Name of Claimant NAKATSUI, Yaichi Case 94

Custodian File 1358

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	
		1200.		12.50 60.00							600.00 72.50

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	

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	
			46%	592.00	272.32	29.00	3.48	275.80

TOTAL RECOMMENDATION	948.30

CASE NO: 94

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.

May 7th, 1948.

IN THE MATTER OF THE CLAIM OF

YAICHI NAKATSUI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 94.

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 7th, 1948.

IN THE MATTER OF THE CLAIM OF

YAICHI NAKATSUI.

PROCEEDINGS AT HEARING.

APPEARANCES:

D. S. McTAVISH, 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.

MR. McMASTER: The next case is 106 on the list, No.94.

YAICHI NAKATSUI, the Claimant herein, being first duly sworn, testified through the Official Interpreter, as follows

MR. McMASTER: In this case, Your Honour, I would ask leave to amend the real property claim to $5000.00. The Custodian sold the property for $1200.00 and the net claim on the real property will be $3800.00. With regard to the chattels I would apply to reduce that to $698.00. From the information which we obtained from the Custodian's file, it would appear that he sold the chattels which he did sell for $29.00, leaving a net total claim for the chattels of $669.00.

Q Witness, the real property with respect to which you are claiming is situated at Cortez Island?

A Yes.

Q Did you instruct Mr. Leckie to prepare this statement with regard to your real property and is that your signature?

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 as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO: 1.)

I would file on behalf of my learned friend what purports to be an appraisal with respect to this property, dated August 19th, 1944.

I would draw Your Honour's attention to the fact

two properties are appraised in this report and it is the property mentioned in the first paragraph that is referred to in this claim.

(APPRAISAL REPORT DATED AUGUST 19, 1944, MARKED EXHIBIT NO: 2.)

I might refer to Exhibit No. 1. This is a piece of property of 111 acres situated at Cortez Island, There were three acres partly cleared according to the statement and 17 acres cleared and under cultivation in vegetables and orchard. He states he purchased the property about 1918 or 1919, at approximately $20.00 an acre, making the total price $2220.00. At the time of purchase it was all bush and he logged it off himself. There were no buildings on the land at that time, but he sets out the improvements which he made by way of clearing and points out that he planted 250 apple trees, 50 mixed pears, cherries and peaches at various times and gives details of the buildings which he placed on the premises.

Commenting with respect to the appraisal report he says that the Appraiser states that he had only 2 acres cleared, he could not have made a very careful inspection because I had 17 acres fully cleared and 3 acres partly cleared. He also fails to mention my orchard of 300 trees. My house had 5 rooms not 2 as the Appraiser states. The barn was not old as the Appraiser states, it was built in 1938 and I believe the valuation at $965.00 is much below the fair market value.

My fruit trees were all producing and the net

annual return from sales of fruit was from $400.00 to $500.00. The house on my property was quite habitable and I lived there from the time I bought right up to the time of evacuation.

My property was situated about 4 miles from Manson's Landing, from where I did my shipping. I would estimate about 400 or 500 fir trees left on my property suitable for piling and worth between $4.00 and $5.00 a pile, net. Also a quantity of alder suitable for manufacturing furniture. I believe the property would have been worth at least $5000.00 when sold by the Custodian in September 1944 for $1200.00."

I draw Your Honour's attention to the fact that the property was appraised at $965.00 and sold by the Custodian for $1200.00; and to the brevity of the description in the appraisal.

Q Witness, I produce to you a statement with regard to your personal chattels, did you instruct Mr. Leckie to draw that statement and is that your signature on it? A Yes.

Q I produce to you three sheets showing various chattels on it and with pencilled notations on the left hand margin of the first column. Did you instruct Mr. Leckie to put those pencilled notations on those sheets and do those pencilled notations represent your estimate of what a fair sale price would have been for the various articles shown opposite them?

A Yes.

MR. McMASTER: I might say, Your Honour, these notations are made on the copy of the Analysis of Personal Property Claim of the Custodian. I would ask to file certificate in respect of personal chattels and these three sheets as one exhibit.

(CERTIFICATE AND THREE SHEETS MARKED EXHIBIT NO: 3.)

With regard to the three sheets filed with this exhibit, I would draw Your Honour's attention to the pencilled notes on the first sheet, beginning in the third column half way down; Mr. Leckie has shown there various articles that were sold by the Custodian, as appeared from his file, and shows at the extreme right hand side the sale price by the Custodian with respect to those articles with respect to which the Claimant is making claim. Some of the articles sold by the Custodian with respect to which the Claimant is not making claim, so the total credit for articles sold by him for which the Claimant is not making claim is $29.00.

I would ask my friend to produce J.P. Form.

MR. McTAVISH: (Producing)

MR. McMASTER: Q Witness, I produce to you what is known as a J.P. Form, a declaration of property which the Custodian required Japanese persons being evacuated to sign. Is that your signature on that document?

A Yes.

MR. McMASTER: I would ask leave to file this J.P. Form.

(J. P. FORM MARKED EXHIBIT NO.4)

Y. Nakatsui,
In Chief.

MR. McMASTER:

The description of the chattels is given in general terms as required on the form.

I might refer to Exhibit No. 3. In the statement made by the Claimant with regard to personal chattels he says "the farming tools and logging equipment were locked in my log house on my property on Cortez Island, the log house boarded and nailed up. The household articles were left in my dwelling house and the house locked."

He makes additional comment: "The items claimed are under general headings 'Farming tools' and 'Logging tools' as per my J.P. Declaration, 24th, March 1942 and are otherwise particularized in inventory attached to my lease agreement with V. J. Thomas of March 20th 1942 and in itemized list sent to the Custodian on 22nd. March 1943.

I would ask my learned friend to file the Custodian's Analysis of the claim on real and personal property of which he was good enough to deliver a copy to me.

I would ask leave to file the Analysis with regard to the real property by the Custodian and the Analysis with regard to the personal property by the Custodian, as one exhibit on behalf of my learned friend.

(ANALYSIS OF REAL AND PERSONAL PROPERTY MARKED EXHIBIT NO: 5)

---and would draw attention to the remarks in the Analysis: In an effort to protect his property made an arrangement with his nearest neighbour, about a mile away, to take care of his place, but correspondence on file makes it clear that it was found

MR. McMASTER:

impossible to protect the property from vandals landing from boats and breaking in and stealing caused the loss of a large part of the equipment and tools on the premises.

Q Witness, at the time you were instructed to evacuate were you given any instructions by the police or by anybody from the Custodian's office as to what you were to do with your personal effects?

A A person next door, named Tony Manson, told me I needn't evacuate the place so I didn't prepare myself, then a few days afterwards he came and said I had to evacuate immediately. I wasn't quite sure so I went to Vancouver to inquire and they told me to leave the very next day. There was hardly any time to prepare except that I had a clothes bag and suitcase. Tony Manson told me that he would look after the things and sell them but I never received anything.

Q Who is Mr. Manson?

A I have all the papers that Tony Manson who lived next door, sent me.

MR. McMASTER: I would like to see them.

Q Witness, I would like to ask you the question put before: Did the Custodian tell you what you were to do with your personal effects that you had left at Cortez Island?

A The Custodian only told me to leave Hastings Park.

MR. McMASTER: Just a minute, my Interpreter thinks the witness doesn't understand...

A I came out of Hastings Park on the 20th and then

I reported on the 22nd.

Q To whom?

A A man named Rose in the Custodian's office.

Q Now, did Mr. Rose tell you what to do about your personal effects that you left behind at Cortez Island?

A He said he would look after those things.

Q This was after you had left Cortez Island, after you had been evacuated from there?

A Yes.

Q And after you had made any arrangement that you had made with Mr. Manson?

A Yes.

Q And where were the keys to this log cabin that you locked your things in when you left Cortez Island.

A When I was leaving I took the key with me.

Q Yes, and did you keep the keys?

A One key I still have, the other key I sent to the Custodian because I wanted him to send me some things, canned goods.

Q Now, this arrangement that you made with Mr. Manson, was it a written arrangement or a verbal arrangement?

A No, it was a verbal arrangement.

Q And did Mr. Manson undertake to be responsible for your chattels or was it just to keep an eye on them.

A He didn't say he would be responsible only said he would take charge of them.

Q Did you pay any money to Mr. Manson?

A No.

CROSS-EXAMINATION BY MR. McTAVISH:

It is submitted your Honour that the real property sold for more than a fair market value.

It is submitted that the personal property claimed for by the Claimant was improperly prepared and the Custodian had no knowledge of it. It was in the custody of someone other than the Custodian and other than the owner and therefore the Custodian was not liable to assume responsibility.

It is submitted that the property that was sold was sold for a fair market value and where the Claimant is claiming for something that was not sold his claim is exorbitant.

Could I have Exhibit 2 please.

(The Secretary hands Exhibit No. 2 to Counsel)

Q Witness, where was Cortez Island?

A About 120 miles away from Vancouver.

Q How did you get there?

A You go by boat.

Q To get the boat what part of the Island did you come to?

A Manson's Landing.

Q How far was this from your farm.

A Four miles out.

Q How did you get from your farm to Manson's Landing?

A I went by Union boat.

Q When you got to Manson's Landing how did you get from Manson's Landing to your farm?

A Oh, by wagon.

Q Wagon road?

A It was a car road.

Q This road goes directly to your property?

A Yes.

Q When you left Cortez Island did you lease this property or yours to Mr. Thomas?

A It was so sudden that I hardly had any time when I went I sold several things there and I leased the farm to Mr. Thomas for a year.

Q When you leased the property to Mr. Thomas did you also give him a list of certain chattels you were leaving on the property?

A No, there was no written list but Mr. Manson guaranteed to look after it.

Q Are you sure there was no written list?

MR. McMASTER: I just wonder if the Claimant used the word guarantee.

INTERPRETER: No, not guarantee, but he said he would look after them.

MR. McTAVISH: Is there any list of the goods he was to look after?

A What I had left, there was no list.

Q You left no list of any kind of the goods left with Mr. Thomas?

A It was a promise, a written contract for one year, a lease but no list of any of the chattels - of the things I had left. After the year - when the year expired, Mr. Manson arranged for another extension.

Q Witness, I show you what purports to be a copy of the lease entered into between yourself and Mr. Thomas, dated March 20th, 1942 and attached to that lease or copy of the lease is a copy of a list which was supposed to be on the original lease. Are you able to say whether or not that was a copy of the lease you entered into?

MR. McMASTER:, Get as to his signature first.

MR. McTAVISH: It is only a copy.

Q Is that a copy of a lease that you entered into with Mr. Thomas?

A Yes, this is a list of the things that I have left but these articles have been given back to Mr. Manson and he holds them. These (indicating) I have left with Mr. Thomas but the other articles I have locked up.

Q Is that a copy of the lease you entered into with Mr. Thomas?

A Yes.

Q Was that copy of the chattels attached to the original lease with Mr. Thomas?

A Yes.

MR. McTAVISH: I would ask to put this in as the next exhibit.

(COPY OF LEASE AND LIST MARKED EXHIBIT NO:6)

Q Witness, are you able to identify Mr. Thomas' signature?

A I can identify his writing.

Q I show you a letter dated November 6th, 1942, purporting to be signed by Mr. Thomas...

MR. McMASTER: If my friend intends to try and put this letter in, I submit that while the Claimant may or may not be able to identify the writing, it is not proof of the contents of the letter.

MR. McTAVISH: Subject to whatever proof... I want it identified first.

Q Witness, are you able to identify Mr. Thomas' signature on this letter?

A Yes.

MR. McTAVISH: I would like to put this letter from V. J. Thomas, dated November 6, 1942, in as an extra exhibit.

MR. McMASTER: Subject to my objection, Your Honour, I would ask my friend to produce the inventory referred to in that letter?

Mr. McTAVISH: Inventory...

MR. McMASTER: If the inventory attached to what he alleges is a copy of the lease, is in fact an inventory. The alleged lease makes no mention whatsoever of any arrangement with regard to goods and chattels. It seems to me that some type of inventory should be attached. This letter makes reference to an inventory of goods and it would appear to me more likely the inventory was attached to the letter.

MR. McTAVISH: The letter refers to both the lease and the inventory and describes as well the condition of the real property.

THE COMMISSIONER: You can put it in subject to these objections then.

(LETTER FROM V. J. THOMAS, DATED NOV. 6th, 1942, MARKED EXHIBIT NO. 7.)

Q What was your occupation? A Logging.

Q You didn't farm your property?

A Yes, I was doing that too, I was farming too.

Q Farming only on a part time basis?

A My real business was logging.

Q Referring to your J.P. Form, which is Exhibit 4, why did you not list tools and equipment more fully in that form?

INTERPRETER: Would you mind repeating please?

Q Referring to your J.P. Form, which is Exhibit 4, why did you not list tools and equipment more fully in that form?

MR. McMASTER: I think that the question asked in the J.P. Form should be drawn to his attention.

A I couldn't read or write and had to ask others and was only told to sign this.

Q When did you first let the Custodian know what your complete list of goods consisted of?

A Just before I left I took a list of the things and Mr. Manson signed it and that is when I made out the list.

Q Who did you leave that list with?

A With Mr. Thomas, living fifty yards ...

MR. McMASTER: My Interpreter states my client doesn't have the question, would you please repeat it?

MR. McTAVISH: Q You state that before you left you listed all goods and chattels and had it witnessed by Mr. Manson, who did you leave that list with?

A My nephew read it out for me and Mr. Manson signed it so I took that with me and left.

Q You took the list with you? A Yes.

Q And is that the list you enclosed in a letter to the Custodian dated 22nd. March 1943? A Yes.

MR. McMASTER: I would ask my friend to produce the list if he is referring to a list.

MR. McTAVISH: The list shown on Analysis of Personal Property claim, which is in as Exhibit 5, Your Honour.

MR. McMASTER: I would ask to see the list.

MR. McTAVISH. Q Until that date you had given no list to the Custodian except what was on the J.P. Form, is that correct?

A No, I haven't shown it to anybody.

MR. McTAVISH: Your Honour, I would like to refer for the moment to Exhibit 3, which was put in by my learned friend, that is the personal property statement and amended claims analysis. Unfortunately, I must say I have to object to my learned friend detailing a complete plan of personal property claim, it leaves Counsel for the Crown with nothing to refer to in connection with this matter.

MR. McMASTER: I want to object to that. It has been the procedure all along. We are all under pressure of time and preparation of these cases has been a problem. We have followed this practice of using our copy of the claims analysis to set forth the details thus obviating the necessity of copying out long lists of chattels again. I am sorry if

MR. McMASTER:

it confuses my friend. I was under the impression...

THE COMMISSIONER: You can get that if you want it.

MR. McTAVISH: It is an exhibit Your Honour and we are left with nothing unless we follow the practice we did in Vernon and leave this with the Secretary and he makes a copy as our copy of claims analysis; it is a most difficult procedure to have to go through. I would ask that my copy of the claims analysis be amended by the Secretary to conform with Exhibit 3, so that we have a record of the claim on my file.

Q Did you write Mr. Manson in March 1943, asking him to remove certain of your articles?

A Will you give the date please, again?

Q In March of 1943?

A I asked Mr. Manson to send me three big trunks, sewing machine and carpenter tools but Mr. Manson sent three trunks but didn't send the Singer machine nor the carpenter tools, only sent linen and canned goods.

Q Did Mr. Manson inform you at any time that he had taken goods away and stored them at any other place than on your property?

A Yes, he did.

Q Where did he say he had stored them?

A Mr. Manson had received some articles from Mr. Thomas and was keeping them at his house.

Q Are those amongst the articles for which you are claiming now?

A No, they are not the articles.

Q Did Mr. Manson at any time tell you that he had stored certain articles with a Mr. Monten?

A A little boat, he had asked Mr. Monten to keep. Mr. Manson had informed me that he had asked Mr. Monten to keep a boat.

Q Is that all? A Yes.

Q Did you ever hear from Mr. Monten with regard to this?

A I don't quite remember.

Q Now, the values you placed on the list of goods which forms part of Exhibit 3; how did you arrive at those values?

MR. McMASTER: Produce the list.

MR. McTAVISH: I haven't got it.

A I didn't decide the value of the things, it was in Hastings Park, Mr. Rose and allthe others gathered together and talked over the matter and said it was a fair value.

Q How did you arrive at the value of the list enclosed with your letter of March 1943?

A Mr. Rose told me that those things weren't to be sold but just value to be given so he and somebody from Cumberland and others got together and took me over and put a value on.

Q You are referring to articles in your J.P. form?

A Yes.

Q My question was how did you place the values on the list of chattels about which you wrote the Custodian on March 3rd. 1943?

A Captain Hilliard and I and others talked the

matter over and thought that was the market value.

Q At what time did you do that?

A Just the year before the war ended.

MR. McMASTER: If my learned friend would produce the list he has referred to it would help. You are referring to some inventory he sent to the Custodian?

MR. McTAVISH: That is correct.

MR. McMASTER: If you would produce the inventory it would help.

MR. McTAVISH: I have said before it is not on the files but referred to in the Custodian's analysis.

Q I refer you to a list, being part of Exhibit 3, in which you have listed various items for which you are claiming and on which you placed a value.

MR. McMASTER: Before putting to the witness, it appears to me he has a fund of information on the Custodian's file from which he has cross-examined and which is not produced to Counsel for the Claimant; while I do not wish to delay I think this matter ought to be adjourned to give the Custodian an opportunity to produce the main file or anything that would relate to the claim. Obviously he had a list from this man and has not produced a list and he must still have it.

MR. McTAVISH: Everything I have been cross-examining on is contained in the file. The list is referred to in the claim's analysis with notations - the list enclosed in Y. Nakatsui's letter of March 1943. I don't have that list but the witness has admitted...

THE COMMISSIONER: Is it the same list that he is talking about?

MR. McMASTER: I don't know. It says on there there is a list. If the man has a list in front of him... When you produce to a man that can't read English a document prepared by the Custodian on which there are figures, it seems to me very difficult....

THE COMMISSIONER: If you can give him his own list that he sent back you will have something to work on.

MR. McTAVISH: In examination in chief he produced a list and asked if Mr. Leckie prepared it.

THE COMMISSIONER: I take it he was talking about some valuations he put on back in 1943, that is my understanding of the question.

MR. McTAVISH: I asked the witness how he arrived at the valuations which he submitted to the Custodian in March 1943, that is the list...

MR. McMASTER: If my friend put the question, how he arrived at the values for which he is now claiming, there would be no objection.

THE COMMISSIONER: Yes, that would be all right. Well, we will start over again, that is the best plan.

A The articles belonged to me and I had bought them so I know the value of them and I put the value I thought they would be worth.

Q How old were the articles?

A I don't remember. (Interpreter) He thinks the question rather difficult.

THE COMMISSIONER: No, they would not all be bought at the same time.

MR. McTAVISH: Q But these values that you are claiming are only your own idea of what they would be worth at the time you left?

A Yes.

RE-EXAMINATION BY MR. McMASTER:

Q Witness, sometime ago my learned friend asked whether you sent a list to the Custodian in March of 1943, showing the chattels that you left at Cortez Island and you told him that you had. Did you send that list to the Custodian at the request of the Custodian or on your own initiative?

A I was asked to put down the value by the Custodian.

Q Were you asked to send the list to the Custodian in 1943? A Yes.

MR. McMASTER: I would ask my friend to be good enough to produce from the files a copy of the letter, if there is one, requesting this man to send a list.

Q Now witness, you said in cross-examination that certain goods had been sent to you by Mr. Manson, after you had been evacuated. Are you making claim for any goods you received from Mr. Manson?

A No.

MR. McMASTER: I would ask my friend to produce any documents which he has on his file, any letters of documents on his file from Monten, from Manson or from Thomas.

(Mr. McTavish producing letters from Monten and Thomas).

And do you have any letters from Mr. Manson?

MR. McTAVISH: No letters on record from Mr. Manson.

MR. McMASTER: I would ask my friend to examine the main file and produce for Counsel any letters from Mr. Manson.

Does my friend have any letters from Mr. Guthrie?

(Mr. McTavish, producing)

I would ask my friend to admit --- Is Mr. Guthrie an agent of the Custodian?

MR. McTAVISH: I haven't got that information now. I have a note in the file that when Mr. Thomas left the Island Mr. Guthrie acted for the Custodian.

MR. McMASTER: Have you got the date of that?

MR. McTAVISH: No, it doesn't show the date.

MR. McMASTER: I would ask my friend to admit that Mr. Guthrie would at some time have acted as agent for the Custodian and advised the Custodian that two of the outbuildings had been broken into and a considerable number of things stolen.

I would ask to put in as an Exhibit a letter dated November 13th, 1943. The letter also states that one shed, Thomas didn't have the key of and didn't know the contents of, has been broken into and ransacked. There is quite a little personal belongings and tools which are now open to anybody.

(LETTER DATED NOV. 13TH, 1943, MARKED EXHIBIT NO. 8)

I would ask my friend to put in the balance of the correspondence.

MR. McTAVISH: Which letters do you mean?

MR. McMASTER: Letters from Mr. Guthrie and Mr. Thomas.

MR. McTAVISH: I presume you will be calling Mr. Guthrie. I can't object to the balance of Mr. Guthrie's letter going in with that Your Honour. It is my friend's exhibit. He doesn't allege that Mr. Monten was agent of the Custodian. He alleges goods were stored with Mr. Monten.

MR. McMASTER: If my friend is prepared to admit he was agent of the Custodian, I won't object.

MR. McTAVISH: There is nothing on my files to permit me to admit that.

Subject to any necessary proof at a future time, I think this letter from Monten should go in.

THE COMMISSIONER: You don't want to put them in now if you have to prove them later. You had better keep them in your possession.

What I want to get away from is anything not properly identified causing confusion to the Justice Board.

MR. McMASTER: One of these letters purports to be an appraisal of the chattels.

MR. McTAVISH: He is going ahead to establish that man as agent for the Custodian. I think he was a prospective purchaser.

THE COMMISSIONER: Anything more in this case now?

MR. McMASTER: That is all Your Honour.

(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.

I hereby certify that the foregoing transcript purports to be an accurate

(over)

record of the evidence adduced before me.

"J. R. Archibald"
Sub-Commissioner.

CASE No. 94 MAY 7 1948

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

1358

Kamloops

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

(1) NAME NAKATSUI, YAICHI (RCMP) Reg. No. 14676
(Print) Surname Given Name

(2) Pre-Evacuation Address Mansons Ldg., Cortes Island, B. C.

(3) Present Address R. R. #1, Kamloops, B. C.

(4) REAL ESTATE

(a) Street Address (if any) Cortes Island, B. C. (Sayward District
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) The North half of the North West quarter and fractional North East quarter of Section Four, Cortes Island, Sayward District, containing One hundred and eleven acres, more or less.

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

(i) Farm
(ii) Residence Type of business Mixed farming
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

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

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land 111 acres and 7 acres orchard $ 10,000.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 1,350.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $
(v) Amount at which Custodian sold property and credited your account - - $ 1,131.50
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 10,218.50

(5) PERSONAL PROPERTY.

(a) Place or places at which property was left by the claimant at date of evacuation
Left on above premises

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

(c) How stored or packed at time of evacuation
Partially packed in boxes and locked in shed

(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")

Left with T. Thomas but subsequently taken over by Custodian.

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

1.	Logging equipment, Horse, harness, 2 wagons	Estimated Value $
2.	fishing gear, carpenter's tools, kitchen	Estimated Value $
3.	utensils, household goods, furniture,	Estimated Value $
4.	rowboat, scales, farming tools.	Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $ 1555.00
10.	Custodian's Price	Estimated Value $ 46.00

TOTAL CLAIM FOR PROPERTY LOSS $ 1509.00

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) - $ 11,727.50

(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 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)
of)
TO WIT:)

I, Yaichi Nakatsui of the R. R. 1.
of Kamloops 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 Kamloops in the Province of British Columbia this 17 day of November A.D. 1947.

Yaichi Nakatsui

G. W. Black
A Commissioner &c.

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

Y. Nakatsui
(Claimant's Name)

REAL ESTATE
(Farm Land)

— 14696 —
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 91 acres Cultivated not planted 3 ac partly cleared Cultivated and not in crop List Crops In vegetables 10 ac In orchard 7 ac	111 ac on water frontage	1918 or 1919	J Conlin	@ 20 per ac $2220.00	all bush which I logged off myself	none	$5,000.00 (land + improvements) &c

Property situate on Cortez Island

Total .....

EXHIBIT No. 94-1
DATE MAY 7 1948
FILED BY Mr Mc Mastre

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

Description	When Made	Cost
cleared about 17 ac + partly cleared 3 ac — from purchase over a period of years — partly own and partly hired labour — labour estimated at about $200.00 per ac Planted 250 apple trees and 50 mixed cherries, pears and peaches — different times — cost about $1.50 each — cost about $450.00 erected		

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ cost
House	20 x 30	Frame on posts — shake roof — unfinished walls — floors — & ceiling ship lap — 5 rooms			1919	hired labour and bought material —		$2000.00
Bunkhouse	20 x 24	Frame on posts — shake roof — unfinished inside —			1919	"	"	
also root house and log house					1919	"	"	
Barn	24 x 30	Frame — shake roof			1939	own labour + bought material		$1000.00

Comment re appraisal The appraiser states I only had 2 acres cleared. He could not have made careful inspection as I had 17 acres fully cleared and 3 acres partly cleared. He also fails to mention my orchard of 300 trees. My house had 5 rooms, not 2 as appraiser states. Barn was not old as appraiser states. I built it in 1938. I believe the valuation at $965 is much below a fair value for my property

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

My fruit trees were all producing and net annual return from sales of fruit in Vancouver averaged from $400.00 to $500.00 — ~~annually~~ The house on my property was quite habitable and I lived there from the time I bought right up to my evacuation. My property was located about 4 miles from Manson's Landing from where I did my shipping. I would estimate about 400 to 500 fir trees left on my property — suitable for piling & worth between $4.00 + 5.00 per pile (net); also quantity of alder suitable for manufacturing furniture — I believe the property would be worth at least $5000.00 when sold by the Custodian in Sept 1944 for $1200.00

Y Nakatsui
SIGNATURE

EXHIBIT No. 94-1
DATE MAY 7 1948
FILED BY

INSURANCE
FIRE
LIFE
ACCIDENT
PLATE GLASS
BONDS
AUTOMOBILE

P. Leo Anderton

REAL ESTATE

Manager of
COURTENAY ESTATES LTD.
COMOX VALLEY COLONIZATION CO. LTD.

NOTARY PUBLIC

PHONES:
Office 42
Res. 364R

EXHIBIT No. 94-2
DATE MAY 7 1948
FILED BY

Courtenay, B. C. August 19th., 1944.

1358.

542
543

The Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I have made a valuation of Catalogue #542, Cortez Island, being the N. ½ of N.W. ¼ and Pt. N.E. ¼, 111 acres water frontage. This place has two acres cleared, the balance being logged off land. It has a very poor two roomed shack with an old barn 24 x 30 and a broken down wood shed. I put the valuation on this at $965.00.

I have also made a valuation of Catalogue #543, upper Rendezvous Island, Lot 1050, 168 acres. There is a little less than ¼ acre cleared and the balance is practically all rock, rising to three or four hundred feet above the water. There is a small house and a very small chicken house, a nett house and a cabin. I put the value of the buildings at $345.00 and the value of the land at $385.00, being more for the site on the water than the value of the land, as there is no timber on the land and it cannot be cultivated. The well is practically dry. The total value is $720.00. I am enclosing a bill for valuing each piece.

Extract on File 1568

Yours truly,

P. Leo Anderton

P. LEO ANDERTON

PLA/rh

Enc: 1

720
14
867

Y. Nakatsui
(Claimant's Name)

PERSONAL CHATTELS

-14696-
Reg. No.

EXHIBIT No. 3
DATE MAY 7 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
For all items claimed see list (with revised values) in left hand column of Custodian's analysis of personal property sheet - Total claim value -					$698.00

Description of Storage of Goods: Farming tools and logging equipment were stored in my log house on my property in Cortez Island; log house boarded and nailed up. Household articles were left in my dwelling house and some stored

General Statement as to Chattels not Described above:

Additional Comments, if any: The items claimed are included under general headings "Farming tools" and "Logging tools" as per my SP declaration dated 24 Mar 1942 and are particularized in inventory attached to my lease agreement with V S Thomas dated 20 Mar 1942 and an itemized list sent to the Custodian 22 Mar 1943. I have allowed for depreciation on all used articles. Some unused items have been listed at cost.

Y Nakatsui
SIGNATURE

EXHIBIT No. 94-3
DATE MAY 7 1948
FILED BY

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1358 EXHIBIT

NAME Yaichi NAKATSUI

REG. No. 14676

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.
DECLARATION 24/3/42.	TAKEN BY (Lease Agr.)					
EVACUATION 22/6/42.	DATE Mar. 20/42.					

Farming tools
Logging Tools
Rowboat
Sewing machine
Gramophone
Trunks (3)
Horse
Lamb
Cougar Dog
Brown Dog

Mattocks (2)
Chinese Drags (3)
Hoes (2)
Shovels (3)
Crosscut Saws (2)
Saw Handles (2)
Sledge Hammer
Splitting Wedges (6)
Double Axes (2)
Peaveys (2)
Bar
Single Axe
Brush Hooks (2)
Tents (4)
Spray Pump
Plow
Harrow
Scythe
Rakes (2)
Grinding Stone
Wheelbarrow
Gas Can (5 gals.)
Coal Oil Can (5 gals.)
Pruning Shears
Pruning Rod
Hose
Wagon

Logging equipment
Horse
Harness
Wagons (2)
Fishing Gear
Carpenter's tools
Kitchen Utensils
Household Goods
Furniture
Rowboat
Scales
Farming tools

$1,555.00

Gross total	$1,555.00
Ack. Custodian Credit	$ 46.00
Amount of Claim	$1,509.00

Dev claim

List enclosed with Y.N. let. of 22/3/43:

cost 00 is fairly new

2 00	$ 4.00	Manila Rope 80'
4 00	12.00	Manila Rope 150'
2 00	6.00	Manila Rope 40'
10 00	10.00	Lead Line
10 00	12.00	Split Wedge
8 00	8.00	Falling Wedge (2)
30 00	36.00	Bucksaws (6)
8 50	8.50	Falling Saw
7 50	7.50	Falling Saw
7 00	7.00	Falling Saw
1 50	2.75	Draw Knife
11 00	15.50	Axes (11)
2 00	2.50	Falling Axe (2)
4 00	4.50	New Axe (2)
4 00	8.00	Shovels (8)
3 75	3.75	Shovels (3) new
2 00	~~3.00~~	~~Tackle (2)~~
6 00	7.50	Mattocks (6)
1 00	1.75	Pick
2 25	~~7.00~~	~~Chinese Drags (4)~~
	3.00	Hoes (3)
10 00	13.75	Auger 4"
4 00	4.75	Auger - 3"
2 00	2.50	Tackle (2)
1 00	1.30	Hammer Handles (2) new
1 00	1.30	Axe Handles (2)
	~~.75~~	~~Saw Handle~~
3 00	3.75	Rakes (3)
3 00	3.25	Hay Forks (3)
10 00	13.50	Peavies (4)
4 00	6.00	Peavies (2) small
2 00	2.00	Crowbars (2)
3 00	6.00	Peaveys (handles - 3 - new -
2 00	5.00	Manure Forks (2)
2 00	5.75	Pike Poles (2)
2 00	2.75	Pruner (12')
4 00	5.00	Pruning Shears (2)
6 00	6.00	Oars (6) new
	~~Oars~~	
3 00	4.00	Oars (6) old
12 00	16.00	Log Chains (8) -
12 00	18.00	Iron Hooks (12) for sleighs -
6 00	7.75	Choker Wire (3)
	~~1.00~~	~~Snaps (2)~~
	~~1.00~~	~~Forge~~
5 00	7.00	Anvil
5 00	7.00	Boom Chains (2)
10 00	13.50	Blacksmith's Heater
2 00	2.50	Tongs (2)
17 50	35.00	Jack - paid 45.00 when new -

Sales - horse, wagon + harness — 25.00 →

Rowboat (20 yrs old)	20	→
Scales (rusty)	6	
wheelbarrow + tools	5	wheelbarr
Total TD Monten -	31	
rent + cart age	10	21.00
		46.00
Plow	12	
Blower	1	Blower -
Winch parts	8	claiming
Sewing machine (not working)	5	26.00 sewi
Total pp credits		72.00

Balance of chattels unaccounted for

Ve

To

E No. 1358 EXHIBIT No. CASE No.

G. No. 14676 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								

EXHIBIT No. 94-3
DATE MAY 7 1948
FILED BY Mr Mr Masty

	25.00 → no claim	credit custodian	
20	→ no claim		
6		scales —	6.00
5	wheelbarrow - no claim -	tools	3.00
31			
10	21.00		
	46.00		
12		plough -	12.00
1	Blower - no claim		
8	claiming for whale winch -	winch parts -	8.00
1	26.00 sewing machine no claim		
	72.00		$ 29.00

Total claim 698.00

less sales as against items claimed 29

Total net claim — $ 669.00

(2)

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1358 EXHIE

NAME Yaichi NAKATSUI

REG. No. 14676

DATE List DECLARATION 22/3/43 EVACUATION 22/6/42

INVENTORY TAKEN BY DATE

SALES: AUCTION | TENDER &c

SOLD WITH REAL PROP.

		DETAILS OF CLAIM
5.00	$ 5.00	Choker Wire — new 3/4" 35' galvanized
3.50	3.50	Choker Wire — 1/2" 25' "
3.00	3.75	Under Cutter
30.00	34.00	Wire (300') 5 strand galvanized wire - cost 18¢ per ft
6.00	8.00	Neck Hooks (4)
9.00	9.00	Double Tree Chains (3 prs.)
10.00	10.00	New Chain (20') - unused cost 50 1000
50.00	50.00	Blocks (5) - cost about 12.50 - used 5 or 6 yrs
5.00	7.50	Anchor Chain 16'
4.00	4.00	Chain (25')
2.00	2.00	Monkey Wrenches (2)
1.00	1.25	Wrench
3.00	3.75	Pipe Wrench
4.00	4.00	Saw set (2 prs.)
3.00	3.00	Chisels (3)
2.75	2.75	Shoemaker Tools, Awl, last, pliers etc
2.00	4.00	Pinchers (2)
2.00	4.00	Vise
4.00	4.80	Axes (2) — new - unused.
2.50	2.50	New Wedge
5.00	6.50	Hand Saws (2) - quite new
3.75	3.75	Rip Saw - new - never used.
2.00	3.75	Square
2.00	3.75	Level
1.00	1.25	Single Axe
1.00	1.75	Hatchet
6.00	6.00	Log Scale 6' - cost 12.00
4.00	4.00	Harrow
20.00	35.50	Plow — cost 37.50 new
3.00	3.75	Rowboat Oars (3 prs.)
3.00	3.00	Pruning Saws (3)
1.00	1.00	Hack saw
	~~2.50~~	~~Japanese saw~~
	2.75	Japanese Planes (2)
50.00	112.00	Winch — cost 125 new in 1919 - double gear - in good condition
	~~24.00~~	~~Shoyu (4)~~
	~~3.00~~	~~Shoyu~~
	~~2.00~~	~~Box~~
	~~4.00~~	~~Milk~~
	~~3.50~~	~~Wash tubs (2)~~
	~~2.50~~	~~Noodle~~
	~~3.00~~	~~Kitchen utensils~~
	~~3.00~~	~~Glassware~~
	~~1.00~~	~~Lamp Chimney (1 box)~~
10.00	12.50	Kitchen chairs (10) — 6 new
15.00	4.00	Kitchen Tools — knives, forks, spoons, cups, saucers, plates.
	5.00	Kitchen Tools
	8.00	Kitchen Tools
	1.00	Kitchen Tools (2)
12.00	12.00	Barrels (4) oil drums
	2.25	Kitchen Tools (4)
2.00	4.00	Coal Oil Cans (2) 5 gal cans
	~~Tub~~	
30.00	30.00	Beds (3) — double steel beds with springs
	~~21.00~~	~~Mattresses (3)~~
7.00	7.00	Gas Lantern cost 11.00 - fairly new Coleman
2.00	3.00	Lanterns (2)
	~~1.00~~	~~Lamps (2)~~
	~~75.00~~	~~Sein Nets~~
16.00	16.00	Gas Barrels (2) - on basis of regular oil company credit on return
5.00	8.50	Stone Crocks (2) - 10 gals each
	~~1.00~~	~~Empty Tubs (4)~~
	~~30.00~~	~~Tent Cloth (4)~~
	~~5.00~~	~~Books (1 box)~~
	5.00	Books (1 box)
	~~4.00~~	~~Brush Hooks (4)~~

LE No. 1358 EXHIBIT No. _____ CASE No. _____

CG. No. 14676 VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								

(3)

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1358 EXHIBI

NAME Yaichi NAKATSUI

REG. No. 14676

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
List DECLARATION 22/3/43	TAKEN BY		AUCTION	TENDER &c	
EVACUATION 22/6/42	DATE				

~~$ 3.00 Books (1 box)~~
~~2.00 Books (1 box)~~
~~7.00 Paper Boxes (2)~~
~~3.00 Kitchen tools~~
~~4.00 Canned goods (1 box)~~
~~20.00 Canned goods (2 bxs)~~
~~90.00 Canned goods (5 bxs)~~
~~3.00 Canned goods (3 bxs)~~
~~5.00 Medicine (1 box)~~
~~3.00 "Niboshi"~~
~~8.00 Kitchen tools (3)~~
15.00 50.00 Cook Stove — quite old - fair shape - cost 75.00 new
7.50 13.50 Heater " " " " " — cost 16.00
10.00 12.50 Dresser — " " " " " — cost 15.00
17.75 Scale — fairly new —
~~2.75 Paper~~
~~5.00 Medicine and some tools~~
~~3.50 Books~~
50.00 ~~50.00~~ Shingle Bolts (120)
~~100.00 Horse~~
~~65.00 Wagon, light~~
~~50.00 Wagon, heavy~~
~~75.00 Row-boat~~
~~20.00 Harness~~

~~$1638.65~~

698.00 total claim

Vancouver, B. C., 2nd February, 1948.

RGB/P.

No. 1358 EXHIBIT No. _____ CASE No. _____

No. 14676 VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
TION	TENDER &c								

FORM "JP"

Hastings Park

94-4

FILE No. 1358

EXHIBIT No. MAY 7 1948

DATE

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: NAKATSUI, Yaichi

HOME ADDRESS: Cortez Island, B. C.

REGISTRATION NUMBER 14676 SEX: Male AGE: 62

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: Toyo

ADDRESS OF WIFE OR HUSBAND: Hastings Park, Vancouver, 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: North half of the North West Quarter and fractional North East Quarter of Section 4, Cortez Island. 111 Acres. Certificate of Title 9064-N. in owner's possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: Five room frame house and other improvements, barn, log house, root house, bunk house. 300 fruit trees.

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) $17.55 per annum, payable at Comox, B. C. 1942 paid.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Has rented the above 111 acres to Victor John Thomas of Mansons Landing for a period of one year from March 20, 1942. Lessee to have the crop for taking care of the property. $1.00 nominal rental paid.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: no

9. IF FARM LAND STATE CROPS SOWN Strawberries, potatoes, and all vegetables.
250 apple trees and 50 trees of mixed prunes, cherries, pears, peach,

---

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Ranch at Mansons Landing, B. C. as described on first page.

2. LANDLORD'S NAME AND ADDRESS: declarers own home.

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

4. STATE WHEREABOUTS OF LEASE: none

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Same as question 9. ~~xxxxx~~ above.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Farming tools and logging tools locked in the log house at Mansons Landing, B. C. Key in owner's possession. Log house boarded and nailed up.

Farming tools, row boat, leased to Victor John Thomas, Mansons Landing, B. C. to operate the owner's ranch as per leased dated March 20, 1942 for one year.

1 Singer sewing machine, 1 gramophone, 3 trunks in custody of J. Manson at Manson's Landing, B. C.

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

1 horse leased to Victor John Thomas, Mansons Landing, B. C.

1 lamb in custody of Victor John Thomas, Mansons Landing, B. C.
1 Cougar dog and 1 brown dog in custody of Victor John Thomas, Mansons, Landing, B.C.
~~1 Singer sewing machine, 1 gramophone, 3 trunks in custody of J. Manson at Manson's Landing for~~

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY ~~Victor John Thomas of Manson's Landing~~, B.C. holds a lease on 111 acre ranch and all farming equipment for a period of one year from March 20, 1942.

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

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

none

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

none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: none

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 24th day of March 1942.

(Signature) Yaichi Nakatsui

G. McCone
Witness

FOR DEPARTMENTAL USE

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Yaichi NAKATSUI.

File No. 1358.

	Amount	On	Jap. Valuation	Ass. Value	Appr. Value	Sold for
(1)	$10,218.50 (Net)	111-acre Farm on Cortez Island.	$10,000.00 (Land) $ 1,350.00 (Imp.)	$2,000.00) $ 700.00)	$965.00	$1200.00

(2)	$ 1,555.00	Logging, Farming, & Fishing Equip. & tools, etc.
	$11,773.50	Total
	$ 46.00	Ack. Pers. Prop. Credits
	$11,727.50	Amount of Claim

Vancouver, B. C., February 3rd, 1948.

HB/P.

Remarks

(1) This property (Cat. 542) has extensive water frontage but access is by road, across Cortez Island from Manson's Landing, through which point it communicates with the outside world. Its inaccessibility made it difficult to sell and there is no evidence on file of any attractive feature that might counterbalance this handicap. All buildings on the property appear to have been in very poor condition. The owner declared 7 acres planted to 300 fruit trees. When advertised for sale only 2 tenders were received, one of $500.00 and the other of $1200.00, the latter on behalf of brothers, Vancouver business men, who stated their purpose to be a joint retirement venture.

(2) As in the case of the real property (see above) the value placed on the substantial list of chattels attached hereto, appears to be high. The difficulty and expense of getting things to this inaccessable property would add much to their first cost, and possibly accounts, at least in part, for the high values placed on articles, which, in the few cases where sales were effected, proved to be in striking contrast to their sale value.

In an effort to protect his property claimant made an arrangement with his nearest neighbour, about a mile away, to keep an eye on his place, but correspondence on file makes it clear that it was found impossible to protect the property from vandals landing from boats and breaking-in and stealing caused the loss of a large part of the tools and equipment on the premises.

(1)

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1358 EXHIBIT No.

NAME Yaichi NAKATSUI REG. No. 14676

DATE
DECLARATION 24/3/42.
EVACUATION 22/6/42.

INVENTORY
TAKEN BY (Lease Agr.)
DATE Mar. 20/42.

DETAILS OF CLAIM

SALES — AUCTION | TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND

Farming tools
Logging Tools
Rowboat
Sewing machine
Gramophone
Trunks (3)
Horse
Lamb
Cougar Dog
Brown Dog

List enclosed with Y.N. let. of 22/3/43:

$ 4.00 Manila Rope 80'
12.00 Manila Rope 150'
6.00 Manila Rope 40'
10.00 Lead Line
12.00 Split Wedge
8.00 Falling Wedge (2)
36.00 Bucksaws (6)
8.50 Falling Saw
7.50 Falling Saw
7.00 Falling Saw
2.75 Draw Knife
15.50 Axes (11)
2.50 Falling Axe (2)
4.50 New Axes (2)
8.00 Shovels (8)
3.75 Shovels (3)
3.00 Tackle (2)
7.50 Mattocks (6)
1.75 Pick
7.00 Chinese Drags (4)
3.00 Hoes (3)
13.75 Auger
4.75 Auger
2.50 Tackle (2)
1.30 Hammer Handles (2)
1.30 Axe Handles (2)
.75 Saw Handle
3.75 Rakes (3)
3.25 Hay Forks (3)
13.50 Peavies (4)
6.00 Peavies (2)
2.00 Crowbars (2)
6.00 Peaveys
5.00 Manure Forks (2)
5.75 Pike Poles (2)
2.75 Pruner (12')
5.00 Pruning Shears (2)
6.00 Oars (6)
~~Oars~~
4.00 Oars (6)
16.00 Log Chains (8)
18.00 Iron Hooks (12)
7.75 Choker Wire (3)
~~1.00~~ Snaps (2)
1.00 Forge
7.00 Anvil
7.00 Boom Chains (2)
13.50 Blacksmith's Heater
2.50 Tongs (2)
35.00 Jack

Logging equipment
Horse
Harness
Wagons (2)
Fishing Gear
Carpenter's tools
Kitchen Utensils
Household Goods
Furniture
Rowboat
Scales
Farming tools

$1,555.00

Gross total $1,555.00
Ack. Custodian Credit $ 46.00

Amount of Claim $1,509.00

No. 1358 EXHIBIT No. _____ CASE No. _____

No. 14676 VENUE _____

SALES									
ION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS

EXHIBIT No. 94-S
DATE MAY 7 1948
FILED BY

(2)

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1358 EXHIBIT No.

NAME Yaichi NAKATSUI REG. No. 14676

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
List Declaration 22/3/43	Taken by		Auction	Tender &c		
Evacuation 22/6/42	Date					

$ 5.00	Choker Wire	
3.50	Choker Wire	
3.75	Under Cutter	
34.00	Wire (300')	
8.00	Neck Hooks (4)	
9.00	Double Tree Chains (3 prs.)	
10.00	New Chain (20')	
50.00	Blocks (5)	
7.50	Anchor Chain	
4.00	Chain (25')	
2.00	Monkey Wrenches (2)	
1.25	Wrench	
3.75	Pipe Wrench	
4.00	Saw set (2 prs.)	
3.00	Chisels (3)	
2.75	Shoemaker Tools, Awl	
4.00	Pinchers (2)	
4.00	Vise	
4.80	Axes (2)	
2.50	New Wedge	
6.50	Hand Saws (2)	
3.75	Rip Saw	
3.75	Square	
3.75	Level	
1.25	Single Axe	
1.75	Hatchet	
6.00	Log Scale	
4.00	Harrow	
35.50	Plow	
3.75	Rowboat Oars (3 prs.)	
3.00	Pruning Saws (3)	
1.00	Hack saw	
2.50	Japanese saw	
2.75	Japanese Planes (2)	
112.00	Winch	
24.00	Shoyu (4)	
3.00	Shoyu	
2.00	Box	
4.00	Milk	
3.50	Wash tubs (2)	
2.50	Noodle	
3.00	Kitchen utensils	
3.00	Glassware	
1.00	Lamp Chimney (1 box)	
12.50	Kitchen chairs (10)	
4.00	Kitchen Tools	
5.00	Kitchen Tools	
8.00	Kitchen Tools	
1.00	Kitchen Tools (2)	
12.00	Barrels (4)	
2.25	Kitchen Tools (4)	
4.00	Coal Oil Cans (2)	
	Tub	
30.00	Beds (3)	
21.00	Mattresses (3)	
7.00	Gas Lantern	
3.00	Lanterns (2)	
1.00	Lamps (2)	
75.00	Sein Nets	
16.00	Gas Barrels (2)	
8.50	Stone Crocks (2)	
1.00	Empty Tubs (4)	
30.00	Tent Cloth (4)	
5.00	Books (1 box)	
5.00	Books (1 box)	
4.00	Brush Hooks (4)	

1358

14676

EXHIBIT No._____

CASE No._____

VENUE_____

ALES								
	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS

(3)

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1358 EXHIBIT No.

NAME Yaichi NAKATSUI

REG. No. 14676

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
List DECLARATION 22/3/43	TAKEN BY		AUCTION	TENDER &c		
EVACUATION 22/6/42	DATE					

$	3.00	Books (1 box)
	2.00	Books (1 box)
	7.00	Paper Boxes (2)
	3.00	Kitchen tools
	4.00	Canned goods (1 box)
	20.00	Canned goods (2 bxs)
	90.00	Canned goods (5 bxs)
	3.00	Canned goods (3 bxs)
	5.00	Medicine (1 box)
	3.00	"Niboshi"
	8.00	Kitchen tools (3)
	50.00	Cook Stove
	13.50	Heater
	12.50	Dresser
	17.75	Scale
	2.75	Paper
	5.00	Medicine and some tools
	3.50	Books
	50.00	Shingle Bolts
	100.00	Horse
	65.00	Wagon, light
	50.00	Wagon, heavy
	75.00	Row-boat
	20.00	Harness
	$1638.65	

Vancouver, B. C., 2nd February, 1948.

RGB/P.

No. 1358 EXHIBIT No. _____ CASE No. _____

No. 14676 VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
TION	TENDER &c								

ANALYSIS OF PERSONAL PROPERTY CLAIM

NAME _____ DATE _____

EVACUATION _____ INVENTORY _____

DETAILS OF CLAIM

	Total	
$	3.00	Books (1 box)
	2.00	Books (1 box)
	7.50	Paper Rolls (2)
	3.00	Kitchen tools
	4.00	Canned goods (1 box)
	20.00	Canned goods (5 box)
	30.00	Canned goods (5 box)
	3.00	Canned goods (3 box)
	5.00	Medicine (1 box)
	3.00	"Miscell"
	6.00	Kitchen tools (3)
	50.00	Cook stove
	13.50	Heater
	12.50	Freezer
	17.75	Scale
	2.75	Papers
	5.00	Medicine and some tools
	2.50	Books
	50.00	Shotgun Bolt
	100.30	Horse
	65.00	Wagon, light
	50.00	Wagon, heavy
	75.00	Row-boat
	25.00	Harness
$	1658.65	

Vancouver, B. C., 2nd February, 1948.

Case # 94

94 - 6

EXHIBIT No. _____

May 7 1948

DATE.....

FILED BY Mr. McTavish

COPY

Manson's Landing,
Cortez Island, B.C.,
March 20th, 1942.

In consideration for the sum of One Dollar of Canadian money receipt of which is hereby acknowledged I agree to rent to Mr. Victor John Thomas also of Manson's Landing my land and house situated Cortez Island N.E. $\frac{1}{4}$ and North $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of section 4 for period of one year from date and for as long afterwards as may be agreeable to both parties subject to 6 months notice of termination of this agreement in writing by either part.

It is agreed that a reasonable quantity of seed potatoes be saved every fall.

V. J. Thomas

Y. Nakatsui

WITNESSED BY:

J. M. Manson

Farmer.

94 - 6

EXHIBIT No.

May 7 1948

DATE

FILED BY Mr. McTavish

C O P Y

Manson's Landing,
Cortez Island, B.C.,
March 20th, 1942.

In consideration for the sum of One Dollar of Canadian money receipt of which is hereby acknowledged I agree to rent to Mr. Victor John Thomas also of Manson's Landing my land and house situated Cortez Island N.E. $\frac{1}{4}$ and North $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of section 4 for period of one year from date and for as long afterwards as may be agreeable to both parties subject to 6 months notice of termination of this agreement in writing by either part.

It is agreed that a reasonable quantity of seed potatoes be saved every fall.

V. J. Thomas

Y. Nakatsui

WITNESSED BY:

J. M. Manson

Farmer.

C O P Y

Y. Nakatsui

March 20th 1942

Manson's Landing, B.C.

Matrik	2	Spray pump	1
Chinese Dray	3	Plow	1
Hoe	2	Harrow	1
Shovel	3	Scythe	1
Cross Cut Saw	2	Rake	2
Saw handles	2	Grinding Stone	1
Wedge Hammer	1	Wheelbarrow	1
Splitting wedge	6	Gas Can 5 gal.	1
Double Axe	2	Coal oil can 5 gal	1
Peavey	2	Pruning Shear	1
Bar	1	Pruning Rod	1
Single Axe	1	Horse	1
Brush Hook	2	Wagon	1
Tent	4		
Hay fork	2		

49 articles

V. J. Thomas

Y. Nakatsui.

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

Sept. 2, 1948

94 - 7

EXHIBIT No.

May 7 1948

DATE

FILED BY Mr. McTavish

Manson's Landing
Cortez Island, B.C.
Nov. 6th, 1942.

H. F. Green, Esq.,
506 Royal Bank Bldg.,
Vancouver.

Dear Sir, Your file No. 1358

Your letters of Oct. 13th and 23rd just to hand on my return here from Knight Inlet, and as requested I enclose a copy of lease in this matter.

I wish to strongly emphasize that at no time did I agree to act as caretaker of this property except that as being practically the nearest neighbour being 1 mile away along the waterfront I would take what care I could consistant with looking after my own 47 acres & house. The shack on this mans property is absolutely unfit for habitation & it is impossible to live there, the tools etc. as per list enclosed were left by this man of his own violition and not at our request apparently to encourage us to work on the place as obviously to pack tools to & from our own place would be difficult, and as you will see by the lease which is a straight rental no mention whatever is made of "leasing" anything but the house and land, and I refuse to accept further responsibility than this. He begged us to look after the dogs and we said we would see how we got along with them but we made no definite promise one is O.K. but the cougar dog attacked livestock and was destroyed by a visitor whom it attacked while I was away up North. There is a row boat chained up in the barn which the Jap said was not to be used & it is there untouched, the horse (which is now in far better condition than when he left) I have twice written him to dispose of elsewhere which letters he has ignored and a Mr. Saunders of Whaletown Cortez Island is willing to care for it if you should wish it as he could use it transporting feed to his farm.

With regard to the "lamb" there is an old sheep running about in a bracken enclosure & this is the first we have heard about any ownership of it.

Regarding farming & logging tools locked up in nailed up shed I have absolutely no knowledge of what is there or not there as this was boarded up before the Jap left & while I was away he wrote another neighbour John Manson to enter this shed & send him various things this business is very unsatisfactory & the quicker whatever contents there are removed to whatever place you suggest the better.

At the same time I wish to return the whole of the "tools" left here as per list enclosed including the horse as I am not going to be blanketed with responsibilities I did not assume and it is obvious from the mis statements this Jap has made that that is his idea.

This whole proposition was of his making not ours & we were rushed into it in a matter of a few hours before he left & he took a good cash price from me for seed, fertilizer, pegs etc. and I am money out on the whole transactions plus a lot of hard work. I await your instructions as to shipping and as I would have to arrange transportation who will pay transportation charges.

Yours faithfully
V.J. Thomas.

P.S. Y. Nakatsui has in his possession two copies of rental lease and farming tools left here which he could have shown you exact as duplicates enclosed.
V.J.T.

2 enclosures

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Sept. 2/48

File no. 1358

[redacted]

EXHIBIT No. 94-8
DATE MAY 7 1948
FILED BY [illegible]

Mansons Ldg. B.C.
Nov. 13, 1943.

EVACUATION SECTION
Rec'd NOV 18 1943
File No.
Ans.
Referred Bell

R. G. Bell,
Administration Dept.
Japanese Sec.
Dept. of Secretary of State

Dear Sir -

Re Yaichi Nakatsui - Reg. no. 14676.

I have given the above property a close inspection and find that 2 of the out buildings have been broken into and considerable number of things have been stolen. One shed which Mr. Thomas did not have the key of, and did not know the contents has been broken into and ransacked. There is quite a little personal belongings and tools which are now open to anybody. As this property is easily reached by water or by land it is very difficult to watch. It is my opinion that these things should be moved to a safer location. I would be willing to do the same but would not care to do so unless these things have been checked by a police officer or some person you may appoint to do the same.

There have been quite a number of

shingle bolts and quite a little lumber removed off the place.

There are no buildings on this place that are fit for habitation. I would not care to build a house on the place unless I had a lease and could purchase the place at a set figure when the lease terminated. You asked in your letter of ~~the~~ Oct 2 st. In about crops my opinion this land is suitable for a very limited amount of crops and would be better ploughed and seeded down to pasture. The orchard is badly in need of spraying and pruning which I am willing to do if I move on to the place. I did not take any fruit off this place as it was all stolen before it was fit for picking. I would be willing to put some signs on the fence if you will give me permission and also advise as to correct wording of same

I have a wife and 5 children so you will understand building a house involves quite an investment.

Yours truly.
Wm E Guthrie.

This letter follows a letter mailed last mailday.

Manson's Ldg B.C.
Oct. 2/44

EVACUATION SECTION
Rec'd OCT 5 1944
File No. 1358
Ans. 6/11
Referred Mrs Green

Japanese Custodian.
Dear Sir.

Re - File No. 1358.

In regard to implements stored at Mr. J. Manson's, I have looked these articles over (3 pieces) and consider $16. to be about the value of same.

In regard to goods stored Mr. Monten's ~~rot~~ rowboat $15. The rest of the tools (which are badly worn) about $3.

In regard to ~~tools~~ goods stored by me - about $35.

You mentioned 2 gas cans and 1 grind stone stored with Mr. Goodall. Mr. Goodall left his place some time ago and I have been in touch with the present owners who say there were 2 gas cans and a grind stone left there. I have seen these and if they are the ones to which you refer, they are of no value, and not worth the trouble of moving.

In regard to the horse left in the care of Mr. Saunders, I have been in touch with Mr. Saunders on the phone but have been unable to get to Whaletown to see the horse, as a gas boat is the only means of transpotation, and it is very seldom there is one available. I have spoken to several who have seen the horse and understand horses and they seem to consider the horse of no value. Two of the parties remarked that if it was their horse they would have shot it long ago. So it is my opinion you would be well advised to accept almost any offer which Mr. Saunders might make.

In regard to the first mentioned goods I would have no trouble disposing of them locally if the party purchasing the place is not interested in it (stored by Mr. J. Manson, Mr. Monten & myself.)

-over.

I have used quite a little gas and oil running prospective buyers down to the place. It is my intention to submit a bill for this when the property is disposed of.

Hoping this will meet with your approval.

Yours truly,
Wm. E. Guthrie.

OK
K

Thamsons Ldg
April 19-47

EVACUATION SECTION
Rec'd APR 19 1941
File No. 1858
Ans.
Referred

Dept of the Secretary of State
Office of the Custodian
Japanese evacuation Section
Dear Sir.

Re: Yaichi Nakatani # 14676.

Please find enclosed a cheque for the sum of $26.00 to cover good sold by myself.

1 Plow	W. L. Freeman	12.00
1 Blower for forge in poor Con.	W. Hawkins	1.00
Miscellaneous winch parts.	J. B. Martinaue	8.00
1 Sewing Machine not in working order.		5.00
		$26.00

W. Guthrie.

I believe this covers all saleable goods in my possession. I also have a claim of $8.00 to cover numerous trips to this ranch. No charge has been made for time repairing fences ect.

Yours Truly
W. Guthrie.

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA

THE CUSTODIAN OF JAPANESE EVACUEE PROPERTY

VANCOUVER OFFICE

Receipt No. 15374

Date April 19th 1947

RECEIVED from William E. Guthrie Mansons Landing

the sum of Twenty six 00/100 ——— Dollars 100 BC ~~Cash~~ Cheque ~~Money Order~~

re: NAKATSUI Yaichi Regn. No. 14676 File No. 1358

Payment from Sale of

1 Plow 12.00

1 Blower 1.00

Winch & arts 8.00

Sewing Machine (Not in working order) 5.00

$ 26.00/100

C H Reed, Cashier

For The Custodian of Japanese Evacuee Property.

Sechelt B.C.
Sept 9th 1949

Mr. Watson, Sechelt
Japanese Claims Commission
Court House Vancouver.

EXHIBIT No. 94-9
DATE 12 Dec 1949
FILED BY
D. J. Brainwood.

Dear Sir, Re Jaichi NAKATSUI CASE 94 Cortez Island

Your letter re above reached me after many forwardings. I left Cortez Island in 1942 so cannot give you a value as at Sept 1944

We sold our adjoining 47 acres and reasonable house (only 2/3 acre cleared) in 1942 for $750 full price. The Jap place had about 10 acres cleared and a fair number of fruit trees but yield was very small and the buildings on place very poor, I would think $1,500 about its value in 1942.

There is a Mr. Manson on Cortez Island resident many years, a farmer on adjoining property to the Japs who could give you a really approximate value and all information.

Trusting this will help.

Yours truly V. J. Thomas

File

September 10th 1949.

Mr. V. J. Thomas,
Sechelt, B.C.

Dear Sir,

Re Yaichi NAKATSUI - Case #94.

We beg to acknowledge receipt of your letter of the 9th inst., and thank you for the information contained therein.

Yours truly,

A. WATSON
Secretary.

AW/W.

EX. 10.

470 GRANVILLE STREET MARINE 1649

CLEMENT CONSULTING SERVICES LTD.
REGISTERED AGROLOGISTS

J.W. CLEMENT, B.S.A., M.A.I.C. VANCOUVER, B.C.

EXHIBIT No. _____

DATE _____

FILED BY _____

EXHIBIT No. 94 - 10

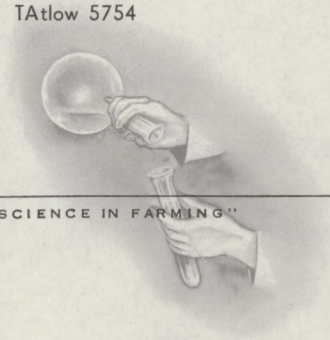
DATE Nov. 7/49.

FILED BY

Mr. McMarker.

470 GRANVILLE STREET
VANCOUVER, B. C.
TAtlow 5754

ESTATE APPRAISALS AND FARM MANAGEMENT.
QUALIFIED ADVISORS ON LAND AND LAND USE.



CLEMENT CONSULTING SERVICES LTD.

REGISTERED AGROLOGISTS

BREEDING PROGRAMS AND LAND IMPROVEMENT PRACTICES.
HERD MANAGEMENT, CROPPING METHODS, ROTATION
AND IRRIGATION SYSTEMS.

October 20th, 1949

Messrs. Campbell, Brazier & Company,
675 West Hastings Street,
VANCOUVER, B.C.

Gentlemen:

With respect to Case #94, Yaichi Nakatsui, Cortes (or Cortez) Island, B.C., lands described as:

> North half of the North West quarter and part of the North East quarter of Section 4 of Cortes Island, Sayward District."

Postal address, Manson's Landing, B.C.

We have examined this property and herewith present our appraisal of it.

We acknowledge the assistance given by the Postmaster, F. A. Campbell, at Manson's Landing, who directed us to the property. We also acknowledge the courtesy of Mr. McIntyre who taxied us to the property and who states that he is part owner of it.

The holding is situated approximately four miles in a southwesterly direction from Manson's Landing.

The property is reached from a gravelled municipal road. There is about one mile or slightly less of dirt road running through small timber and light sallal brush. The buildings and cleared area

are situated on the waterfront looking out towards the Twin Islands.

To the East of the entrance way the cleared area extends a distance of about 700 feet. What appears to have been the main part of the orchard extends back from the beach approximately 300 feet. This area is planted to cherry, plum, pear, prune and apple trees of several varieties. There is also a large grape vine. Part of this area is grown up to four or six year alder and blackberry vines. Some of the fruit trees are dead but most are in fair condition, possibly somewhat stunted for their age. There is a heavy grass cover. The soil is light and sandy, overlain with from 1/2" to 2" of black decomposing organic matter.

To the North of the orchard there is an irregular shaped area which we estimate to be five or six acres in extent. The area is clear, seems to have been cultivated, and is presently quite grown up to weeds and in places blackberry bushes. The soil is light and sandy with a small admixture of organic matter.

To the West of the entrance way there is an area of about one acre planted to fruit trees. These are smaller and apparently somewhat younger than those in the main orchard. The soil is loamy on the waterfront side, becoming sandier as the higher or brush edge is approached.

The whole of the cleared and cultivated area is fringed with a strip of clear but rough land which we estimate to contain about two acres in total.

The clearing is entirely surrounded by a cedar picket fence now somewhat tumbledown.

The buildings are situated on the waterfront overlooking the beach which is gravelly and down about 30 feet from the general level of the farm. The barn is of a rough nature and little more than a shelter. The cabin, just east of the barn, is of logs and very poor, it might possibly be classified as a two room house.

There is a well-constructed root cellar measuring approximately 25 x 10 x 7 feet.

There is what appears to have been a wood shed to the East of the cabin. It is in poor condition.

There is a small slough running down through the middle of the property. There is also a good well.

The whole property is of a southern exposure sloping gently from the North towards the beach. The condition of the trees indicates that adequate drainage takes place. There appears to be a constant supply of ground water. The trees and vines are bearing despite the evident lack of care.

We are advised by Mr. MacIntyre:

1. That there was a shell type bunkhouse between the cabin and the woodshed. It was of shiplap construction. He states that it was sagging badly and that he tore it down and disposed of the lumber. It might have contained 5 or 6 rooms. We examined the scar and other evidences that a building had been there.

2. That there was a small house of two rooms immediately North of the above mentioned bunkhouse. This building has disappeared. We examined the scar and other signs of its former presence.

3. That there is an all year well of good water.

4. That the root cellar was used for the storage of potatoes, but that the former owner "made his best money out of strawberries".

5. That when he purchased there were yard facilities for hand logging.

All observations and advices indicate that this was a home farm, that is, a place to live rather than a commercial proposition and we appraise it as such. It appears that there was a total of about 14 acres of cleared land.

Land, 14 acres at $100.00 per A.	$1400.00
About 285 fruit trees at $1.00 each	285.00
Buildings as assessed	700.00
Uncleared or timbered land, 97 A at $5.00	485.00
	$2870.00

We appraise this holding at $3000.00.

All of which is respectfully submitted.

J.W. Clement

CLEMENT CONSULTING SERVICES LTD.

September 15th 1949.

R. J. McMaster, Esq.,
Barrister and Solicitor,
675 W. Hastings St.,
Vancouver, B.C.

Dear Mr.McMaster, Re Case No.94 - Yaichi NAKATSUI

We enclose herewith copy of letter from Mr.V.J.Thomas giving his appraisal of the real estate. This letter has been filed as Exhibit 9.

Yours truly,

A. WATSON
Secretary.

Enc.

September 15th 1949.

D. T. Braidwood, Esq.,
c/o Office of the Custodian,
675 W. Hastings St.,
Vancouver, B.C.

Dear Mr.Braidwood,

Re Case No.94 - Yaichi NAKATSUI

We enclose herewith copy of letter received from Mr.V.J.Thomas, giving his appraisal of the real estate. This letter has been filed as Exhibit 9.

Yours truly,

A. WATSON
Secretary.

Enc.

August 2nd 1949.

Mr. V. J. Thomas,
Manson's Landing,
Cortez Island, B.C.

Dear Sir,

Re Yaichi NAKATSUI - Case No.94,
Japanese ranch Cortez Island, being
N.1/2 of N.W.1/4 and fractional N.E.1/4
of Sec.4, Cortez Island, Sayward District,
containing 111 acres, more or less.

Under date of June 8th last, I wrote you in connection with the above property, and enclose herewith a copy of my letter.

The Commissioner is particularly anxious to know what was the approximate value per acre of the claimant's property as at September 1944, and I would be pleased if you would favor me with a reply to the enclosed letter.

Thanking you in advance,

Yours truly,

A. WATSON
Per.

Secretary.

June 8th 1949.

Mr. V.J.Thomas,
Manson's Landing,
Cortez Island, B.C.

Dear Sir,

Re Yaichi NAKATSUI -- - Case No.94.
Japanese ranch Cortez Island, being
N.1/2 of N.W.1/4 and fractional N.E.1/4
of Sec.4, Cortez Island, Sayward District,
containing 111 acres, more or less.

I have been instructed by the Honourable Mr.Justice Bird, Commissioner in the Japanese Property Claims Commission, to write to you with regard to the above mentioned property, with which I believe you are familiar. The Commissioner wishes to have your opinion of the value of this property in September 1944.

Will you also be kind enough to furnish me with a general description of the property, such as the number and condition of buildings concerned, the amount of the acreage, the amount of acreage cleared, and the crops being grown at that time.

Please advise me also if you have any information as to sales of similar properties in the neighborhood at or about 6th September 1944.

If you can furnish me with the above information it will greatly assist the work of the Commission.

Yours truly,

A. WATSON
Secretary.

any knowledge
value per acre
as at date Sept 1944

August 2nd 1949.

Mr. Alexander T. McIntyre,
Manson's Landing,
Cortez Island, B. C.

Dear Sir,

Re Yaichi NAKATSUI - Case No.94,
Japanese ranch Cortez Island, being
N.1/2 of N.W.1/4 and fractional N.E.1/4
of Sec.4, Cortez Island, Sayward District,
containing 111 acres, more or less.

Under date of June 8th last, I wrote you in connection with the above property, and enclose herewith a copy of my letter.

The Commissioner is particularly anxious to know what was the approximate value per acre of the claimant's property as at September 1944, and I would be pleased if you would favor me with a reply to the enclosed letter.

Thanking you in advance,

Yours truly,

A. WATSON
Per.

Secretary.

June 8th 1949.

Mr.Alexander T. McIntyre,
Manson's Landing,
Cortez Island, B.C.

Dear Sir,

Re Yaichi NAKATSUI -- - Case No.94.
Japanese ranch Cortez Island, being
N.1/2 of N.W.1/4 and fractional N.E.1/4
of Sec.4, Cortez Island, Sayward District,
containing 111 acres, more or less.

I have been instructed by the Honourable Mr.Justice Bird, Commissioner in the Japanese Property Claims Commission, to write to you with regard to the above mentioned property, with which I believe you are familiar. The Commissioner wishes to have your opinion of the value of this property in September 1944.

Will you also be kind enough to furnish me with a general description of the property, such as the number and condition of buildings concerned, the amount of the acreage, the amount of acreage cleared, and the crops being grown at that time.

Please advise me also if you have any information as to sales of similar properties in the neighborhood at or about 6th September 1944.

If you can furnish me with the above information it will greatly assist the work of the Commission.

Yours truly,

A. WATSON

Secretary.

June 28th 1949.

Mr. J. Manson,
Manson's Landing,
Cortez Island, B. C.

Dear Sir,

Re Yaichi NAKATSUI - Case No.94.

We are in receipt of your letter of the 25th inst., for which we thank you. We desire, however, to obtain further information on the property of the above claimant, and we would be grateful to you if you could let us know what, in your opinion, would be the value per acre of the claimant's property as at September 1944.

Thanking you in anticipation,

Yours truly,

A. WATSON
Secretary.

AW/W.

Munsons Landing
Cortez Island B.C.
June 25th 1949.

Mr A Wilson
Sec. Japanese Property Claims Com.
Vancouver B.C.

Re Yaichi Nakatsui
Case 94

Dear Sir:

Replying to your letter of 8th inst. re Yaichi Nakatsui property on this Isld.

The only definite information and knowledge re same that I have re same is:- Y. Nakatsui told me when he was leaving here for Concentration Camp that he expected to grow about a Thousand dollars wort of vegetables, fruit etc. on the place that year.

Yours truly,

J. Munsons

No reply yet from
V. J. Thomas
Alexander T. McIntyre,

June 8th 1949.

Mr. J. M. Manson,
Manson's Landing,
Cortez Island, B. C.

Dear Sir,

Re Yaichi NAKATSUI --- Case No.94.
Japanese ranch Cortez Island, being N.1/2 of N.W.1/4 and fractional N.E.1/4 of Sec.4, Cortez Island, Sayward District, containing 111 acres, more or less.

I have been instructed by the Honourable Mr.Justice Bird, Commissioner in the Japanese Property Claims Commission, to write to you with regard to the above mentioned property, with which I believe you are familiar. The Commissioner wishes to have your opinion of the value of this property in September 1944.

Will you also be kind enough to furnish me with a general description of the property, such as the number and condition of buildings concerned, the amount of the acreage, the amount of acreage cleared, and the crops being grown at that time.

Please advise me also if you have any information as to sales of similar properties in the neighborhood at or about 6th September 1944.

If you can furnish me with the above information it will greatly assist the work of the Commission.

Yours truly,

A. WATSON

Secretary.