10 to 15 refer to chattels with respect to which Claimant is now claiming.

(INVENTORY MARKED EXHIBIT NO: 8.)

Q Witness, I produce to you another itemised list, is that a list which you prepared of the cost of your dwelling? A Yes.

Q And does that represent to the best of your recollection the actual expenses you had in connection with your dwelling? A Yes.

MR. McMASTER: I would ask to file that as the next exhibit, and I would point out that he has included part of the original cost of land and dwelling and in the statement filed with respect to the

whaff property it just shows in connection with the rebuilding of that property, that is the total less the amount he is credited for the original purchase.

(LIST REFERRED TO MARKED EXHIBIT NO: 9.)

Q Now witness, I produce to you two photographs, can you identify the buildings in those photographs?

A Yes, I can.

Q What are they?

A This is the house and this is the greenhouse and this is a greenhouse.

Q And that house and greenhouses shown there are situated on your wharf property, - property near the wharf - on Mayne Island? A Yes.

Q And approximately when were those photographs taken? A In 1940.

Q Now, at the right hand side of both the pictures there appears a tall tower, that is your water tank is it? A Yes.

Q And in the picture showing the multiple greenhouses there is a pipe up in front of that water tank, is that where you had your heating system? A Yes.

MR. McMASTER: I would ask to file those as the next exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO: 10.)

Now, I would ask my learned friend to be good enough to produce what is known in the Custodian's file as the Mayne Island agreement, being an agreement entered into by a number of Japanese who were evacuated from Mayne Island, with Messrs. Mayers and Ratcliffe. My friend doesn't appear to have it, I would ask

him to be good enough to undertake to produce before the hearings in Vancouver the agreement referred to.

MR. COLTHURST: Is there any assurance that it was a written agreement?

MR. McMASTER: There is a letter in your file, as I recall, that says there is a copy of this on file.

MR. COLTHURST: There was apparently, your Honour, some agreement between these men concerning this property and I will undertake to do my best to see that my learned friend has a copy of the relevant material.

MR. McMASTER: I would like to see the agreement. I would ask my learned friend to admit that that agreement terminated in August 1943.

MR. COLTHURST: That apparently is correct.

MR. McMASTER: I would ask my learned friend to admit that the Custodian rented the wharf premises to Mr. Mayers in 1943 - in the summer.

MR. COLTHURST: That is lots 1, 2 and 3?

MR. MCMASTER: Yes.

MR. COLTHURST: During what year?

MR. McMASTER: In the summer of 1943 to Mr. Mayers, after the termination of the Mayne Island agreement.

MR. COLTHURST: The information I have on file is that the agreement in question terminated in August 1943.

MR. McMASTER: Immediately following that.

MR. COLTHURST: m Which would be the fall of 1943.

MR. McMASTER: Thank you.

MR. COLTHURST: In any event, whether it was a lease or not, there was an agreement.

MR. McMASTER: I would ask my learned friend to admit that at the time of effective date of sale, January 1st, 1944, the premises were being operated by Mr. Mayers as a greenhouse operation.

MR. COLTHURST: My file doesn't indicate that it was operated as a greenhouse operation by Mr. Mayers up to the date of the sale but certainly it was operated by Mr. Mayers and I think it is a reasonable assumption that it was a continuation of the original operations.

MR. McMASTER: Thank you.

Q Witness, I produce to you a statement with regard to your three trucks, with respect to which you are making claim; did you instruct me to prepare this statement and is that your signature on it?

A Yes.

Q Are the contents of that statement true to the best of your knowledge and recollection? A Yes.

MR. McMASTER: I would ask to file that statement with regard to the trucks as the next exhibit.

(STATEMENT MARKED EXHIBIT NO: 11.)

Referring to Exhibit 11; there are three trucks involved, from information my learned friend gave at the beginning of this case: The Ford half-ton pickup owned by the Claimant and which the Custodian sold, was sold at the fair market value; however, the '34 Chev. 1½ ton truck and the '36 Ford 2 ton truck it appears that the Claimant says the Custodian sold them at less than their fair market value.

I would ask my learned friend to admit, or to advise

as to the date of sale of each of these trucks.

MR. COLTHURST: My file shows your Honour, that the Claimant in January 1943, was informed that the '34 Chev. truck had been sold for $225.00 and presumably the sale date wasn't very long prior to that. I also have an auction sheet showing that the Ford truck was sold for $380;00, that would be the '36 2-ton truck.

MR. McMASTER: Well, with regard to the value of the third truck....

MR. COLTHURST: The original of this auction sheet was sent to the Claimant on June 11th 1946.

MR. McMASTER: I would ask my learned friend to produce either now or before the hearings in Vancouver, any appraisal which was made on any or either of these two trucks before their sale.

MR. COLTHURST: Apparently there wasn't any appraisal but I will ascertain for certain and if there was I will see that my learned friend has an opportunity to see it.

MR. McMASTER: Referring to Exhibit 11, the Claimant states that after handing the Chev. to the police he had an offer from Mr. Oldberg to buy it at $400;00. I would ask my learned friend to admit that sometime ago the Claimant advised the Custodian that he had an offer to sell this truck for $400.00. Perhaps if my friend finds such a letter he would be good enough to produce it.

MR. COLTHURST: I certainly will.

MR. McMASTER: Q Witness, did you instruct me to

draw this statement with regard to your other chattels which you left on the wharf property and with respect to which you are now claiming? A Yes.

Q Is that your signature on the document and are the contents of that statement true to the best of your knowledge and recollection? A Yes.

MR. McMASTER: I would ask to file that as the next exhibit your Honour.

(STATEMENT MARKED EXHIBIT NO: 12.)

And I draw your Honour's attention to the fact that the inventories referred to in that statement were filed as Exhibit 8, The firstitems on the statement are chattels declared and inventory attached to J.P. form and consist of the items on pages 10, 11, 12, 13, 14, and 15; the item: stock-in-trade not declared in J.P. form, but subsequently declared, appear on the half sheet attached to page 15; and the item: chattels not declared but left on the premises, appear on page 13a. In each case I am referring to Exhibit 8. Then the Claimant states: "All the above chattels were left on my premises at Mayne Island. Mayers and Ratcliffe who were entitled under agreement to use the greenhouses were not entitled to use my chattels and stock. Some of my chattels were stolen and missing and the Custodian reported same to the police. I have never received any of the chattels claimed although at various times I requested shipment of some."

Now, I would ask my learned friend to be good enough to admit that apparently thieves did break in and

steal some of this Claimant's chattels on Mayne Island.

MR. COLTHURST: The file indicates your Honour, that certain of the chattels were unaccounted for....

MR. McMASTER: That is not quite what I asked my friend.

MR. COLTHURST: ....and that certain equipment was also missing and it would be a reasonable presumption to make that some of the chattels were stolen.

MR. McMASTER: Will my friend admit that the question of missing chattels was referred to the police by the Custodian?

MR. COLTHURST: That is apparently correct.

MR. McMASTER: I am producing from the Custodian's file your Honour, what purports to be a report of certain consumable supplies with respect to which the Claimant is alleged to have written to the Custodian, first on March 3rd, 1943 and then on 11th December 1943. I would ask my friend to undertake to produce the original letters in which these matters were raised but for the time being I would like to file this schedule as the next exhibit.

(SCHEDULE A, MARKED AS EXHIBIT NO: 13.)

MR. COLTHURST: I have no objection to the schedule being filed but there is nothing to indicate that the question has been raised by the Claimant.

MR. McMASTER: I would ask my friend to produce the letter and the lists referred to in this schedule A - B. In the meantime I would like to file the schedule. I would like to point out that the items on the list filed correspond in general to the items

on Exhibit 8, on page 15, or rather on the addition to page 15.

Your witness.

CROSS-EXAMINATION BY MR. COLTHURST:

In this case your Honour, it will be contended that as far as both the Campbell Bay property and the Wharf property are concerned, these properties were sold at a fair and reasonable value. It will be also the same contention with regard to the trucks. With regard to the chattels on the Wharf property, the lists having only just come into my hands, it is impossible to say as to whether or not all these chattels came into the hands of the Custodian. In any event we will contend that the chattels for which there are claims and which were sold, were sold at a reasonable price and it may be that we will have to contend that certain chattels didn't come into the hands of the Custodian and that we are not responsible for them. As apparently there were certain chattels that came into the hands of the Custodian and are unaccounted for, it will be contended that these chattels are being claimed for at an unreasonable price, the amount claimed for is exorbitant.

I would ask my friend to admit with regard to the assessment on these properties; that on the Campbell Bay property, that is the N.W.¼ of Section 11, the land in 1946 was assessed for $1500.00 and improvements $3000.00, making a total of $4500.00; and on the Wharf property the lots in 1944 were assessed

separately. Lot 1 was assessed at $300.00 for the land and $1000.00 for the improvements. Lot 2 was assessed at $300.00 for the land and $2000.00 for the improvements. Lot 3 was assessed at $300.00 for the land and $800.00 for the improvements.

MR. McMASTER: That appears to be correct. The total assessment, your Honour, would appear to be on the land, that is with respect to the Wharf property, $900.00 and $3800.00 on the improvements.

MR. COLTHURST: The year of the Wharf property assessments was 1944 and the other one was 1946.
I will file the Analysis of the Personal Property Claim as the next exhibit.

(ANALYSIS MARKED EXHIBIT NO: 14.)

MR. McMASTER: Your Honour, I object to it. I would like to draw your Honour's attention to the fact that the Analysis shows the sawmill equipment as having been sold for $150.00 and $60.00 and the Custodian's file indicates that some of the sawmill equipment had been pilfered; so actually that doesn't represent the sale price of all of the sawmill property that is claimed.

MR. COLTHURST: In that case it will be filed subject to that objection.

Q Where was your nearest market for the produce of your farm Mr. Nagata? A Vancouver.

Q And how would you convey your produce from your farm to Vancouver? Vancouver was the nearest market for both your farms was it not? A Yes.

Q How far apart were those two farms did you say?

A Two miles.

Q And one was right on the waterfront and one back from the waterfront, that is correct is it? A Yes.

Q Now, the property that was back from the waterfront, you would of course, have to convey your products down to the waterfront where your other farm was, is that correct? A Yes.

Q And it is true therefore, as far as both farms were concerned, you had to ship by boat to get to Vancouver? A Yes.

Q How often did the boat call during the marketing season?

A Every other day, three times a week.

Q How far was it from there to Vancouver?

A Thirty-five miles.

Q Did you carry any insurance on what has been referred to as the Wharf property?

A I had insurance on the Wharf property but when the war broke out it was cancelled.

Q When was the last time you carried insurance on the Wharf property? A Up to 1938.

Q What was the amount of the policy in 1938?

A It was insured for $2800.00.

Q What was the approximate net income you made from the two farms during the last year you were there?

A About $3000.00.

Q Did you file an income tax return in that year? (To Interpreter) Did he report his income tax?

A No, I didn't.

Q Did you ever file any income tax return whilst

you were on those farms? A No.

MR. McMASTER: I am not too sure whether the witness knows what my learned friend is talking about. I think perhaps if my friend would make clearer what a return is... I might as well ask for the protection of the Canada Evidence Act.

MR. COLTHURST: If my friend feels that this witness hasn't understood what an income tax return is, possibly he will be in a better position to deal with it on re-examination.

Referring first to Exhibit 1:

Q Who compiled the typewritten statement, who made it out and when was it made out?

A I took it to my son and he typed it.

Q Where did you get the information that it contained?

A I had all the prices of the things when I bought them and I took the value from that and deducted some of the depreciation.

Q Now, referring to Exhibit 4, which with the exception of page 7, appears to be a carbon copy, who made the original of that?

A My son typed it out.

Q How did he arrive at the values shown here, do you know?

A In the same way. I hade the value of the things when I bought them.

Q What I am getting at is: Are these values shown in ink estimates placed in there by yourself or are they put in there by your son?

A N o, I dictated it to him.

Q But the articles themselves are typewritten in here and opposite appears in ink the cost. The cost apparently was put in afterwards. The items were typed and what I want to get at is whether you or your son put in the costs - as to who wrote it?

A I didn't write them altogether, he typed them out first and then I had them written afterwards.

Q And the figures in ink represent your estimate of the value of the items that are typed in, that is correct is it not? A Yes.

Q As far as page 7 of Exhibit 4, is concerned, you are not sure whether that was attached to the original list given to the Custodian, or not, are you?

A I am quite certain that I attached this (indicating) but not quite certain of this - (referring to the top half as being the part he is certain he put in and the bottom half as the part he is not certain he put in.)

Q As far as the Campbell Bay property is concerned Mr. Nagata, you never had any insurance on that at all did you? A No.

Q Now, as far as the glass that you say was left on the premises and I believe also you are claiming for pipe; it is normal in an operation of this sort is it not, that glass and piping is consumed by way of replacements - that is quite normal?

INTERPRETER: I don't understand what you mean.

MR. COLTHURST: The question I am putting is this: In an operation of the type Mr. Nagata was carrying on, on that Island, it is normal that glass such

as he is claiming for - spare glass I believe he is claiming for - is for replacements normally?

INTERPRETER: That is the greenhouse property?

MR. COLTHURST: Yes.

A Yes, for the replacement of it.

Q Where did you get the information that appears on Exhibit 9, where did that come from?

A I took the value of those articles when I bought the things.

Q Where are the original records from which Exhibit 9, Exhibit 8, Exhibit 4, and the Schedule forming part of Exhibit 1, were compiled.

MR. McMASTER: You had better show him the documents.

INTERPRETER: Is that Exhibit 1?

MR. COLTHURST: That is the part of Exhibit 1 to which I was referring.

MR. McMASTER: Show him all the documents Interpreter.

A Those are the values of the things.

MR. COLTHURST: Q Witness, I don't think you quite understand my question. My question is this: Your Counsel has filed certain itemised lists which you have before you and you said these were taken from records that you kept at the time of building, as I understand it. Now I am asking you where are those records?

A I haven't got the records of the things when I bought but these are the estimates that I made.

MR. COLTHURST: I see. That is all thanks. Your witness.

RE-EXAMINATION BY MR. McMASTER:

Q Witness, did you bring away with you from Mayne Island any records that you might have kept other than copies of the inventories that you gave to the Custodian?

A I didn't take any records except the list of the things that I have given to the Custodian.

Q Do you know how the water fall or rainfall on Mayne Island compares with the City of Vancouver or the Fraser Valley, is there more rain up there or less?

A Comparing to Vancouver there is less rain.

Q Is that a good climate to grow tomatos in hothouses?

A A better climate for tomatos and cucumbers.

Q And the crops that you mainly grew were tomatos and cucumbers? A Yes.

Q Now, I believe that in your cross-examination witness, you said your income was $3000.00 a year, was that a gross or net income?

MR. COLTHURST: Reference to the transcript will show that it was the net income.

MR. McMASTER: Q Witness, you will recall that Crown Counsel asked you your net income for the year before you left and your answer was $3000.00, did you understand his question?

A It was my gross income.

Q Can you estimate for His Honour, what your net income would be, that is after you took off your expenses from your gross income?

A About $2000.00.

MR. McMASTER: I would ask my friend to produce to me either now or before the hearings in Vancouver,

any inventories of this man's chattels taken by the Custodian or the Custodian's representative at any time.

MR. COLTHURST: I take it that my learned friend wouldn't include in that the inventory taken by Mayers on May 31st, 1942. That apparently refers just to household goods.

MR. McMASTER: No, I don't think our claim affects that.

MR. COLTHURST: Anything other than that?

MR. McMASTER: Yes, anything other than that. That is all your Honour.

THE COMMISSIONER: Very good, that is all witness.

(Witness aside.)

(PROCEEDINGS ADJOURNED SINE DIE)

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

M. Tonks

"M. Tonks"
Official Reporter.

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

J. R. Archibald

"J. R. Archibald"
Sub-Commissioner.

CASE No. 105 MAY 11 1948 Kamloops

DEC - 2 1947

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

NOTIFIED APR 15 1948

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

ACKNOWLEDGED

5166

Kamloops

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

(1) NAME NAGATA (Print) Surname, KUMAZO Given Name MR. (RCMP) Reg. No. 14264

(2) Pre-Evacuation Address MAYNE ISLAND. B.C.

(3) Present Address TAPPEN, B.C.

(4) REAL ESTATE

(a) Street Address (if any) MAYNE ISLAND City or Municipality, B.C. Province

(b) Legal description (lot number, block number, section number, etc.)
North West ¼ of Section 11, MAYNE ISLAND, COWICHAN DISTRICT.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe) HOTHOUSE PLANTATION.

(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 - - - - - - - - - - - - - - - - - $ 1500 00
(ii) Buildings - - - - - - - - - - - - - - - $ 5000 00.
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) Equipment & Supplies - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 6500 00
(v) Amount at which Custodian sold property and credited your account - - $ 5400 00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1100 00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
CAMPBELL BAY MAYNE ISLAND, BC.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
IN HOTHOUSE, BOILER-ROOM.

(c) How stored or packed at time of evacuation ARTICLES IN USE - Left as is (GOING CONCERN)
ARTICLES NOT IN USE - IN OPEN BOXES.

(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") REGISTERED WITH CUSTODIAN

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

1. _____ Estimated Value $_____
2. Equipment as per list attached Estimated Value $2400.00
3. _____ Estimated Value $_____
4. Supplies as per list attached Estimated Value $130.30
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $2530.30

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) - $3934.55

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops.

(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 BC)
TO WIT:)

I, KUMAZO NAGATA of the
of Tappen in the Province of British Columbia

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 Salmon Arm)
in the Province of British Columbia) Kumazo Nagata
this 18 day of November)
A.D. 1947.) A Commissioner &c. K. W. Scales

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

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.

Statement of Sale of Property:
Re. NW¼ of Sec. 11. Cowichan Dist.
Date of Sale:- Nov. 13th 1946.

Sale Price		฿5400.00
Real Estate Commission	฿270.00	
Charge of Valuation	27.75	
Charge for Advertising	4.00.	
Land Registry office fee.	2.50.	
	฿304.25	
Net Proceeds credited to a/c	฿5095.75	
	฿5400.00	฿5400.00.

Value of Equipment

Heating – Boilers, pipes, fittings etc. —	฿2000.00
Water Works. – tank pump pipes etc —	400.00
Total	฿2400.00

Value of Supplies on hand.

20 cords of wood —	฿100.00
1 c/s new glass —	7.00
4 c/s used " —	10.00
misc. articles & supplies —	13.30
	฿130.30

CASE No. 106 MAY 11 1948 Remitted

DEC - 2 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

5166

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

NOTIFIED APR 15 1948

(1) NAME NAGATA (Print) Surname, KUMAZO Given Name MR. (RCMP) Reg. No. 14264

(2) Pre-Evacuation Address MAYNE ISLAND BC.

(3) Present Address TAPPEN, BC.

(4) REAL ESTATE

(a) Street Address (if any) MAYNE ISLAND City or Municipality, BC. Province

(b) Legal description (lot number, block number, section number, etc.)
LOTS 1, 2, 3 of Subdivision of Section 12, MAYNE ISLAND COWICHAN DISTRICT, Plan 715.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe) HOTHOUSE PLANTATION.

(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 - - - - - - - - - - - - - - - - $ 600.00
(ii) Buildings - - - - - - - - - - - - - - $ 10,000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) Equipment & Supplies - - - $ 0
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 10,600.00
(v) Amount at which Custodian sold property and credited your account - - $ 2,940.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 7,660.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
MAYNE ISLAND BC.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
IN HOTHOUSES, BOILER-ROOMS, HOUSE, PUMP-HOUSES, PACKING HOUSE 5 WAREHOUSES.

(c) How stored or packed at time of evacuation ARTICLES IN USE - LEFT AS GOING CONCERN
ARTICLES NOT IN USE - STORED IN THE 5 WAREHOUSES - CRATED & UNCRATED.

(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") REGISTERED WITH CUSTODIAN.

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

1.		Estimated Value $
2.	Equipment as list attached	Estimated Value $ 7400.00
3.		Estimated Value $
4.	Supplies as list attached	Estimated Value $ 802.00
5.	Total	Estimated Value $ 8202.00
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

See Statement attached TOTAL CLAIM FOR PROPERTY LOSS $ 6974.15

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) - $ 14656.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops B.C.

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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 B.C.)
TO WIT:)

I, KUMAZO NAGATA of the
of Tappen in the Province of British Columbia

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 Salmon Arm) Kumazo Nagata
in the Province of British Columbia)
this 18 day of November)
A.D. 1947.) A Commissioner &c. N. W. Seales

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

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.

Statement of Amounts Received From the Custodian Thru Sale of Personal Property

Net Proceeds received from sale of used tires & tubes			2 00
" " " " " " Chevrolet 1½ Ton truck.		197	79
" " " " " " Crts & baskets		34	00
" " " " " " Auction Sale 1/12/43		48	038
" " " " " " Ford Bus (used)			2 00
" " " " " " Ford 2 Ton truck.		314	45
" " " " " " Sawmill Equipment		137	23
" " " " " " Donkey or Winch		60	00
Total Net Proceeds Received from Sale of Personal Property	$	1227	85

Statement of Claim Account

Total Value of Equipment & Supplies	$	8202	00
Total Amount Received as above		1227	85
Loss to be claimed - Personal Property		6974	15
Loss to be claimed - Real Property		7660	00
Loss to be claimed - Additional fees.		21	85
Total Claim	$	14656	00

Value of Equipment - (Fair Market Value)

Waterworks - pumps, pipes etc -	600.00
Heating - Boilers, pipes & fittings	3200.00
Sawmill Equipment - gas donkey etc.	500.00
Tools - Carpenters, plumbers garden etc.	400.00
Lighting - Delco, batteries, wiring etc.	500.00
Trucks & Equipment.	
1 - 1936 2T. Ford. Truck.	
1 - 1938 ½T. Ford Pickup.	
1 - 1934 1½T Chev. truck.	
2 sets chains, tools etc.	
	1500.00
Drag Saw & equipment.	250.00
10000 clay Pots & 400 Plan + Bags.	300.00
"Londin's" Carrier System	100.00
Fairbanks - Morse Scale.	50.00
Total Value	$7400.00

Value of Supplies.

15 c/s new glass @ 7.00	105	00
8 c/s used glass @ 2.50	20	00
200 lbs Binder Twine.	25	00
surplus pipes & fittings (spare)	165	50
300 tomato crts & baskets (new).	65	00
29 lengths 3" boiler tubing	100	00.
160 clay bricks @ 03.	4	80
40 fire " @ 08	3	20
10 sx fish meal	30	00
4 sx bone meal	16	00
4 kegs nails & spikes	25	00
5000 labels for crates)	62	00
1 drum gasoline	13	50.
50 lbs sun screen	2	00
lumber & shingles	65	00
20 cords of wood.	100	00.
Total Value	$ 802	00

REAL ESTATE
(Farm Land)

K Nagata — 14264
(Claimant's Name) — Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	North West 1/4 Sec 11 Mayne Island Cowichan District 156 ac 4	Oct 1936	Soldiers Settlement Board	$1000	only 1½ acre cleared	house	Land & Improvements 7500.00
Total	160 ac						

EXHIBIT No. 106-1
DATE MAY 11 1948
FILED BY

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

Description	When Made	Cost
cleared 3 to 3½ acres		Estimated cost 2069.74
Installed 2 boilers (used) pipes + fittings (some new some used)	1938	
" Pumps engine & piping water system	1938	cost 411.55

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Greenhouses	26×60 ①		1938	① materials + labour		692.75		
	26×80 ②			② "		846.63		
Greenhouse	36×160		1938	"	"	1928.21		
Double Greenhouse 105	36×160		1939	"	"	1976.49		
Boiler Room	30×20		1939	"	"	532.00		

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

I have no special knowledge of values in 1946 when this property was sold. However, having regard to the fact as reported by the appraiser that the buildings, except for minor repairs, were in good condition + also having regard to the investment I had made I consider $7500.00 would have been a fair sale price.
By the date of sale the situation with respect to the difficulty of obtaining labour experienced by the Custodian during the war years should have considerably improved.

K Nagata
SIGNATURE

EXHIBIT No. 100-1

DATE MAY 11 1948

FILED BY Mw Inc Master

C

REAL ESTATE
(Farm Land)

14264
Reg. No.

K Nagata
(Claimant's Name)

LAND		Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	North West 1/4 Sec 11 Mayne Island Cowichan District	156 ac	Oct 1936	Soldier Settlement Board	$1000	only 1½ acre cleared	house	Land & Improvements $7500.00
Cultivated not planted		4						
Cultivated and not in crop								
List Crops								

EXHIBIT No. 106-1
DATE MAY 11 1948
FILED BY

160 ac

Total .....

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

Description	When Made	Cost	
cleared 3 to 3½ acres	1938	Estimated cost	1069.74
Installed 2 boilers (used) pipes + fittings (some new some used)	1938	cost	411.55
" Pumps engine & piping water system			

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Greenhouses	26×60 ①		1938	① materials + labour		692.5		
	26×80 ②			② "	"	846.3		
Greenhouse	36×160		1938	"	"	1928.4		
Double Greenhouse 10%	36×160		1939	"	"	1976.4		
Boiler Room	30×20		1939	"	"	532.0		

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

I have no special knowledge of value in 1946 when this property was sold. However, having regard to the evidence as reported by the appraiser that the buildings, except for minor parts, were in good condition + also having regard to the investment I had made I consider $7500.00 would have been a fair selling price.
By the date of sale the situation with respect to the difficulty of obtaining labour experienced by the Custodian during the war years would have considerably improved.

K Nagata
SIGNATURE

CAMPBELL BAY GREENHOUSES

ITEMIZED ESTIMATES OF BOILER-ROOM MATERIALS
(completed in 1939)
30 ft. wide x 20 ft. long single gable and shed roof

1000 bd. ft.	No. 2 shiplap	@ $23.00 M	fir	$ 23.00	1000 bd. ft.
1000 "	NO. 1 common 2x4 R/L S4S	@ $26.00 M	"	26.00	1000 "
20 pcs.	2x6 - 16 ft. #1 com. S4S fir	@ $26,00 M		8.32	320 "
20 "	2x6 - 20 " "	@ $26.00 M		10.40	400 "
					2720 "
	2 ton cement @ $24.00 per ton			48.00	
	Crt & Frt. on above cemnet			4.80	
co	Cost of sand and gravel 20 yds. @ $4.00 per yd. Delved.			80.00	
	900 sq. ft. cOrrugated iron roofing @ 6¢ per sq. ft.			54.00	
	1000 fire bricks	@.08¢ ea.		80.00	
	2000 clay "	@.03¢ ea.		60.00	
	7-6lite 9x12 sashes	@ $1.00 ea.		7.00	
	26 lin. ft. galv. iron gutter @ 50¢ per ft.			13.00	
	Nails and small hardware			10.00	
	Lime and fire clay usedfor briick laying			6.00	
	Transportation for 2720 bd. ft. of lumber @ $6.00 M			16.32	
	Carpentering and other labour paid out			73.60	
2000 bd. ft.	rough planking used	@ $12.00 M	delivered	12.00	
	TOTAL COST OF MATERIALSX, CARPENTERING & LABOUR			$532.44	
	Less 2 years depreciation (aprox 5%)			52.44	
	ESTIMATED VALUE AT TIME OF EVACUATION			$480.00	

CAMPBELL BAY GREENHOUSES

REAL PROPERTY ESTIMATES AT TIME OF EVACUATION 1941 APRIL

Value of LAND			$1500.00
Value of BUILDINGS			
(a)	Boiler-room	$480.00	
(b)	Greenhouse (1A)	600.00	
(c)	" (1B)	720.00	
(d)	" (2)	1700.00	
(e)	" #2	1800.00	
	Less $300.00 depreciation on entire plant due to lack of painting		$5000.00
TOTAL REAL PROPERTY VALUE AS ABOVE			$6500.00

CAMPBELL BAY GREENHOUSES

ITEMIZED ESTIMATES OF Greenhouse (1A) 26 ft. wide by 60 ft. long
Completed 1938

9 pcs.- 6x6- 20' S. C. cedar rough	$28.00 M	540 bd. ft.	$ 15.00
10 " - 2x6- 16' S. C. fir S4S	$30.00 M	160 "	4.80
100 " - 2x3- 16' Clear "D" fir S4S	$60.00 M grooved	800 "	48.00
12 " - 5x5- 20' S.C. fir S4S	$30.00 M	500 "	15.00
14 posts 5x5 vaious lengths @25¢			3.50
6 - 5x5-20' beveling @$1.25			7.50
3 " - 2x8- 20' Select com fir S4S	$50.00 M grooved	80 "	4.00
3 " - 2x8- 20' " " "	$30.00 M	80 "	2.40
38 " - 2x4- 20' " " " "		750 "	22.50
6 " - 2x6- 20' " " " "		120 "	3.60
9 " - 2x4- 20' Beveling @ 50¢ ea.			4.50
100 bd. ft. - 4x4 - S. C. fir S4S	$30.00 M	100 "	3.00
420 lin. " -1½"x2" Clear "D" fir S4S grooved	@ $60.00 M	140 "	8.40
15 cedar posts @ 50¢ ea.			7.50
1500 bd. ft. 1x6 flooring @ $25.00 M		1500 "	37.50
2 rolls tarred building paper			2.25
10 pcs. - 1½x5-12' S.C. fir S4S @ $30.00 M)			
10 " - 1½x5-14' " ")		260 "	7.80
15 rd iron hanger bolts, nuts and washers @ $1.00ea.			15.00
30 ½ in. machine bolts, nuts and washers @ 5¢ ea.			1.50
100 lbs. nails and spikes @ $6.00 cwt.			6.00
28 cases of glass @ $4.50 ea. (price delivered)			126.00
12 ventilators @ $1.00 ea.			12.00
600 lineal feet 14 gauge galv. wire ~~xxxxx~~ @ ½¢ per ft.			3.00
other small hardware			3.00
Delivery paid out on 5000 bd. ft. of lumber			
Frt. to Mayne Island Wharfe	@ $3.50 M		17.50
Cartge to plant	@ $2.50 M		12.50
Carpentering - 400 hours - @ 60¢ per hr.			240.00
Carpenters' transportation allowance			60.00
COST OF ABOVE MATERIALS			$692.75
Less 3 years depreciation	aprx. 5%		$ 92.75
ESTIMATED VALUE AT TIME OF EVACUATION			$600.00

CAMPBELL BAY GREENHOUSES

ITEMIZED ESTIMATES OF GREENHOUSE (1B)
(26ft. wide by 80ft. long) Completed in 1938

128 pcs.	2x3 - 16ft.	Clear "D" fir S4S grooved	@ $60.00 M. ---	1024 bd. ft.	$ 61.44
500 lin. ft.	1½x2	" " "	"	167 "	10.00
14 pcs.	-2x6 - 16ft.	S. C. fir S4S	@ $30.00 M.	224	6.72
4 "	-2x8 - 20ft.	"	grooved @ $50.00 M.	107 "	5.37
4 "	2x6 - 20ft	"	@ $30.00 M.	80 "	2.40
8 "	5x5 - 20ft.	"	"	333 "	10.00
		Beveling above @ $1.25 ea.			10.00
8 "	5x5 - 20ft,	"	@ $30.00 M.	333 "	10.00
		Grooving 18 posts @ 25¢ ea.			4.50
14 pcs.	1½x8 - 14ft.	"	@ $30.00 M.	196 "	5.88
14 pcs.	1½x8 - 12 "	"	"	168 "	5.04
1 "	1½x5 - 26 "	"	@ $32.00 M.	26 "	.83
8 "	2x6 - 20 "	"	@ $30.00 M.	160 "	4.80
1750	bd. ft. 2x4 R/L	"	"	1750 "	52.50
1000	" " 1x6 #3	flooring @$25.00 M		1000 "	25.00
100	lin ft. 6x6	S.C. cedar rough	@ $28.00 M.	300 "	8.40
50	bd. ft. 2x2 R/L	S. C. fir S4S	@ $30.00 M.	50 "	1.50
	20 cedar posts	delivered price 50¢ ea.			10.00
	100 lin. ft. beveling 2x4	@ 1¼¢ per ft.			1.25
	150 lbs nails and spikes	@ $6.00 per cwt. delivered			9.00
	21 hanger bolts, nuts and washers	@ $1.00 ea. "			21.00
	40 machine bolts and nuts	@ 5¢ ea. "			2.00
	16 ventilators	@ $1.00 "			16.00
	31 cases 16x16 - 18 Oz. glass	@ $4.50 "			139.50
	Delivery charges paid out on 5918 bd. ft.				
		Frt. to Mayne Island Wharfe	@ $3.50 per M.		20.71
		Cartage to plant from "	@ $2.50 per M.		14.79
	850 lin. ft. 14 gauge galv. wire	@½¢ per ft.			17.00
	Carpentering paid out	---- 500 hrs @ 60¢ per hour			300.00
	Transportation allowance for carpenters				75.00
	Small hardware used such as screw eyes, stove bolts, hinges etc.				5.00
					$846.63
	TOTAL ESTIMATED COST (1938)	------	------	-------	
	Less 3 years depreciation Aprox 5%				$126.63
	TOTAL ESTIMATED VALUE AT TIME OF EEVACUATION				$720.00

CAMPBELL BAY GREENHOUSES

ITEMIZED ESTIMATES OF GREENHOUSE (2) 1938
(Completed 1938)
36 ft; wide; 160 ft. long; single gable - 5760 sq. ft.

260 pcs. 2x3 - 20ft. Clear "D" grd. fir S4S grooved @ $60.00 M	$171.60	2860	bd.ft
18 " 6x6 - 20ft. S.C. rough cedar @ $28.00 M	30.24	1080	"
40 round cdar posts @ 50¢ ea.	20.00		
34 pcs. 6x6 - 6ft. S.C. fir S4S @ $30.00 M	18.36	612	"
Grooving above @25¢ ea.	8.50		
2000 liniel feet 1½ x 2 Clear "D" grd. grooved, painted @ $60.00 M	39.96	666	"
8 pcs. 2x10 - 20 ft. S.C. fir S4S Painted @ $30.00 M	8.00	266	"
30 " 2x10 - 22 " " " " "	33.00	1100	"
90 " 2x6 - 20 " " " " "	54.00	1800	"
30 " 2x6 - 16 " " " " "	14.40	480	"
16 " 6x6 - 20 " " " " "	28.80	960	"
Bevelling above @ $1.25 ea.	20.00		
4 pcs. 4x4 - 20 ft. S.C. fir S4S @ $30.00 M	3.30	110	"
1000 bd. ft. 2x4 R/L " "	30.00	1000	"
Bevelling 18 pcs. 2x6 - 20 ft. @ 50¢ ea.	9.00		
45 hanger bolts @ $1.50 ea. complete with nuts and washers	67.50		
102 ½x6 machine bolts @ .06¢ ea.	6.12		
1500 bd. ft. 1x6 flooring @ $25.00 M	37.50	1500	"
32 - 4 lt ventilators @ $2.00 ea.	64.00		
310 - lin. ft. 1 inch common iron pipe @ $.07 per foot.	21.70		
Hardware for ventilators:-			
64 brackets @ 25¢ ea.	16.00		
64 hinges @ 25¢ ea.	16.00		
12 split couplings @ $1.50 ea	18.00		
2 prs. differential bevel gear drives @ $25.00 ea.	50.00		
40 32 prs opening arms (ventilator) @ $1.00 ea.	32.00		
40 lin. ft. galv. iron gutter 12 in. wide @ 50¢ per ft.	20.00		
36 " " 2x12 #1 com. rough fir @ $24.00 M	1.73	72	"
Transportation of 12,500 bd. ft. of lumber to plant @ $6.00 M	75.00		
95 c/s glass @ $4.00 plus 35¢ ft. plus 15¢ cartage(total cost $4.50)	427.50		
4 kegs nails @ $6.00 per cwt.	24.00		
2400 ft. 14 gauge galv. wire (crop support) @½¢ per ft.	12.00		
850 hours carpentering paid out @ 60¢ per hour	510.00		
Transportation for carpenters and small hardware	40.00		
COST OF MATERIALS AND CARPENTERING ----------	$1928.21	12516	bd.ft
LESS 3 years depreciation (aprox. 5%)	$ 228.21		
ESTIMATED VALUE AT TIME OF EVACUATION	$1700.00		

CAMPBELL BAY GREENHOUSES

ITEMIZED ESTIMATES OF GREENHOUSE #2 1939
(Completed 1939)
36 ft. wide x 160 ft. long, double gable - 5760 sq. ft.

520 pcs	2x3 -11ft.- clear "D" grade, fir S4S grooved	@ $60.00 M.	$171.60	2860 bd. ft.	
18 "	6x6 - 20 ft. S.C. Rough Cedar	$28.00 M	30.24	1080 "	
56 "	Cedar rd. posts	@ 50¢ ea.	28.00		
51 "	6x6 - 6ft. S.C. S4S fir	$30.00 M	18.36	612 "	
35 "	6x6 - 6ft. grooving @ 25¢ ea.		8.75		
	2000 lin. ft. 1½x 2 Clear "D" grd. S4S fir Grooved	@ $60.00 M	40.00	666 "	
16 "	2x10 - 20 ft. grvd S.C. fir S4S.	@ $30.00 M	15. 96	532 "	
40 "	2x6 /- 20 ft. S.C. fir S4S	@ $30.00 M	24.00	800 "	
30 "	2x6 - 20 ft. " "	@ $30.00 M	18.00	600 "	
30 "	2x6 - 16 ft " "	@ $30.00 M	14.40	480 "	
16 "	6x6 - 20 ft " "	@ $30.00 M	28.80	960 "	
4 "	4x4 - 20 ft " "	@ $30.00 M	3.30	110 "	
8 "	4x12 - 20 ft. S.C. Cedar S4S gutter	@ $42.00 M	26.88	640 "	
	3000 bd. ft. 2x4 R/L S.C. fir S4S	@ #30.00 M	90.00	3000 "	
	Beveling 20 pcs 2x6 - 20 ft.	@ 50¢ ea.	10.00		
	" 16 " 6x6 - 20 ft	@ $1.25 ea.	20.00		
30 "	5/8 in. rd. iron hanger bolts	@ $1.00 ea.	30.00		
80 "	½ in x 6 mach bolts	@ .06¢ ea.	4.80		
	2000 Bd. ft. 1x4 flooring	@ $30.00 M	60.00	2000 "	
	60 4-lite ventilators	@ $2.00 ea.	120.00		
	Ventilating mechanism total cost		54.00		
	40 lin. ft. galv. iron 12" wide gutter	@ 50¢ per ft.	20.00		
	72 bd. ft. 2x12 R/L #1 com. rough fir	@ $26.00 M	2.00	72 "	
				14,412 bd. ft.	

	Transportation On 14,400 bd. ft. lumber to plant @ $6.00 M	86.40
95 cases of glass 16x16 - 18 oz.	@ $4.50 Plus Frt. to Mayne I. .35 plus cart. to plant .15 Total cost $5.00	475.00
1 only glass door for above including hardwre		10.00
1 " " " " Greenhouse (2) including hdwre		10.00
4 " kegs of nails @ $6.00 ea.		24.00
total cost of paint for above and greenhouse (2)		10.00
750 hours carpentering paid out @ 60.¢ per hr.		450.00
Transportation expenses for carpenters		50.00
2400 lin. ft. 14 gauge galv. wire (crop support) @ ½¢ per ft.		12.00
Total cost of small hardware		10.00
TOTAL COST OF MATERIALS AND CARPENTERING		$1976.49
Less 2 years depreciation (aprox. 5%)		$ 176.49
ESTIMATED VALUE AT TIME OF EVACUATION		$1800.00

COPY

EXHIBIT No. 106-A
DATE MAY 11 1948
FILED BY

Catalogue No. 550.

Appraisal of: The N.W.¼ of Section 11, Mayne Island (160 acres) in conjunction with appraisal made on July 13th, 1944.

An increase in the valuation of the land and standing timber from $1300.00 to $1500.00 is indicated by a general increase in property values in this area.

The three Greenhouses erected thereon are in a fairly good state of preservation. All glass apparently still intact (Glass has a higher value today than two years ago). No sag or bulge in roof or walls. The under-pinning which supports roof centres will apparently have to be renewed within twelve months. Should be some depreciation for this, say $200.00. There is evidence that the Greenhouses have been in occupation this year, as the remains of Tomato plants are still visible with some green fruit still on the vines in all three Greenhouses. Would place present value at $3,000.00 with a heavy depreciation in the near future unless under-pinning is attended to and renewed.

The larger heating Boiler (Baker & Hamilton) is in a fairly good state of preservation, and the piping for heating purposes is connected thereto, and has been in use this season. Fire brick lining in fire-box needs renewing.

The smaller heating Boiler (Gurney) does not appear to have been used for a considerable time, and the piping for heating purposes is not connected. This Boiler was empty, so without a pressure test I am unable to determine whether the Boiler has been damaged by frost, or leaks in any way. There was considerable rust around both sides of the Boiler, but closer examination indicated this rust was caused by a water leak from the main valve on top of the Boiler. The fact that this boiler has not been in use would indicate that it would have to be repairsd or renewed, because one Boiler would not generate sufficient heat for all three Greenhouses.

Value of Land including standing timber	$1500.00
Value of 3 Greenhouses and Boiler House	$3000.00
Value of heating System as is	$ 500.00
Total value of Land, Buildings & Equipment	$5000.00

Appraised by Cyril Morgan October 9th, 1946.

K. NAGATA
(Claimant's Name)

PERSONAL CHATTELS

14264 106-3
Reg. No.

EXHIBIT NO.
DATE MAY 11 1948
FILED BY

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
20 cords of wood					100.00
1 case new glass					7.00
4 cases used glass					10.00
*Misc. articles & supplies					13.30
					130.30

Description of Storage of Goods:

Stored at premises at Campbell Bay in & about Greenhouses.

*(my counsel will file copy of list of miscellaneous articles & supplies).

General Statement as to Chattels not Described above:

none

Additional Comments, if any: Not accounted for by the Custodian.

K Nagata
SIGNATURE

EXHIBIT No. 1063
DATE MAY 11 1948
FILED BY Mr. Mac Mahon

EXHIBIT No. 106-4
DATE MAY 11 1948
FILED BY [illegible]

HEATING EQUIPMENT OF CAMPBELL BAY GREENHOUSES

ALL WATER MUST BE DRAINED WHEN NOT IN USE.

SYSTEM # 1

1 only	Horizontal Boiler Baker and Hamilton	350.00
	80-2½ inch by 8 ft. tubes	50.00
	40 ft. high 15 inch galvanized smoke stack.	
2(or more)	3 inch gate valves Jenkins	50.00
1 only	flanged outlet 3½"	10.00
1 "	" " 3"	10.00
1 "	2½ inch flanged outlet	8.00
1 "	2½ " " inlet	8.00
1 "	3½ " " "	10.00
1 "	1 " hose faucet.	1.00
30 ft. (or more)	1inch pipe black iron	2.10
16 " "	½ " " " "	.64
2 (or more)	1 inch 90' elbow	.20
1 "	1 " 45° "	.10
1 "	1 " tee	.15
2 "	1¼ " 90' elbow	.30
1 "	1 " plug	.10
1 "	1"X1"X1¼" tee	.20
2 "	1¼ inch short nipples	.10
1 "	1¼ " union	.30
1 only	front face for fire box. 4 doors	10.00
1 "	45 gallon steel drum used as expansion tank	5.00
1 set	firemans tools-- pokers, ashpit cleaner, flue cleaner. etc.	5.00
		$521.19

Above equipment feeds heat to 1A, 1B, (2) greenhouses.
(1A)(1B)(2)

521.19
141.55
126.15
485.40
797.45
2069.74
169.74 omit on claim.
2000.00 claim.

20 Chard
c5.00

(1)

HEATING EQUIPMENT FOR GREENHOUSE (1A)

26 ft. wide by 60 ft. long average height 7 ft.
Covering total ground area of 1560 sq. ft.

130	ft.(or more)	3 inch black iron pipe	45.50
390	" "	2 " " " "	62.40
50	" "	2½ " " " "	12.50
9	"	2 " 90' elbows	2.25
6	"	2 " standard unions	2.40
2	"	2 " tees	.70
4	"	2½"X2½"X2" tees	2.00
X 2	"	3"X2½" reducing coupling	.50
4	"	3 inch 90' elbows	2.40
2	"	3 " tees	1.50
3	"	3 " flange unions	3.00
1	"	3"X2½"X2½" tee	.75
1	"	3"X2" reducing bushing	.25
1	"	3"X2" " coupling	.25
2	"	2½ inch flange unions	1.20
1	"	2½ " tee	.50
2	"	2½"X2" reducing bushing	.15
3	"	2½ inch 90' elbows	1.05
1	"	3 " 45' "	.60
1	"	3"X2½" reducing bushing	.25
1	"	2½"X2" " "	.15
1	"	2½"X2" 90'elbow	.35
4	"	2½ inch short nipples	.45
4	"	2 " " "	.45
			$14 1.55

All above pipes and fittings are mounted on each side o of building and on beams connected to above boiler.

ALL PIPES MUST BE DRAINED FOR PRESERVATION OF METAL

HEATING EQUIPMENT FOR GREENHOUSE (1B)
26 ft. wide by 80 ft. long, average height 7 ft.
Covering total ground area of 2080 sq. ft.

1	(or more)	3"X3"X2½" tee	.75
2	"	3 inch flange unions	2.00
1	"	3"X2½"X2½" tee	.75
3	"	2½"X2½"X2" tee	1.50
1	"	3 inch tee	.75
2	"	2½" "90° elbow	.70
3	"	2½"X2" reducing bushing	.45
1	"	2"X1½" " "	.10
1	"	3"X2" " "	.25
8	"	2 inch standard unions	3.20
1	"	½ " plain brass faucet used as air vent	.75
5	"	2 " 90° elbow	1.75
2	"	2 " cross tee	.30
2	"	2 " plug	.50
1	"	2½ " flange union	.60
4	"	2½ " short nipples	.45
3	"	2 " " "	.25
100	ft. (or more)	3 inch black iron pipe	35.00
460	" "	2 " " " "	73.60
10	" "	2½ " " " "	2.50
			$126.15

Above pipes and fittings are mounted on one side of building and suspended from beams, all connected to System # 1

ALL PIPES MUST BE DRAINED WHEN NOT IN USE
TO GUARD AGAINST FROST AND RUST.

ACTIVE PASS GROWERS ASSN.
MAYNE ISLAND, B. C.

HEATING EQUIPMENT FOR GREENHOUSE(2)
36 ft. wide by 160 ft. long average height 7 ft.
Covering total ground area of 5760 sq. ft.

ALL EQUIPMENT MUST BE DRAINED WHEN NOT IN IN USE
TO GUARD AGAINST FROST AND RUST

6 (or more)	"	3 inch 45' elbows	3.60
4	"	3 " flange unions	4.00
5	"	3 " 90' elbows	3.00
3	"	3 " standard unions	3.00
7	"	2½"X2½"X2" tees	3.50
16	"	2 inch standard unions	6.40
2	"	3"X2½" reducing couplings	.50
10	"	2½ inch close nipples	1.10
2	"	2½ " 5 in. "	.40
1	"	2½ " plug	.30
3	"	2½ " 90' elbows	1.05
1	"	3"X2½" reducing couplings	.25
5	"	2½"X2" " bushings	.75
8	"	2 inch 90' elbows	2.00
3	"	2½ " short nipples	.45
5	"	2½ " tees	2.50
1	"	2½"X2½"X3" tee	.75
1	"	3 inch globe valve	20.00
6	"	3 " nipples (long and short)	1.35
1340 ft.	"	2 " black iron pipe	198.40
600 "	"	3 " " " "	210.00
7	"	3½"X3½"X3" tees	7.00
4	"	3 inch plugs	1.00
4	"	3½"X3" 90' elbows	2.40
2	"	3½"X3" reducing bushing	.70
1	"	3½ inch elbows	.90
14 ft.	"	3½ " pipe in 10 pcs.	7.00
8 "	"	¾ " galv. iron pipe (air vent)	.80
1	"	¾ " 45' elbows	.10
2	"	¾ " plugs or caps	.20
			$483.40

Above equipment mounted on each side of building and on top of beams, connected to system #1

HEATING SYSTEM FOR GREENHOUSES AT CAMPBELL BAY

ALL WATER MUST BE DRAINED WHEN NOT IN USE

SYSTEM #2

1 only		hot water boiler "GURNEY" Oxford 9 sections no grates, 30 ft. smoke stack 12 inches diam.	350.00
25	ft.(or more)	1 inch black iron pipe	15.00
3	"	1 " 90° elbow	1.75
1	"	1"X1"X$\frac{3}{4}$" cast iron tee	.30
1	"	1 inch plug	.15
3	"	$\frac{3}{4}$ " elbow	.10
20	ft. "	$\frac{3}{4}$ " galv. pipe	.25
1	"	3 " gate valve	2.00
3	"	3 " 45° elbow	25.00
400	ft. "	3 " black iron pipe	1.80
65	" "	$2\frac{1}{2}$ " " " "	140.00
1360	" "	2 " " " "	16.25
2	"	$\frac{1}{8}$ " pet cocks (air vent)	217.60
4	"	3 " 90° elbow	.70
4	"	3 " flange unions	2.40
16	"	2 " standardunions	4.00
12	"	2 " 90° elbows	6.40
5	"	2 " tees	3.00
3	"	$2\frac{1}{2}$"X$2\frac{1}{2}$"X2" tees	1.75
5	"	$2\frac{1}{2}$"X2" reducing bushings	1.50
1	"	3"X$2\frac{1}{2}$" " "	.75
1	"	3"X$2\frac{1}{2}$" " couplings	.25
12	"	2 inch nipples 5 inches long	.25
2	"	$2\frac{1}{2}$ " " 4 " "	1.20
3	"	cross tees 2 inch	.30
3	"	2 inch plug	1.20
2	"	$2\frac{1}{2}$ " 45° elbows	.45
1	"	$2\frac{1}{2}$ " tee	.70
2	"	$2\frac{1}{2}$ " 90° elbows	.50
1	"	$2\frac{1}{2}$ " standard unionx	.70
1	"	$2\frac{1}{2}$ " flange union	.60
			.60
			797.45

Above equipment mounted on each side of building and on top of beams connected to BOILER.

Size of greenhouse:- 2-18 ft. by 180 ft. long
average height 6 ft.
Covering total ground area 5760 sq. ft.

EQUIPMENT FOR WATER SYSTEM

ALL EQUIPMENT INCLUDING PUMP AND ENGINE TO BE DRAINED WHEN NOT IN USE TO GUARD AGAINST FROST AND RUST

1 ONLY	2000 gallon tank, cedar rectangle. on a 29 ft. tower		150.00
36 ft.(or more)		1¼ inch black iron pipe	25.00
1	"	1¼ " tee	3.60
1	"	2 " tee	.20
4	"	2"X1½" reducing bushing	.35
1	"	2"X1¼" " "	.40
1	"	2"X 1½ " coupling	.10
1	"	45' 1½ inch elbow	.10
1	"	2"X2"X¾" tee	.25
2	"	2 inch standard unions	.35
1	"	2 " angle gate valve	.40
6	"	1½ " tees	1.50
5	"	1½ " 90' elbows	1.20
6	"	1½"X¾" reducing bushing	.80
1	"	1"X¾" " "	.35
2	"	1½"X1¼" " "	.05
2	"	1¼"X¾" " "	.15
1	"	1¼"X1" " "	.10
21	"	1"X¾" " "	.05
12	"	1½"X1¼" " "	.10
2	"	1¼"X1" " "	.15
460 ft.	"	1¼ inch black iron pipe	.10
240 "	"	1¼ " " " "	54.20
30 "	"	1 " " " "	24.00
22 "	"	2 " " " "	2.10
X 2	"	1½"X1¼"X1" tee	3.50
4	"	1¼ inch tee	.40
1	"	1½ " globe valve (brass)	.75
1	"	1¼ " " " "	1.25
4	"	1½ " union, standard	1.00
2	"	1¼ " " "	.35
2	"	1¼ " 90' elbows	.30
4	"	1 " 90' "	.25
11	"	¾ " hose faucets	.35
2	"	1¼ " 90' elbows	11.00
1	"	1¼ " standard union	.25
1	"	1¼"X¾" reducing bushing	.30
1	"	1¼ inch foot valve	.05
1	"	1¼ " tee	1.00
1	"	½ " plain faucet	.20
			.50

ALL PIPES AND FITTINGS ASSEMBLED TO LINE FROM TANK TO ALL PARTS OF THE GREENHOUSES AND EXPANSION TANKSOF BOILERS.

Fittings for pipes attached to pump

$287.05

(6) [Cont]

EQUIPMENT AT CAMPBELL BAY GREENHOUSES

WATER SYSTEM

1	only	FAIRBANKS MORSE stationary engine 2 H.P., 600 R.P.M. Eng. No. 667939 Crank for above No. 2ZAA	$100.00
1	"	DEMING rotary gear pump No. AA1601 $1\frac{1}{4}$" capacity	$ 20.00
1	"	24 ft. 3" 3 ply rubber belt	$ 3.50
1	"	2 gallon gasoline can	$ 1.00
1	$	oil bottle	
			$124.50
		Brought forward page (6)	$287.05
		TOTAL ESTIMATED VALUE -- -- -- --	$411.55

SUPPLIES ON HAND AT CAMPBELL BAY GREENHOUSES
(at time of evacuation)

20 cords of wood @ $5.00 per cord	--	$100.00
Value of supplies on page (8)	--	$ 30.30
TOTAL VALUE OF SUPPLIES	--	$130.30

MACHINERY AND EQUIPMENT

SUPPLIES ON HAND AT CAMPBELL BAY GREENHOUSES
(subject to usage until evacuation)

1 case	- 16"X16" - 18 oz. glass	7.00
4 "	odd size glass	10.00
30 inches	of ½ inch galv.pipe	.20
1 only	½ inch globe valve	.50
1 "	3 " 90' elbow	.60
2 "	3 " short nipples	.40
1 "	2½ " plug	.50
1 "	2 " sleeve	.30
1 "	2"X¾" reducing bushing	.10
6 "	1¼ inch couplings	.60
1 "	1½ " plug	.20
2 "	1¼ " 90' elbows	.25
1 "	2 " X 12 inches long nipplex	.20
1 "	1¼ inch by 4 ft. long black iron pipe	.40
1 "	1½ " " 5 " " galv. " "	1.00
1 "	1¼ " " 3 " " " " "	.60
1 "	1¼ " " 6 " " black " "	.75
1 "	1½ " " 2" 12 " " galv. " "	1.20
1 "	¾ " " 12 " " black " "	.80
60 ft.	(or more) ¾ inch black iron pipe	3.00
2 only	glass - cutters	.20
1 "	double-bitted axe	1.50
1 "	single " axe	30.30
1 "	"BEACON" lantern	
1 "	kerosene lamp	
1 "	small can sugar	
1 "	" " tea	
6 "	pcs. chinaware	
1 "	galv. iron pail (2 gallon capcty)	
2 "	long handled sovels	
1 "	garden rake	
3 "	" hoes	
1 "	" cultivators	
2 "	wooden wheelbarrows	
2 "	50 ft. coils (couplings attached) ¾ inch corrugated rubber hose	
3 "	drum heaters and 3 roof plates	

Stored in Warehouse at Home.

K Nagata.
(Claimant's Name)

REAL ESTATE
(Farm Land)

14264
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	3	Dec/1920	Gillespie	$2200 for 6 lots (no improvements) sold 3 about 1923 for 600.00	cleared	House (subsequently rebuilt)	Land & Improvements $12,500.00

EXHIBIT No. 106-5
DATE May 11/48
FILED BY Mrs Mc Macken

Total ..... 3 acres.

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

Description	When Made	Cost
Dug the well		
Boilers + extensive piping - heating system for greenhouses	1933 + added to from time to time	Estimated Cost $3243.64
Engines, pumps + extensive water system and piping	1933 + added to from time to time	Estimated Cost 602.40
Delco lighting system 850 watt 32 volts, fixtures etc + wiring	1930 + added to from time to time	" " 700.00

* BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Greenhouse	2700 sq ft		1940	Materials & Labour		$950.00		
Boiler room for same			1940	"	"	$150.00		
Hothouse	15,640 sq ft	Built in sections	1930, 1933, 1934, 1936	"	"	$3500.00		
Boiler room for same			1933	"	"	250.00	9700	
Seed Room	280 sq ft.		1936	"	"	70.00		
" "	120 sq ft		1940	"	"	30.00		
House		Rebuilt	1940	"	"	1700.00		
5 warehouses			1925	"	"	500.00		
2 chickenhouses			1922	"	"	500.00		
Pump House			1940	"	"	50.00		
Barn			1934					

* Had engine of Delco Plant overhauled + put in new batteries in 1940 cost about $210.00

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

The appraiser mentions the Delco plant but places no value upon it. He does not even mention the extensive heating and water systems & the engines + pumps. This machinery and equipment was all kept in good working order.

I had operated these premises for chicken ranching original. After 1930 I gradually converted to greenhouse operation only.

The custodian sold at private sale (not to V.L.A.) my property and Greenhouses at Campbell Bay Mayne Isl about 2 miles away from these premises

K Nagata
SIGNATURE

over

EXHIBIT No. 106-S
DATE MAY 11 19[illegible]
FILED BY [illegible]

in 1946 for $5400.00. While I do not think he received a high enough price for that property, this property was considerably better in comparison yet he sold this property to V.L.A. in 1944 for $2940.00. Comparing the two properties:

(1) this property is much more conveniently situated in relation to the wharf. (SSB. value this land at $100 per acre – the appraisal of the Campbell Bay property valued it at an average of less than 10.00 per acre)
(2) This property had a good house on it – Campbell Bay had none
(3) this property had a Delco light plant – " " " "
(4) this property had 3000 sq ft. more greenhouse space
(5) the ~~I~~ investment in this property was almost double the investment in Campbell Bay.

While this property was sold in 1944 & Campbell Bay in 1946 there was little if any increase in the Custodian's appraisal of the Campbell Bay property between 1944 & 1946 as indicated in the custodians file

On the basis of this comparison if the sale price of Campbell Bay was fair (which is not admitted) this property should have been worth at least $9,000.00 to $10,000.00. While I have no special knowledge of real estate values, however, I believe that the fair market value of these premises at the date of sale would have been at least $12,500.00 in 1944 when sold.

This property was a going concern at the date of sale, the same at that time being operated as a greenhouse.

EXHIBIT No. 106-b DATE MAY 11 1948 FILED BY

Farm Appraisal Report

File No. J.L.813

Land Description Lots 1, 2 & 3, Sub.Div. of Sec.12, Plan 715, Mayne Island, B.C.

Containing 3 (more or less) Acres

Owner's Name NAGATA, Kumazo Post Office Address Mayne Island, B.C.

Nearest Shipping Point C.P.R. Steamer 4 times weekly - Wharf Distance 1/4 mile.

Market Town Vancouver or Victoria by steamer, approx. Distance 40 mls.

Church (give denomination) C. of E., Mayne Island Distance 1/2 mile.

Nearest School Mayne Island, Small elementary school only. Distance 1 mile.

State how property was identified: By Registered Plan, roads & neighbors.

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

Has approx. 400' frontage on good gravel road at West boundary and a rough graded road along East boundary.

Is this district a good one? No, sparsely settled small Island, too far out from markets.

Employment opportunity Negligible on this small Island.

Predominating Nationality and religion: British, Protestant religion.

Describe Fencing and its condition: Wire & pole at North, West & South/ - only fair. Value $

Water supply: About adequate from a well on place, pumped by gas engine to a wood storage tank to give gravity supply for domestic use and greenhouse irrigation and heating. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
(HOUSE & addns	26 x 28	Lumber	14	shgl	1 yr.	Post	V.fair	) 1250.00
(Shed "	12 x 20	Rough "	6	"		"	"	)
Greenhouse "	10 x 13	sash & glass	6	glass	" "	"	"	25.00
~~xxx~~Greenhse	10 x 30	" " "	6	"	5 yrs.	"	"	45.00
"	27 x 100	" " "	7	"	" "	"	"	400.00
Boiler & shed	20 x 20	½ lbr & "	7	lbr & "	" "	"	"	50.00
~~xxxx~~reenhouse	26 x 140	sash & glass	7	glass	" "	"	"	545.00
5 ~~xxxxx~~ction Green- ~~xxxxx~~nse	101 x 150	" " "	7	"	10 yrs.	"	"	1135.00
Boiler & shed	16 x 30	Rough Lumber	8	Rub	" "	"	"	50.00
Small Barn	10 x 26	" "	10	shke	20 "	"	only "	40.00
Cement store	13 x 17	cement walls	6	"	10 "	cement	"	60.00
shed	x							

NOTE:- There are several old rough lumber & shake henhouses & sheds of no value. Also there is a serviceable 16 cell Delco plant which furnishes electric light.

Total present day value $ 3600.00

Total Value Buildings add to farm $ 2700.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Dwelling rebuilt about a year ago and in serviceable condition. $

Describe the basement and chimneys: No basement, 1 brick chimney to ground, 1 bracket.

No. rooms downstairs? 4 Upstairs? 4 How finished V.Joint, beaver board or shiplap & paper.

Are buildings painted? Dwelling & green-/houses. Condition of paint Dwelling good, Greenhouses fair.

Distance from nearst bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3	Rolling & levelling out to West (half level)	clay or shaly loam 6 - 8"	clay or shaly	Fallow or sod	100.00	300.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 300.00

Total added by buildings to value of farm $ 2700.00

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

Total value of farm $ 3000.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
In fair condition but tillage lacking this season except in greenhouses. Occupied by Japanese owner & family for about the last 20 years and Mr. Ratcliffe, tenant in residence since Japanese evacuated some time ago.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Tomato growing under glass or poultry with a family cow.

Noxious weeds: Some couch grass and thistle in spots.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Province of B.C. - Mayne Island Assessment District. 1942 taxes total $23.30.

Date: Aug. 25th, 1942.
Place: Victoria, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 14 day of August 19 42.

Inspector's Signature "J. D. PATTERSON"

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

Farm Appraisal Report

Remarks: A fairly well situated 3 acre holding about ¼ ml. from the steamer wharf, Post Office & store on Mayne Island. I understand it was acquired by the Japanese owner about 20 yrs. ago, who originally engaged in poultry farming. In the last 10 - 12 yrs, however, greenhouses for tomato production have been built and one crop grown annually. The foundations are wood and although not first class construction, these greenhouses are better than the average Japanese type on this Island and have hot water heating. The piping appears to have been bought second-hand and old tubular boilers obtained from fish plants, but the system is serviceable for the purpose for which it is now used. While there is no fuel on the place, timber can readily be obtained on this Island at nominal cost.

Messrs. Ratcliffe and Mayers are renting the greenhouses on this and 9 other Japanese holdings on Mayne Island at $5000.00 for the 1942 season and details of the lease can be obtained from the Custodian. Mr. Ratcliffe & his family are in residence on this property.

(FOR ORCHARD LANDS ONLY)

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

Lies on a rising slope about ¼ ml. East of the sea front on Active Pass. Fairly fertile soil with natural drainage or fall towards the sea.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

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

½ dozen mixed fruit trees - only fair. $

$

$

$

$

$

$

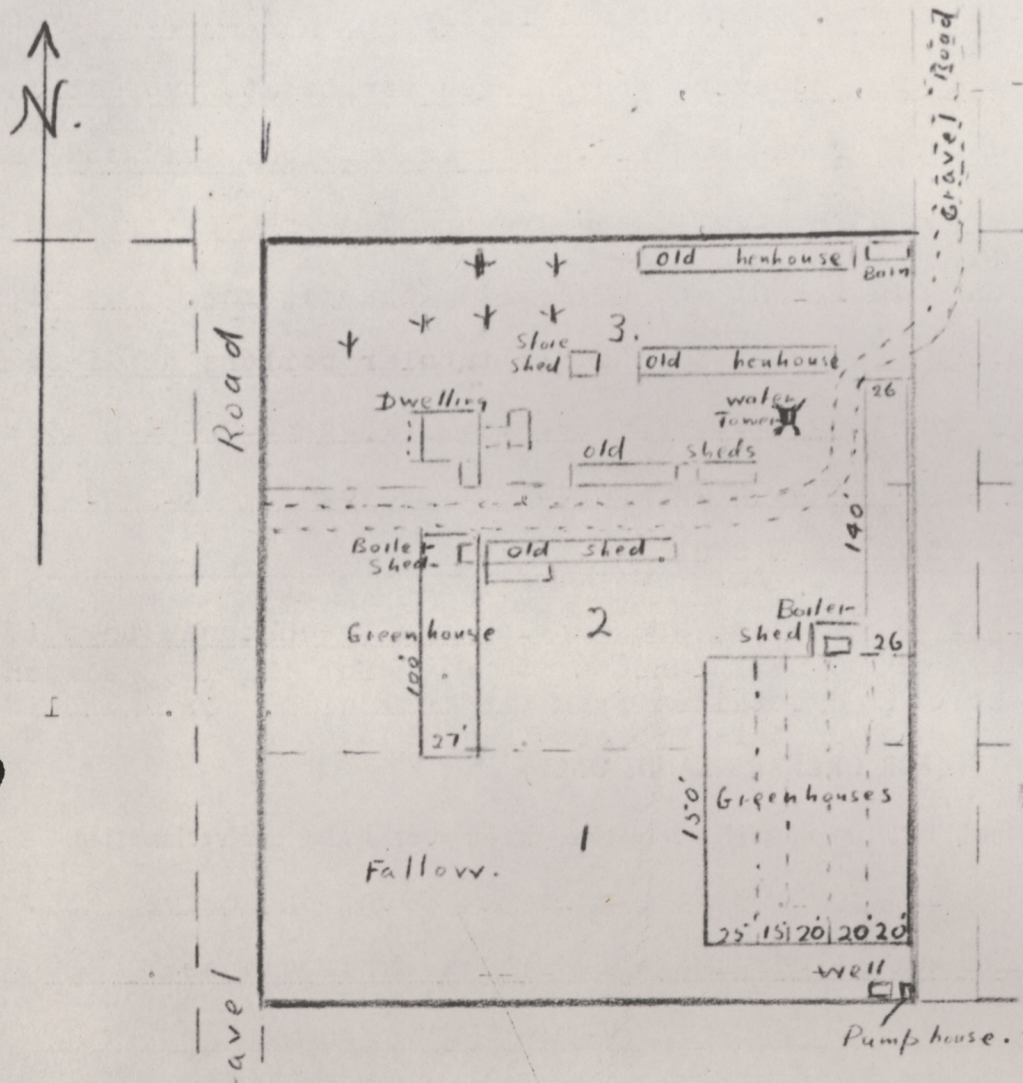
$

$

Total $

Amount fruit trees add to value of farm $

Diagram of Property



outlined in Red:

Lots 1, 2 & 3, Sub-Div. of Sec. 12, Plan 715 Mayne Island

K. Nagata property.

Scale 100' = 1 inch

Following careful review of this appraisal report, it is my opinion that the present value is $ 3000

Date 27th August, **19** 42.

"I. T. Barnet"

District Superintendent.

FORM "JP"

Mayne Island, B.C.

FILE No. 5166

EXHIBIT No. 106-7.

DATE MAY 11 1948

FILED BY

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: NAGATA, Kumazo

HOME ADDRESS: MAYNE ISLAND, B. C.

REGISTRATION NUMBER 14264 SEX: Male AGE: 56

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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiyono

ADDRESS OF WIFE OR HUSBAND: MAYNE ISLAND, B.C.

NAMES OF ANY LIVING CHILDREN: NONE

ADDRESS OF CHILDREN: NONE

AGE OF CHILDREN: NONE

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

1. LOCATION AND DESCRIPTION: (1) One acre, being LOT 1, sub-div. of Section 12, Plan 715 MAYNE ISLAND, B.C. Cowichan District. (2) One acre being LOT 2 of above. (3) One acre being LOT 3 of above.

(4) 160 acres being N.W.¼ of section 11, MAYNE ISLAND, B.C. Cowichan District.

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling House, Sawmill, Warehouses 8 Greenhouses total 18,740 sq.ft. of ground space--6,600 plants on (1) (2) (3) On (4) 4 Greenhouses total 15,160 sq. ft. of ground space--5,400 plants.

Plants: meaning, Greenhouse Tomato Plants.

3. INSURANCE (Give particulars; state where policies are) Would like above Buildings insured agaist FIRE. None in effect yet.

4. TAXES (Amount and where payable) (1) $5.60 (2) $9.90 (3) $7.70 pd. for 1941 (4) $20.90 paid for 1941 to Mayne Island Collector

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

NONE

6. OCCUPANCY AND LEASES (If vacant so state) (1) (2) (3) occupied by self and hired help. (4) Greenhouses as above and caretaker or lessee occupies bunkhouse attached to Greenhouses. See Agreement with lessee upon or after evacuation, attached hereto.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ROYAL BANK, East End Br., Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: NONE

9. IF FARM LAND STATE CROPS SOWN 12,000 Greenhouse Tomato plants, Field Staked Tomato plants-3,000 in plant boxes. Present selling Value of Growing CROPS (SEE REPORT) as at APRIL 6th, 1942 -$3000.00 which includes all EXPENSES (supplies, labour, etc.)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House as heretofore stated on (1)(2)(3) Bunkhouse attached to Greenhouses as heretofore ~~stated on (4)~~

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
NONE

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
NONE

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:
As per attached lists
As per attached lists.

ALL EQUIPMENT CONTAINING WATER FOR COOLING OR HEATING MUST BE DRAINED WHEN NOT IN USE TO SAFE GUARD AGAINST FROST AND RUST.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
NONE

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

RM "JP"

4. INSURANCE CA
Would li
fixtures, co
advised. All

5. MORTGAGES,

OTHERS:

6. MONEYS OWIN

7. BONDS, DEBE
$100.00

8. BANK ACCOU

9. LIFE INSURA
Policy No.

10. INTEREST IN

11. SAFETY DE

LIABILITIES:

1. PERSONAL
Insurance

~~Insurance~~

~~XXInsurance~~

2. ~~TRADE~~ DE
Monthly s

1942 Taxe
Agreemen
from K.N

REMARKS: (Gr

Time o
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I certify tha
every descriptio
and indirect.

Dated this

Savi

FOR DEPART

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY:
Would like heating systems of greenhouses, furniture of dwelling fixtures, contents of warehouses insured against Fire if not otherwise advised. All of item(4) subject to changes or alterations.

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)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
$100.00 VICTORY BOND 1951 maturity in owner's possession.

8. BANK ACCOUNTS: ROYAL BANK OF CANADA, East End Br. Vancouver, B.C.
No.2015, Balance as at April 6th, 1942 $890.00

9. LIFE INSURANCE: $6500.00 with Monarch Life, Vancouver Br.
Policy No.P93069 held by declarant, premium overdue as at March 3rd 1942. Beneficiary wife KIYONO NAGATA of Mayne Island, B.C. subj. to evacuation.

10. INTEREST IN ANY ESTATES OR TRUSTS. NONE

11. SAFETY DEPOSIT BOX: ROYAL BANK OF CANADA East End Br. Vancouver, BC

LIABILITIES:

1. PERSONAL DEBTS:
Insurance premiums for own Policy. #P93069 overdue March 3rd, 1942.

2. TRADE DEBTS:
Nagata not indicted D 9-11-42 I 7-3-43 A
Monthly statement payable to GORDON & BELYEA LTD. Vancouver B.C.

1942 Taxes unpaid for heretofor stated (1)(2)(3)(4) REAL PROPERTY
Agreement with Slade & Stewart Ltd. of Vancouver, B.C., to handle from K.Nagata(self) 2000 cases of Hothouse or Greenhouse Tomatoes @ 12½% Com.

REMARKS: (Growers' copy ATTACHED hereto)
500 cases of Field Staked Tomatoes @ 12½% Com.

Time of Delivery - APRIL till end of crop SEASON. Returns and cheque in payment to be mailed every week. DATED January 26th, 1942

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 20th day of April, 1942. 1942.

(Signature) K. Nagata
(Naturalized British Subject.

Gavin C Monat.
Witness

FOR DEPARTMENTAL USE

EXHIBIT No. 106-8
DATE MAY 11 1948
FILED BY Mr Master

HOTHOUSE NO.1

Heating Equipment - System (1)
Total Coverage 2700 ~~square feet~~
27 ft.x 100 ft. single gable

$ 300.00	1 only	-	Pheonex Locomotive type Boiler with 26 - $2\frac{1}{4}$"x 7ft flues
30.00	1 "	-	30 ft. 10 inch steel smoke stack
1.00	2 "	-	3" 45' elbows
5.40	9 "	-	3" 90' elbows
2.25	3 "	-	3" tees
10.00	1 "	-	3" flange for outlet on top of boiler
10.00	1 "	-	3" " " inlet on bottom of boiler
4.00	4 "	-	3" " unions
3.00	8 "	-	2" std. "
2.00	8 "	-	2" 90' elbows
107.20	670 ft.	or more	2" pipe in 3 parrallel lines (blk ironpipe)
87.50	250 ft.	"	- 3" blk iron pipe from Boiler to south end of Greenhouse along centre of building and also returns from coils
1.00	25 ft.	"	- $\frac{1}{2}$" pipe (air vent)
3.25	10	only	- 2" tees
.50	2	"	- 3"x 2" reducing couplings
.50	2	"	- 3"x 2" " bushings
1.00	1	"	- 45 gallon water expansion tank
.25	4	"	- $\frac{1}{2}$" 90' elbows
.10	1	"	- 1" 90' "
.05	1	"	- 1"x$\frac{1}{2}$" reducing bushing
.10	1	"	- $\frac{1}{2}$" std. union
1.00	10	"	- 2"x 4" long nipples
570.10			

Estimated Value $570.10

Claim - $550.00

Real Property.

HOTHOUSE NO.1

Heating Equipment - System (2)
- AuxilXiary Unit for System (1)
- Same Coverage as System (1)
- Same Building as System (1)

250.00	1 only	-	Robin Hood "F" pattern 10 section Hotwater Boiler with 4" flange outlets & inlets
10.00	1 "	-	12" by 30 ft. long smoke stack
.60	1 "	-	2½" flange unions
.35	1 "	-	2½" 90' elbows
.60	1 "	-	3" 90' "
.28	4 "	-	2" short nipples
.15	1 "	-	2½"x 2" reducing bushing
.25	1 "	-	3" x 2" " "
.50	2 "	-	3" x 2½" " "
1.00	1 "	-	3" std. union
1.50	6 "	-	2" " "
1.30	4 "	-	2" tees
2.75	11 "	-	2" 90' elbows
2.40	4 "	-	3" 90' "
1.20	2 "	-	3" 45' "
.50	2 "	-	2" 45' "
.50	2 "	-	3"x 2" reducing bushing
1.00	1 "	-	45 gallon expansion tank
.14	2 "	-	¾" elbow 90'
.16	2 "	-	¾" tees
.10	1 "	-	1" 90' elbow
.05	1 "	-	1"x ¾" reducer
30.00	120 ft. or more	-	2½" black iron pipe
35.00	100 ft. "	-	3" " " "
69.00	440 ft. "	-	2" " " "
409.33			

Estimated Value $409.33

Claim — $400.00.

Real Property

HOTHOUSE NO. 2

Heating System (Boiler Room Equipment)

1	only	- 4ft. diameter x 12ft. long horizontal type (boiler)	750.00
1	"	- 40ft. x 20" diameter smokestack	80.00
3	"	- 4" flange outlets and inlets	45.00
4	"	- 3" " " "	40.00
4	"	- 1" 90' elbow	.34
1	"	- 1" tee	.11
3	"	- 1" unions	.70
1	"	- $\frac{1}{4}$" globe valve (air vent for boiler)	.50
1	"	-1$\frac{1}{2}$" brass gate valve	2.00
1	"	- $\frac{3}{4}$" hose takeoff(for draining boiler)	.20
3	"	- 4" x3" x 4" x 3" cross tees	15.00
2	"	- 4" pipe 2feet long in 2pieces @ 6" and 18"	6.00
1	"	- 1" shutoff cock	.50
2	"	- 4" x 3" reducing bushing	1.50
1	"	- 1$\frac{1}{4}$"x 1" " "	.05
1	"	- 1" x $\frac{3}{4}$" " "	.05
1	"	- 3" x 2" " "	.25
1	"	- 2" plug	.25
1	"	- 1" "	.10
10	ft.	or more - 1$\frac{1}{4}$" black iron pipe	1.00
34	"	" - 1" " " "	2.40
2	only	- 45 gallon capacity expansion tank	2.00
			$947.95

Above unit produces heat to Greenhouses(1)(2)(3)(4)

Estimated Value of above unit $947.95

Claim $950.00

Real property

HOTHOUSE NO.2

Heating System for Greenhouse x(1)
Total Coverage 3640 square feet.
26 ft. X 140 ft. single gable

820 ft. or more	- 2½"	black iron pipe	$205.00
400 ft. "	- 3"	" " "	140.00
10 only	------- 3"	90' elbow	6.00
3 "	------ 3"	flange unions	3.00
3 "	------ 3"	tees	2.25
10 "	------ 2½"	90' elbow	3.50
1 "	------ 2½"	45' "	20.35
1 "	------ 2½"	Jenkins gate valves	20.00
1 "	------ 3"	" " "	25.00
6 "	------ 2½"	flange unions	3.60
2 "	------ 2½"	std. "	1.20
1 "	------ ¼"	pet cock (air vent)	.25
8 "	------ 3"x	2½" reducing bushing	2.00
6 "	------ 2½"	short nipples	.65
6 "	------ 3"	" "	1.20
2 "	------ 3"	45' elbows	1.20
1-pc. "	------ ½"	pipe x 6ft. long	.25
			$415.45

Estimated Value of Above - $415.45

Claim $400.00

Real Property

HOTHOUSE NO.2

Heating System for Greenhouse(2)
Total Coverage 6000 ~~ft.~~ square feet
40 ft. x 150 ft. - twin gable

1 only	- ¼" pet cock (air vent)	.25
1 "	- ½" 45' elbow "	.66
6 ft.	- ½" blk iron pipe "	.25
8 only	- 2½" short nipples	2.00
320 ft. or more	- blk iron pipe 3"	112.00
350 ft.	" --- boiler tubing with 3" pipe sleeves welded for connections	105.00
120 ft.	" - 2½" black ironpipe	30.00
4 only	-------- 3" flange unions	4.00
4 "	-------- 3" tees	3.00
6 "	-------- 2" "	2.00
2 "	-------- 2½" "	20.00
1 "	-------- 2½" Jenkins gate valve	2.00
1 "	-------- 2" brass globe "	.90
6 "	------- 2½" x 2" reducing bushing	.50
2 "	------- 3" x 2½" " "	.25
1 "	------- 3" X 2" " "	.70
2 "	------- 2½" 45' elbows	.40
2 "	------- 3" nipples(short)	.70
10 "	------- 2" " "	5.40
9 "	------- 3" 90' elbows	2.50
10 "	------- 2" 90' "	3.20
8 "	------- 2" unions	129.60
810 ft. or more	- 2" black iron pipe	424.71

Estimated Value of Above ~~$424.71~~

Claim - $400.00

Real Property.

HOTHOUSE NO. 2

Heating System for Greenhouse(3)
Total Coverage 2250 square feet
15 feet by 150 feet single gable

185 ft. or more	- 3" black iron pipe	$64.75
160 ft.	- 2½" " " "	40.00
490 ft.	- 2" " " "	78.40
5 only	- 3" 90' elbows	3.00
1 "	- 3" flange union	1.00
1 "	- 3" x 2" reducing bushing	.25
1 "	- 3" x 2½" " "	.25
1 "	- 2½" x 2" " "	.15
1 "	- ½" x ¼" " "	.04
1 "	- 2" globe 90' valve	2.00
5 "	- 2" 90' elbows	1.25
5 "	- 2" tees	1.65
2 "	- 2½" 90' elbows	.70
4 "	- 2" x 4" nipples	.40
4 "	- 2" std. unions	1.60
1 "	- 2½" " "	.60
2 "	- 3" " "	2.00
1 "	- 2½" tees	.50
1 "	- 2½" short nipple	.11
2 "	- 2" close nipple	.15
1 "	- 2" long nipple	.10
1 "	- 3" x 6in. nipple	.35
1 "	- 3" x 10in. nipple	.40
1 "	- ¼" pet cock(air vent)	.35
		$200.00

Estimated Value $200.00

Claim $200.00

Real Property

HOTHOUSE NO. 2

HEATING System for Greenhouse (4)
Total Coverage 3750 square feet
25 ft. by 150 ft. single gable

5	only	-- 3" tees	$3.75
12	"	- 3" 90' elbows	7.20
3	"	- 3" flange unions	3.00
1	"	- ½" faucet (air vent)	.50
3	"	- 3" standard unions	3.00
1	"	- 3" 45' elbows	.60
1	"	- ¼" pet cock (air vent)	.25
1	"	- 3" Jenkins gate valve	25.00
5	"	- 3" close&short nipples	2.30
1	"	- 3" plug	.50
220 ft.	or more	- Black iron pipe 3" diameter	77.00.
510 ft.	"	- 3""Boiler Tubing with 3" blk iron pipe welded for connections	153.00
			276.10

Estimated Value $276.10

Claim $ 300.00

Real Property

WATER WORKS EQUIPMENT.

1 only-	35ft. tower	150.00
1 "	2200 gal. cedar tank(rectangle)	150.00
2 "	2" globe valves (at foot of tower&intake of line	2.00
400ft	-1½" Black iron pipe	48.00
60ft.	-2" " " "	9.60
30ft.	-1¼ " " " (intake)	3.00
570ft.	-¾" Galv. " " (water to house)	28.50
160ft.	-1¼" Black " " (spreaders)	16.00
270ft.	-1" " " " "	18.90
1 only-	1½" Brass gate valve	2.00.
1 "	-1¼ " check "	1.00
1 "	-1" " globe "	.75
1 "	-"Wonder" pump & engine (portable) with "Uno" Ignition jump spark	125.00
1 "	- No. S461 - 6volt hotshot battery	1.75
2 "	- XX 2" hose connections	1.00
1 "	- 1¼" foot valve	1.00
3 "	- 1¼" 90° elbow	.40
3 "	- 1½" " "	.48
5 "	- 2" " "	1.25
3 "	- 1¼" reducing bushing tee	.50
1 "	- 1½"X1¼" reducing bushing	.06
1 "	- 1¼"X1" " "	.05
2 "	- 2"X 1½" " "	.18
4 "	- 1" X ¾" tees	.42
12 "	- ¾" hose faucets	15.00
8 "	- ½" " "	4.00
5 "	- 1½" X 1½" X 1¼" tees	1.00
1 "	- 1½" x 1½" X 1" "	.20
1 "	- 2" X 1" reducing bushing	.09
3 "	- 1" X ¾" " "	.14
2 "	- 1½" X 1" " "	.12
5 "	- 1¼" X ¾" " "	.25
1 "	- 1½" X ¾" " "	.06
2 "	- 1¼" unions	.55
3 "	- 1½" unions	1.05
1 "	- 21ft. intake pipe 1¼" black iron pipe with 1¼" foot valve attached to be used when portable pump is moved to well st middle of the field.	3.10
1 "	- Myers hand pump 1¼" cap. #3156	15.00
		602.40

Estimated total value $602.40

Claim 600.00

Real Property

MACHINERY AND EQUIPMENT

FUEL SUPPLY EQUIPMENT IN USE AND NOT IN USE

18.00	3	only 6 feet cross-cut saws
7.50	1	" 7½ " " "
10.00	1	" 7 " falling "
12.50	1	" 5 " standard WEE MACGREGOR drag saw (new)
10.00	2	" 5 " " " " " "
5.00	1	" 6 " " " " " "
4.00	2	" SAGER swamping axes
2.00	1	" GORILLA falling axes
2.00	1	" VIKING " "
3.00	3	(or more) common axes - double bitted
3.60	3	" 8lbs. sledge hammers with handles
2.00	1	" 9 lbs. " " " "
2.00	1	" 10 lbs. " " " no handle
4.50	2	" 9 lbs. new wedges eagle
1.25	1	" 8 lbs. falling wedge
3.00	1	pair spring boards with irons
4.00	8	(or more) used wedges
5.00	5	" splitting bars
125.00	1	only WEE MACGREGOR DRAGSAW 4 H.P. Eng. No.2190 cylinder head No.1395. In running order
.50	1	" one gallon gasoline can
1.00	1	" five " " "
300.00	1	" GASOLINE DONKEY powered by 1928 CHEVROLET motor complete with 3 drums, 200 ft. galv. flex. wire rope ½ inch; 2 snatch blocks; 1 large steel rope block swiveled hook 5/8 to 7/16 - 3/8" galv. flex wire rope
7.50		1 - 1"x16 ft. long wire rope sling
5.00		1 - ½"X14 " " " " " flex.
6.00		1 - 1 inch by 100 ft. wire rope
1.00		1 - ½ " " 60 " " " flex.
		1 - 5/8 " " 7 ft. long chain
.50		2 - ¾ " shackles
1.50		1 - swamp hook 1 inch iron
		one of the drums not yet mounted — gas Donkey.
		1 - storage battery 6 volts — gas Donkey.
	2	" water cans 4 gallon cpcty.
1.00	1	" socket peavy 2½"X44"
148.35		

Claim $250.00

Estimated Value $248.35

~~Gas DONKEY Complete $300.00~~

(8) (9) Real Property except Donkey Engine

CHINERY AND EQUIPMENT (cont)

SAWMILL EQUIPMENT

1 ONLY SAWDUST SCOOP- Black Cat Special Lt.Wt.#10
1 " BUICK 6 cylinder motor with direct Drive Output Eng No. BUICK 2079035, Exhaust Manifold No.204484 one front spring removed, 4 wheels, no tires.
1 " Universal joint coupling power output to saw arbour, shaft has takeoff pulley
1 " SAW HUSK - complete with friction drive feedworks, controls, tighteners, saw-guides stored in warehouse NO OTHER PARTS REMOVED
5 " metal faced 6 inch rollers
1 " " " 3 " "
1 " TWO BLOCK CARRIAGE with SETWORKS, 4 axles, 4-flat faced wheels, 4 grooved wheels V faced, 2 - sliding dogs stored in warehouse ON OTHER PARTS REMOVED
1 " 48 inch SIMONDS CIRCULAR SAW - complete with all teeth and shanks no parts missing. (stored in warehouse)
1 " TIGHTENING NUT for saw arbor (stored in warehouse)
1 " " WASHER " "
2 " 2½"x48" SOCKET PEAVIES, maple handle.
1 " AUTO/LITE STORAGE BATTERY marked KN on case
60 ft 1¼ inch by 1¼ inch flat track ¼ inch thick.
60 " 1¼"X1¼"by ¼" thick V track
1 - length 3/8" flexible wire rope(feed cable) attached to carriage and feedworks drum complete with 2- tighteners.

Estimated Value (as unit) - $500.00
Including Dowbey Engine.

Claim Dawmill & Gas Dowbey $500.00

Chattels

Copy

MACHINERY AND EQUIPMENT (cont.)

1	only	Delco Light System 850 watt, 32 volt engine # 206914	
1	set	16 jars 32 volt, 7 plate storage batteries, wiring, electrical fixtures & etc.	$500.00

Real Property.

1	only	15 plate 90 amp. CHRYCO storage battery low type for V8 cars & trucks, marked KN	$ 10.00
1	"	6 volt storage battery (WILLARD) " "	$ 7,50
1	"	6 volt " " (USL)cracked case	nil
1	"	6 volt " " (HART) marked KN	$5.00
1	"	Golden Rod tire pump marked KN	$ 4.00
1	"	32 volt power grinder & wheel	$ 6.00
1	"	Green chopper with 3 blades	$ 2.00
6	"	Drum heaters (3 from Campbell Bay)	$ 12.00
2	"	Box stoves	$ 5.00
2	"	Oil drums empty 45 gal. cap. single rim	$ 2.00
1	"	Large scythe	$ 1.00
5	"	Garden Hoes	$ 1.50
7	"	Shovels	$ 4.00
1	"	Potato fork	$ .50
3	"	prospecters picks	$ 1.50
3	"	Mattocks	$ 1.50
3	"	crow bars	$ 3.00
3	"	Small scyths or hooks	$ 1.00
1	"	Garden Watering can	$ .75
~~1~~	~~"~~	~~Spray pump~~	~~$ 1.50~~
1	"	" Syringe	$ 1.50
1	"	square ended spade for mixing feed & fert.	$ 1.00
2	"	Hand Wheel Cultivators with attachments	$ 5.00
1	"	Steel tray Wheelbarrows	$ 4.00
2	"	Wooden Wheelbarrows	$ 4.00
2	"	Garden Rakes	$ 1.00
1	"	Horse-drawn Harrow	$ 3.00
1	"	" " " Spring tooth	$ 7.50
1	"	" " Cultivator	$ 7.50
1	"	" " Plow single furrow (Tom Thumb)	$ 7.50
1	"	Planet Jr. Hand Cultivator	$ 7.00
2	"	Gasoline Can 5-gallon size	$ 2.00
1	"	4 prong manure Fork (Welland Vale)	$ 1.00
1	"	Hay rakes	$ .50
2	"	Hay forks	$ 1.00
			$136.75

less 5.00

$131.75

Chattels

MACHINERY AND EQUIPMENT(cont)

1 only 1936 FORD 2ton truck, flat platform body with detachable lumber rollers and 2 cranks
Model 51 Eng. No.C18BBV8640 1942 lic.# CA-207
Ser. No.C18BBV8648
Registration No.160686
Tire equipment Front;-2 only 7.50-20
Rear,- 4 only 7.00-20

1 only CHEVROLET truck flat platform body Year 1934
Model 116 Eng. No.4394642
Ser. No.628634 1941 lic.#CA-482
Registration No.143916
Tire Equipment,- Front- 2 only 30X5
Rear - 4 only 30X5
Spare- 1 only 30X5

1 only 1938 FORD V8 Pickup Eng. No. 116
Ser.No. 116 1942 lic.#CA-208
Registration No.184936
Tire Equipment- Front- 2 only 6.00 - 16
Rear - 2 only 6.00 - 16
Spare- 1 only 6.00 - 16

ALL ABOVE TRUCKS IN THE POSSESSION OF THE R.C.M.P. MOTOR VEHICLE LIC.NO.CA-207 RELEASED BY THE CUSTODIAN'S AUTHORITY TO HAUL SUPPLIES TO AND FROM JAPANESE GROWERS.

1 pair only 7.00 - 20 Heavy Duty "WEED" dual truck chains
1 " " 30 X 5 " " " " " "
1 only "WATERLOO" 1½ H.P. stationery engine
1 complete set "LOUDEN" carrier systems with ½ ton chain block, 300 ft. "T" track with hangers, joints, hanger-bolts and nuts, etc. (see statement)
10,000 (or more) four inch clay pots
20 " six " " " (see statement)
400 " 3"-4"X12"X24" wooden plant boxes
3 only 50 ft. coils ¾ inch corrugated rubber hose with couplings attached
1 " 50 ft. coil ½ inch corrugated red rubber hose with couplings attached

1500.00
5.00.
15.00
3.00
23.00.

Chattels

MACHINERY AND EQUIPMENT (cont) copy

1 only	RECORD Pipe Cutter marked KN No. 102 ½" to2" cpcty	$ 5.00
1 "	"VULCAN" Chain Pipe Vise marked KN	$ 7.500
1 "	"CLEVELAND" Pipe Dies 1"to2" cutters complete No. 46-5	$ 25.00
1 "	Combination Anvil and Vise marked KN	$ 5.00
1 "	"ARMSTRONG" Pipe Dies 2½"&3" complete with cutters and 4 hdls	$ 25.00
1 "	60 inch chain pipe wrench	$ 10.00
1 "	48 " " " "	$ 7.50
1 "	36 " WALWORTH genuine STILLSON pipe wrench	15.00
1 "	24 " STILLSON pipe wrench	$ 2.00
1 "	14 " WALWORTH genuine STILLSON pipe wrench	2.50
1 "	12 " STILLSON pipe wrench	$ 1.00
	ALL ABOVE TOOLS MARKED KN	
2 "	2½" flange unions (new)	$ 2.40
	ALLL ABOVE ITEMS PACKED IN ONE LARGE BOX	
1 coil only	5/8" Manila Rope with single & double about 150 feet long (blocks	$ 6.00
2 " "	1" Manila Ropes	$ 5.00

From Campbell Bay

2 omly	long handled shovels	$ 1.50
1 "	garden rake	$ .75
3 "	" hoes	$ 1.00
1 "	" cultivator (hand)	$ .50
2 "	" wooden wheelbarrows	$ 4.00
2 "	50 ft. coils ¾ inch rubber hose(couplings attached)	$ 10.00
		$136.65
	Total Value of items priced on page (12)	$ 23.00
	Total value of items priced on page (11)	$131.75
1 only	coil of flex. wire rope (new) page (9)	$ 27.00
	Total value of items listed & priced on page (13a)	$ 82.00
	TOTAL VALUE OF TOOLS	$400.40

Claim filed at $400.00

chattels

MACHINERY AND EQUIPMENT (cont)

THE FOLLOWING ITEMS WERE OMITTED WHEN REGISTERING PROPERTIES WITH THE CUSTODIAN BUT WERE ON THE PREMISES AT THE TIME OF EVACUATION AND ARE INCLUDED AS TOOLS WHEN FILING CLAIM.

1	set only	ARMSTRONG Pipe Dies ½" to ¾" cutters	$ 3.50
1	only	Blacksmiths Forge	$ 5.00
1	"	Bench or Shop Vise	$ 1.00
1	"	3 inch boiler tube Expander	$ 6.00
1	"	2½ " " " "	$ 4.00
1	"	2" " " " "	$ 2.50
3	"	Beading Tools (for boiler tubes)	$ 1.50
1	"	Grindstone on stand	$ 1.00
1	"	Oil or Gasoline Drum-Depos. reg.at Imp.Oil	7.50
5	"	"Queen" 500 egg incubators	$ 10.00
1	"	Carpenters' Tool Chest containing-: crosscut, rip, mitre, keyhole saws; claw hammers; plumbs; levels; trysquares; steel squares, bevel squares; bevel gauges; wood clamps; steel clamps; jack planes; smooth planes; combination plane; augers and bits large assortment; braces; tapes; and many other smaller items.	$ 25.00
1	"	Pump jack	$ 5.00
1	"	spare gear pump	$ 10.00
			$ 82.00

Chattels

SUPPLIES ON HAND(cont) stored in warehouses.

UNUSED PIPES AND FITTINGS

44	(or more)	2 inch 90' elbows		8.80
12	"	3 " "		7.20
1	"	1 " "		.10
3	"	1¼ " "		.45
4	"	2½ " 45' "		1.40
12	"	3 " sleeves		6.00
8	"	2½ " "		2.40
15	"	2 " "		3.00
3	"	1½ " "		.45
4	"	1¼ " "		.50
3	"	3 " tees		2.25
8	"	2 " "		3.50
1	"	2½ " "		.50
4	"	1¼ " " (galv.)		1.40
1	"	1½ " "		.20
1	"	3 " standard unions		1.00
6prs	"	2 " "		2.40
1	"	1½ " "		.30
2	"	2"X2"X¾" tees		.70
1	"	1"X1¼"X1"X1¼" cross tee		.25
1	"	2"X1½" reducing coupling		.10
1	"	2"X1¼" " "		.10
1	"	3"X1½" " bushing		.25
3	"	2½"X2" " "		.15
1	"	3½"X3" " "		.50
1	"	2½"X1¼" " "		.25
1	"	4"X3" " "		1.00
2	"	1"X½" " "		.05
1	"	1"X¾" " "		.05
1	"	¾"X½" " "		.10
1	"	2"X¾" " "		.10
1	"	1½"X¾" " "		.15
1	"	2½"X1½" " "		.10
1	"	2"X1½" " "		.10
1	"	1½"X1½" " "		.30
2	"	2"X1¼" " " (1-new)		.10
1	"	2"X½" " "		.20
1	"	2½"X2" " "		.10
1	"	1"X¾" " "		.30
1	"	¾"X½" " " (brassnew)		.25
1	"	3 inch cap plug		.60
1	"	4 " plug		.45
2	"	2½ " "		.40
2	"	2 " "		
			Chattels	48.50

SUPPLIES ON HAND (at time of evacuation)

20 cords of wood @$5,00 per cd.	- $100.00
10 ~~15~~ cases of new glass @$7.00	-$ ~~105.00~~ 70.00
12 8 " used glass @$2.50	- $ 20.00 30.00
200lbs. binder twine @ $.12½	- $ 25.00
spare pipes & fittings	- $165.50
300 tomato crates & baskets (new)	- $ 65.00
29 lengths boiler tubes (spare)3"	- $100.00
160 clay bricks @ .03¢	- $ 4.80
40 fire " @ .08¢	- $ 3.20
10 sacks fish meal @ $3.00	- $ 30.00
4 " bone " @ $4.00	- $ 16.00
4 kegs nails & spikes 1"to 6"	- $ 25.00
5000 crate end labels	- $ 62.00
1 drum (45gals) gasoline	- $ 13.50
50 lbs sun screen	- $ 2.00
lumber and shingles	- $ 65.00
	$802.00

Less 25.00

777.00

SUPPLIES ON HAND (cont)

UNUSED PIPES AND FITTINGS

		To bs sold @ market Price
1(or more)	1¼ inch plug	.15
2 "	2½" " JENKINS gate valves	40.00
1 "	3 " globe "	15.00
1 "	2 " " " (WORLD)	2.00
1 "	2 " " " (brass)	2.00
1 "	1½"X1¼" reducing coupling	.10
2 "	½ inch standard unions (galv.)	.40
1 "	1 " " "	.25
1 "	1¼ " " "	.35
1 "	1 " shut-off cock	.50
1 "	½ " tee	.10
2 X "	1 " "	.20
1 "	¾ " galv. elbows 45'	.10
1 "	¾ " 90' "	.10
1 "	1 " 90' "	.15
1 "	1¼"X2" 90' "	.25
1 "	1¼" inch tee(on pipe)(galv.)	.20
1 "	1½"X1½"X½" tee	.20
240 ft. "	1¼ inch pipe black iron	24.00
60 " "	1½ " " " "	7.20
50 " "	1 " " " "	3.50
110 " "	¾ " " galv. "	11.00
2 pcs.	2½ " black iron pipe total 10 ft.	2.00
1 "	3 " " " 6 "	2.00
2 "	3½ " " " 3 "	2.00
1(or more)	3/8 compression stop	.25
1 "	½ inch hose faucet	.50
1 "	¾ " " "	.75
1 "	¾ " water gun (hose attachments)	1.00
1 "	¾ " nozzle "	.75
		117.00

37 pcs boat lumber. undressed No Sale

Stock Left For Crop

300 tomato crates @ Market Price
3500 tintop baskets "

2400
43

1 2 50
3 3 0
6 2 50
37 50
37 50

EXHIBIT No. 106-9
DATE MAY 11 1948
FILED BY Mr Mr Master

ITEMIZED ESTIMATE OF ALTERATION OF HOUSE (1940)

Cost of original house (1923) $1000.00 less 16 years deprec.	--	$800.00
Replacement of chimnies and fireplace (1939)		$150.00
Reshingling roof (material only) (1939)		80.00
Shingling side walls " "		90.00
Cost of windows and sash, frame etc. "		102.00
Hardware for above "		18.00
Doors and door frames "		34.00
Hardware for above "		15.00
Additional lumber purchased "		
1500 bd. ft. fir flooring @ $55.00 M		82.50
3000 " " shiplap @ $24.00 M		72.00
2500 " " 2x4 @ $20.00 M		50.00
2000 " " 2x6 @ $20.00 M		40.00
1200 " " K.D. finishing @ $48.00 M		57.60
500 " " 6x6 #1 rough cedar $35.00 M		17.50
100 lineal ft. 4x4 fir gutter @ 14¢ per ft.		14.00
2500 sq. ft. "Prest-wood" wallboard @.06¢ per sq. ft.		150.00
300 " 3-ply veneer @ .07¢ per sq, ft.		21.00
Delivery paid on above materials		70.00
300 lbs. nails and spikes @ $6.00 per cwt.		18.00
Interior paints and varnish etc. (1940)		18.00
Exterior " " stains "		25.50
Electric wiring and fixtures "		see Delco lighting system
Carpentering paid out , 1200 hrs at 50¢ per hr.		600.00
" self 500 " " 50¢ "		??
TOTAL ESTIMATED COST OF ALTERATION OF HOUSE (1940)		$2525.10

SINCE THE HOUSE WAS ONLY A YEAR OLD NO DEPRECIATION IS ACCOUNTED FOR



2 Photos

EXHIBIT No. 106-10

DATE

FILED BY Inv Inc Wasku



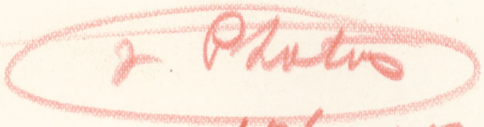


EXHIBIT No. 106-10

DATE

FILED BY

Mr. Jr Mackie
C

MADE IN CANADA
GREAT WEST BOND

106-10
2 Photos

K. Nagata
(Claimant's Name)

PERSONAL CHATTELS

14264
Reg. No.

EXHIBIT No. 106-11
DATE MAY 11 1948
FILED BY

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
1934 Chev. Truck 1½ton	1939	Used	about $500 from K. Konishi	Good	$400.00
1936 Ford (2 ton)	1938	Used	$600.00	"	$525.00
1938 Ford ½ton Pickup	1939	Used	$600.00	"	$525.00

Description of Storage of Goods:

All three ~~two~~ trucks handed to Police. Chev. (sold in Jan/43)
Other two trucks were rented to persons renting the property. This arrangement was continued by the custodian until sale in Nov 1945

General Statement as to Chattels not Described above:

After handing the chev. to the police I had an offer from my neighbor Mr Oldberg to buy it for $400.00

Additional Comments , if any:

K Nagata
SIGNATURE

EXHIBIT No. 106-11
DATE MAY 11 1948
FILED BY mw mr martin

K. Nagata
(Claimant's Name)

PERSONAL CHATTELS

14264 106-12
Reg. No.

EXHIBIT NO. MAY 11 1948
DATE
FILED BY

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
Chattels declared in Inventory attached to J.P. form					1220.25
Stock-in-trade not declared in J.P. form but subsequently declared.					777.00
Chattels not declared but left on premises.					82.00
(For details see Inventories to be filed by Counsel)					2079.25

Description of Storage of Goods:

all of the above chattels were left on my premises at Wayne Island. Mayers & Ratcliffe who were entitled under agreement to use the greenhouses had no right to use my chattels & stock.

General Statement as to Chattels not Described above:

Additional Comments, if any: The Custodian has acknowledged to me that some of my chattels were stolen or missing and be reported same to the police.

I have never received any of the chattels claimed although at various times I requested shipment of some.

K Nagata
SIGNATURE

EXHIBIT No. 106-12
DATE MAY 11 1948
FILED BY

EXHIBIT No. 106-13
DATE MAY 11 1948
FILED BY Mr. Mc Mac

SCHEDULE A

CONSUMABLE SUPPLIES THE DISPOSITION OF WHICH WAS QUERIED ON MARCH 3rd, 1943

Mr. Rogers reports 21/4.

300	Tomato crates	Some usable + some not. Those usable settled for with Bus Sodrain.
3500	Tintop baskets	
40	Cords of wood	settlement made for this.
	Stumpage on all wood cut for greenhouses (ten cords exempt for use in dwelling house)	
400	Lbs. of nails (common wire & box)	Some used, some stolen reported to Police
10	c/s of new glass	used in repairs
12	c/s of old glass	still some on property.
200	Lbs. binder twine	used
10	Sacks fish meal	not used, still there.
4	" bone meal	
45	Gals. gasoline (regular)	? used. never seen by Mr. Rogers.
	Crate end labels	? used: never used crate-end labels - still there + valueless as "Active Bag Growers".
	Green tissue paper	

SCHEDULE B

SECOND LIST OF MISSING ITEMS CLAIMED 11/12/43

20	Cords seasoned wood for fuel left for operators	used. Mr. Rogers limits 10 cords only.
14	Sacks of fertilizer	as above. ↓c ↓c.
160	Clay bricks	
40	fire bricks	
45	Gals. gasoline (graded)	
29	Lengths boiler tubes	
15	c/s new glass	
8	c/s used glass	
200	Lbs. binder twine	
	Approx. 300 lbs nails & spikes	
125	Lbs. green tissue paper	
	Quan. lumber and shingles	

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5166 EXHIBIT No.

REG. No. 14264

NAME Kumazo NAGATA

DATE
Declaration 20/4/42
Evacuation 27/5/42

INVENTORY
Taken by R. J. Mayers (tenant)
Date May 31/42.

	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
"As per attached lists" (NOT ON FILE)	Chesterfield & chairs					
	Oak table (small)					
	Rocking chair					
	Fire Screen					
	2 Candle Sticks					
	Clock					
	Books in case and dictionaries					
	Blackout material					
	Curtains					
	4 Beds, Springs and Mattresses					
	Table					
	2 Washstands					
	1 Dresser and seat					
	1 Vanity and seat					
	Box of Cushions					
	2 Tennis Racquets					
	2 Badminton Racquets					
	2 small Rugs					
	1 large Rug					
	Ironing board					
	3 small Mirrors					
	4 Window Shades					
	Curtains					
	Bedroom suite (bed, spring, mattress, dresser & chiffonier)					
	1 Trunk & contents in cupboard					
	2 Window Shades					
	Curtains					
	Sewing Machine					
	Buffet					
	Table					
	4 Chairs					
	1 Chesterfield & chairs					
	Heater					
	Blackout material					
	Curtains					
	2 Tables					
	4 Chairs					
	Mirror					
	Stove					
	Kettle					
	Blackout Material					
	Curtains					
	Waterworks (pumps, pipes, etc.)	$ 600.00				
	Heating (Boilers, pipes, fittings, etc.)	3,200.00				
	Sawmill Equipment (gas donkey)	500.00			($ 150.00 (60.00	
	Tools (Carpenters, plumbers, garden &c)	400.00				
	Lighting (Delco, batteries, wiring &c)	500.00				
	Trucks & Equipment:					
	1936 2-ton Ford Truck,	~~380.00~~	$ 380.00			
	1938 ½-ton Ford Pickup,	~~525.00~~	525.00			
	1934 1½-ton Chev. Truck				225.00	
	3 sets Chains, Tools &c	1,500.00				
	Drag Saw & Equipment	250.00				
	Clay pots & Plant Boxes	300.00				
	Carrier System	100.00				
	Fairbanks-Morse Scale	50.00				
	"Equipment"	$7,400.00				
	New Glass (15 cs. @ $7)	105.00				
	Used Glass (8 cs. @ $2.50)	20.00				
	Binder Twine (200 lbs.)	25.00				
	Surplus Pipes & Fittings	165.50				
	Tomato Crts. & Bskts (300)	65.00				34.00
	29 lengths Boiler Tubing	100.00				
	Clay Bricks (160 @ 3¢)	4.80				
	Fire Bricks (40 @ 8¢)	3.20				
	Fish Meal (10 sacks)	30.00				
	Bone Meal (4 sacks)	16.00				
	Nails & Spikes (4 kegs)	25.00				
	Crate labels (5000)	62.00				
	1 Drum Gasoline	13.50				
	50 lbs. Sun Screen	2.00				
	Lumber & Shingles	65.00	25.25			
	Wood (20 cords)	100.00				50.00
	"Supplies"	$ 802.00				
	Total: Equip. & Supplies	$8,202.00				
	Ack. Custodian Credits	1,227.85				
	Amt. of Pers. Prop. claim	$6,974.15				
Vancouver, B. C., Feb. 6th, 1948.	Tools - various		$ 27.30			
RGB/P.	Furniture - various		13.85			
	Sundries		19.00			
	Auction (2) totals		$ 990.40			
	Charges		195.57			
	Net Auction proceeds		$ 794.83			
	Truck tires				2.00	
	Ford box body				2.00	
	Total - tenders and offers				$ 523.00	
	Charges				27.31	
	Net proceeds - tenders & offers				$ 495.79	

FILE No. 5166 EXHIBIT No. _____ CASE No. _____

REG. No. 14264 VENUE _____

EXHIBIT No. 106-14
DATE MAY 11 1948
FILED BY Mr Cushwa C

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
	($ 150.00							
	(60.00							
380.00								
525.00								
	225.00							
	34.00							
25.25								
	50.00							
27.30								
13.85								
19.00								
90.40								
95.57								
14.83								
	2.00							
	2.00							
	$ 523.00							
	27.31							
	$ 495.79							

Case # 106

