Name of Claimant NAKATSU, Naojiro Case 300

Custodian File 3334

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
		1000	100	100.00 12.50							212.50

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	
78.33	20.60	6.18	26.31%	548.67	144.36			150.54

TOTAL RECOMMENDATION	363.04

1540

CASE NO: 300

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 1st, 1948

IN THE MATTER OF THE CLAIM OF

NAOJIRO NAKATSU

PROCEEDINGS AT HEARING

Original

CASE NO: 300

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 ERIC P. DAWSON, SUB-COMMISSIONER)

10 Grand Forks, B.C.

June 1st, 1948

IN THE MATTER OF THE CLAIM OF

NAOJIRO NAKATSU

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.

L.A. DODD, Esq.,	Secretary to Grand Forks Sub-Commission
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

30

MR. COBUS: The claim of Nakatsu, Naojiro, No. 60 on the Secretary's list, which becomes, Mr. Secretary, Case No. 300, I take it.

THE SECRETARY: Yes.

NAOJIRO NAKATSU, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the claim for real estate to show a total value of land and buildings of $2250.00.

THE COMMISSIONER: Yes.

MR. COBUS: And a credit to the Custodian of $1000.000, leaving a net claim for realty of $1250.00.

There is attached to the claim form a list of personal property which is the subject of the claim, in the amount of $1139.00. We have made certain changes in the list of itemized articles and now show under 5 (e) a general chattels claim of $627.00.

THE COMMISSIONER: You don't want to amend this list?

MR. COBUS: Yes, your honour, I will be amending some items and deleting certain others, but meanwhile the total of the chattels for which claim is submitted now is $627.00.

THE COMMISSIONER: $627.00.

MR. COBUS: And we are crediting the Custodian with $15.10.

Now, referring to the list which is attached to the claim, Items 1, 3, 4, and 5, the ones I

which I am reading now, are to be deleted, your honour, 1, 3, 4, 5, 10, 19, and 21. The values which are shown opposite the items which remain are deleted as well, and are replaced by a list which will form part of the personal property statement. With respect to items 6 and 7, I would ask leave to amend that to show four showcases and four counters; and with respect to item 14, one large mirror rather than three.

10 The total claim under 5(f) is now $1861.90.

THE COMMISSIONER: Well, that is $627.00 less the $15.10, plus the $1250.00.

MR. COBUS: Yes, your honour.

THE COMMISSIONER: What do you total that to? I haven't added it up.

MR. COBUS: $1861.90.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning
20 the real estate for which you are claiming. Did you instruct Mr. Leckie to prepare this statement and is that your signature? A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the appraisal to be filed, and at the same time, I believe
30

there are two snapshots of the premises.

(Handed to Mr. Cobus)

I have, produced from the Custodian's file, what purports to be an appraisal on the subject realty dated the 26th of April, 1944, and made by Coulthard Sutherland and Company, Limited. The valuation shown thereon is $930.00, made up of building, $820.00, lot, $110.00; filed on behalf of the Crown.

10 (APPRAISAL MARKED EXHIBIT NO. 2)

Q: Witness, I produce to you a snapshot taken from the Custodian's file which bears your name on the sheet to which the snap is found, and the address 82 Moncton Street is shown. Could you recognize the picture?

(Interpreter to witness)

Q: Do you recognize it at all or are you having difficulty? A: This is not my house.

20 Q: I produce to you another shapshot bearing your name and the address 82 Moncton Street, Steveston, B.C. Do you recognize that?

A: This is my house, this one here.

Q: The second snap that I have produced to you, then, is one complete building, I would imagine from the picture. Is this the front of your building? A: This is the front.

MR. COBUS: The witness, your honour, has identified

30 the one photograph or snapshot taken from the

Custodian's file, which has R.P. 9 written in red on the right hand corner. I would file that.

THE COMMISSIONER: He doesn't identify the other one, is that it?

MR. COBUS: I will also file the other snapshot, which, strangely enough, has the same letters, R.P. 9, on it.

MR. McINNES: How can he file it if the man says it isn't the house?

THE COMMISSIONER: If he says it isn't, what is the object of filing it, if it belongs to somebody else?

MR. COBUS: Yes, your honour. I wouldn't like to run into the picture again at some later time, because it is obviously not this building. This one has two buildings on either side of it, and obviously that has not.

THE COMMISSIONER: I don't see any object in filing it. Obviously the Custodian must have made a mistake if it is in his file.

MR. McINNES: I am going to make a memorandum on it that the witness says it is not his house.

THE COMMISSIONER: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

MR. COBUS: Referring to Exhibit 1, your honour, the property for which the claim is being made is a property located at 82 Moncton Street, Steveston Townsite, British Columbia. It was a one storey building 22 feet by 80 feet, with living quarters in the rear. The use to which the premises were

put was, one part, I gather, in the front portion was a store and dwelling quarters in the rear. The store in front was 22 feet by 40 feet. There were four rooms and a bath and sink and toilet in the dwelling portion of the building. It was of frame finish, built on posts, with a tar and gravel roof, no basement. The walls were of flooring and were painted inside. The floors were of fir. The buildings was on a lot 22 feet by 120 feet, which was purchased in 1920 at a cost of $600.00 for land only. It was located in the business section of Steveston.

As to improvements made by the claimant, he lists the building itself, erected in 1922 by the use of carpenters who were hired and he bought the material. The cost of that he approximates was $2300.00. Then in 1937 he says that he renewed the foundation and put on a new roof and laid new floors at a cost of $250.00. There is a note to the effect that this later improvement was done by hired labour and his own labour and material which he purchased.

Commenting on the appraisor's report, he says that he painted the outside every two years and renewed the roof as above noted in 1937. He says that when he was evacuated the outside painting was in good shape and so was the roof. The floors were even and had been replaced in 1937 at the same time as he had put in a new foundation, or put in new foundation posts. The building generally

he declares, was left in good repair and condition. He suggests that if it was allowed to deteriorate as is indicated by the appraisal shown to him, then the Custodian would be responsible as he collected all the rentals, and he says that from the statement of the Custodian which was then shown to him, he observed that from the time he took over the property until he sold it, no money was ever expended on maintenance. He considers that
10 the appraisal of $930.00 was much below a fair market value for the property. He adds, finally, that the Custodian rented the property after he left it for $15.00 per month and kept it rented until he sold it for $1000.00 in October, 1944. The claimant believes that when it was sold by the Custodian the property would be worth at least $2250.00 at a fair market value.

Would my learned friend produce the assessment on this property, or any assessment that he
20 has?

MR. McINNES: I can give the figures.

MR. COBUS: That will do.

MR. McINNES: In 1943, the assessment would show land at $270.00, improvements at $2,000.00, with a taxable value of $1270.00.

MR. COBUS: But the total assessment is $2,270.00.

MR. McINNES: I believe you would arrive at that figure if you add the two I gave you together.

MR. COBUS: Which would be $2,270.00, is that correct?

30 MR. McINNES: Yes.

MR. COBUS: Q: Witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature? A: Yes.

Q: And are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

Q: In your statement you refer to a list of items which is attached to your statement, for which you show an estimated value of $627.00. I produce to you a list with your name on it and certain items listed, totalling $627.00. Is that the list to which you make reference in your statement?

A: Yes.

MR. COBUS: I would ask to file the personal chattels statement with the list attached as one exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: Referring to Exhibit 4, your honour, the statement makes reference to the list which is attached and forms part of the exhibit.

THE COMMISSIONER: It might be as well, Mr. Cobus -- you started to amend this personal property list which you had by striking out certain things -- it would make it clearer if we could insert the different values on this, too.

MR. COBUS: Your honour, the list that forms part of Exhibit 4 is now the corrected list and amended list.

THE COMMISSIONER: You are deleting the list on the claim

form, are you, and substituting this for it.

MR. COBUS: Yes, your honour, save that this list which forms part of the claim has no values attached to it.

THE COMMISSIONER: I had better put a note on this, otherwise it will be confusing to the Commissioner. We have struck out certain things and haven't struck out the values.

MR. COBUS: Yes, your honour, the list that we now have is that original list without including the ones we have stricken out.

THE COMMISIONER: Well, this list, Exhibit 4, takes the place of the personal property list attached.

MR. COBUS: Totthe claim form.

THE COMMISSIONER: To the claim form.

MR. COBUS: Yes, your honour.

THE COMMISSIONER: All right.

MR. COBUS: The articles were all left, the witness says, in the attic of his premises at 82 Moncton Street, Steveston, B.C., and the only comment he makes is that he has allowed for depreciation.

Would my learned friend produce the Analysis of Personal Property Claim and, if he would be good enough, the Custodian's inventory taken by one J.D. Mather.

MR. McINNES: Are you filing that?

MR. COBUS: I will be filing this, yes.

I have, produced from the Custodian's file, the analysis of personal property claim for the claimant herein. I would ask to file that on be-

half of my learned friend.

(ANALYSIS MARKED EXHIBIT NO. 5)

MR. COBUS: I have, produced from the Custodian's file, your honour, what appears to be an inventory dated April 28, 1942, and in red pencil at the bottom appears the name "J.D. Mather". The name of the claimant herein is shown at the top and it is file No. 3334. It has "PP1" in red pencil at the top of the sheet. I would ask to file that on behalf of the Crown and make at least this comment, your honour, that in the Analysis of Personal Property Claim there appears to be a complete absence of any inventory thereon and yet it seems to be quite obvious that some one, J.D. Mather or some one else, did in fact take an inventory of this claimant's goods.

Harking back now to the real estate claim, would my learned friend produce a report on the subject real estate made by -- my note says a Mr. King, but it may well have been Mr. Mather.

(Handed to Mr. Cobus)

MR. COBUS: I have, produced from the Custodian's file, your honour, what appears to be a real property report with the name of the claimant herein.

MR. McINNES: I think it would be a general report, I don't think it should be called a real property report.

MR. COBUS: Yes, I think perhaps that would be a better term.

THE COMMISSIONER: A general report, is it?

MR. COBUS: Yes, your honour, in the name of the claimant herein, and dated April 28, 1942, and signed by J.D. Mather. I am drawing particular attention to the portion of the report concerning land and buildings wherein it reads: "This is a small store, a one-storey building at 82 Moncton Street, Steveston, with four living rooms at the rear. It is a frame, shingle roof building, in fair condition, but rather dirty inside."

10 I would ask to file that on behalf of the Crown.

(REPORT MARKED EXHIBIT NO.7)

(INVENTORY MARKED EXHIBIT NO. 6)

MR. COBUS: Would my learned friend produce a letter from Mr. King to the Custodian dated October 10, 1942?

MR. McINNES: It appears, your honour, there is a memorandum in the file, some extract from a letter from Mr. King. I haven't got the letter. I have

20 no objection to reading it into the record for what it is worth.

THE COMMISSIONER: That is about all you can do.

MR. McINNES: As long as it is understood it isn't binding against us. I don't know of such letter.

THE COMMISSIONER: It is not signed or anything?

MR. McINNES: No, it is a typewritten memorandum.

This memorandum, on a yellow sheet, bears file No. 3334. In the right hand corner in red crayon PP3 appears, It is headed "Extract from

30 letter from Thomas C. King dated October 20,

and reads: "The second is the property belonging to Naojiro Nakatsu, 82 Moncton Street, which was a vacant store with dwelling rooms at the back. There was nothing in the store with the exception of the fixtures, but there was some furniture and personal belongings in the living rooms. These rooms were thoroughly ransacked. Entry was made through a skylight in the roof. Having no key to these premises, I have not
10 examined them."

MR. COBUS: Would my learned friend produce the letter? Perhaps he has it in his master file.

MR. McINNES: I haven't any idea where the letter is.

MR. COBUS: Will you undertake to produce such a letter?

THE COMMISSIONER: You will have to limit yourself to the fact that you will undertake to produce the same if it is available.

20 MR. McINNES: I won't undertake to produce it personally.

MR. COBUS: Well , your honour, it would appear that we shouldn't even suggest "if it is available." Obviously there was some letter.

THE COMMISSIONER: Obviously there was some letter on which that extract was based, but it may have been based on even a verbal conversation. It may not have been a letter, from the way it reads.

30 MR. COBUS: The heading says it is an extract from a

letter from Thomas C. King dated October 10, 1942.

THE COMMISSIONER: May I just see that?

(Handed to Commissioner)

THE COMMISSIONER: Well, all I can do is direct that the letter of Thomas C. King dated October 10, 1942, be produced by the Crown if available. That is all I can do.

MR. COBUS: Yes, your honour.

10 THE COMMISSSIONER: You don't want to give an undertaking on that point, Mr. McInnes, because you don't know anything about it.

MR. McINNES: Yes.

MR. COBUS: I would suggest that perhaps the letter referred to in that extract must have concerned two bits of property, and what happened was that the original letter is perhaps on some other file. It should be around somewhere.

THE COMMISSIONER: I will make the order that it

20 be produced if available.

MR. COBUS: Thank you, your honour. Your witness.

MR. McINNES: It will be submitted, with respect to the real estate, your honour, that it was sold for its fair market value.

Inasmuch as my friend has seen fit to comment on certain matters, I would comment on the valuator's report which has been filed, not suggesting that what I say is evidence, but that it is an indication of the evidence that

30 may be adduced; that this palatial building

that has been referred to, you will note from the valuator's report, should be torn down, which is his recommendation.

Now, it will be further submitted, with reference to the personal chattels, your honour, that the inventory of these chattels was taken at a period three days prior to the evacuation of the Japanese from the building, and it is further submitted that such of the goods as did come into
10 the possession of the Custodian were sold for their fair market value.

CROSS EXAMINATION BY MR. McINNES:

Q: Did you file a J.P. form? A: That is my signature.

Q: Yes. That is dated the 14th day of April, 1942.

A: Yes.

MR. McINNES: I file that as an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 8)

20 Q: You remember Mr. Mather taking this inventory in your house? A: He did not come while I was there.

Q: When were you evacuated? A: The 2nd of May.

Q: Well, that inventory states on it that it was taken on the 28th of April. Where were you then? A: I was at my house.

Q: You don't remember seeing him? A: No.

Q: Perhaps he never took the inventory at all, then,
30 he just made that up. You claim for an icebox,

Coca Cola? A: Yes.

Q: Didn't that belong to the Coca Cola Company?

A: No, I bought it. It was my personal property.

Q: You didn't show it in your J.P. form.

A: No, I didn't.

Q: Now, where did you buy this scale that you say you paid $125.00 for?

A: I don't know the name but it was somewhere on Granville Street.

10 Q: Well, you say in your claim, which you have sworn to, that in 1935 you bought this new for $125.00.

A: Yes.

Q: Well, I am asking you where you bought it. If you know all that you should know where you bought it. A: I don't know the name of the place.

Q: You also bought a new cash register in 1935 for $115.00. Where did you buy that?

A: I bought that at the same place as I bought the

20 scales, but I don't know the name.

Q: That is quite a help, isn't it? In 1930 you bought a stove for $110.00. Where did you buy that? A: It is such a long time ago that I don't know.

Q: Then how do you know, then, how much you paid for it if it is so long ago? A: If I brought my child here, they would know. They put down the prices.

Q: I beg your pardon? A: If I brought

30 my child here, they would know.

Q: Well, would you inform the witness that we have the prices; we want to know the name of the man he bought them from, and he knows what I mean.

A: I don't know.

Q: Do you know where you bought any single item that is on this list? Let him look at the list.

A: I don't know.

Q: You swear now that you do not know where you bought any item on that list?

10 A: I don't know.

MR. McINNES: That is all.

THE COMMISSIONER: Mr. Interpreter, your might ask the witness whether it is from his own recollection he got these prices or from information that somebody else has given him.

A: I remember the prices from my own knowledge, but I don't know where I bought them.

THE COMMISSIONER: All right.

MR. COBUS: Your honour, the son of the present claimant

20 will be here during the present hearings. I would ask leave to call him if my learned friend would care to verify this or derive any information from the son.

MR. McINNES: This man has given me all the information I want. He says he bought them.

THE COMMISSIONER: Well, if Mr. Cobus wishes to bring the son to show where he bought them, it is quite within his rights to do so.

MR. COBUS: Yes, your honour, so I will likely be

30 doing that. I think it will be on the 7th.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, when you left your building in Steveston were all the goods which you declared left in the building?

A: Yes.

Q: Those are the goods for which you are now claiming, and those goods were left behind, in the building? A: Yes.

MR. COBUS: Your honour, if I might refer to Exhibit 5, the Analysis of Personal Property Claim, the item "icebox" under "Details of Claim," is shown by the Custodian under the heading "No Account, Theft" for instance.

10

Q: Witness, I am producing to you a document known as an Analysis of Personal Property Claim, Exhibit 5, herein, and I call your attention to this column headed "No Account, Theft." Now, the Custodian says that the kitchen stove with respect to which you are claiming he has no account of. Now, was the kitchen stove in the building when you left it, and was it left there?

20

A: Yes.

Q: With respect to the showcases, were they left?

A: Yes.

Q: And the counters and the Coca Cola icebox?

A: Yes.

Q: And the two bureaus? A: Yes.

Q: And the sofa? A: Yes.

MR. COBUS: That is all, your honour.

30

MR. McINNES: No further questions, your honour.

THE COMMISSIONER: Now, do you want to adjourn while you call the son. Is his son available, Mr. Cobus?

MR. COBUS: No, his son has his own claim, your honour. He will be appearing on the 7th of June, and I would ask leave to call him.

THE COMMISSIONER: We had better adjourn this, to be finished, then, whenever the son is called.

MR. COBUS: Yes, your honour. The son will be called on the 7th of June.

THE COMMISSIONER: We will adjourn this case for further hearing, then, until the 7th of June.

MR. COBUS: Yes, your honour.

(Witness aside).

(PROCEEDINGS ADJOURNED UNTIL JUNE 7, 1948)

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

E.P. Dawson,
Sub-Commissioner.

Grand Forks, B.C.

June 8, 1948

BEFORE: His Honour, Judge M.M. Colquhoun, Sub-Commissioner.

(PROCEEDINGS RESUMED)

MR. COBUS: I would like to speak to Case No. 300, the claim of Naojiro Nakatsu. This case was adjourned on June 1st for the purpose of calling the son of the claimant. We have since decided not to call the son.

THE COMMISSIONER: That was a matter that came before His Honour, Judge Dawson?

MR.COBUS: That is correct, your honour.

THE COMMISSIONER: Well, that will clarify it for the record.

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

10

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

M.M. Colquhoun
Sub-Commissioner.

20

30

66 DEC - 2 1947 350

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 3334 & Zonko

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

(1) NAME NAKATSU, Naojiro (RCMP) Reg. No. 04414
(Print) Surname — Given Name

(2) Pre-Evacuation Address P.O. Box 41 Steveston, B. C.

(3) Present Address Greenwood, B. C.

(4) REAL ESTATE

(a) Street Address (if any) 82 Moncton Street, Steveston, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
West half of Lot 10, Block 2. Sec. 10, Block 3, North Range 7 West Map 249, District of New Westminster.

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

Type of business Bakery.

(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 proprietor.

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ ~~600.00~~ } 2250.00
(ii) Buildings - - - - - - - - - - - - - - - $ 2,~~300.00~~
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ ~~XXXXXX~~ ~~2,900.00~~
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ ~~2,900.00~~
(v) Amount at which Custodian sold property and credited your account - - $ ~~913.25~~ 1000
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~1,986.75~~ 1250.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
82 Moncton Street, In the Attic.

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

(c) How stored or packed at time of evacuation
Boxes & Trunks securely tied.

(over)

8 8th

(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") CUSTODIAN'S CARE.

Unencl

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

1. Estimated Value $
2. Estimated Value $
3. Estimated Value $
4. Estimated Value $
5. Estimated Value $
6. Estimated Value $
7. AS PER LIST ATTACHED HEREON. Estimated Value $
8. Estimated Value $
9. Estimated Value $
10. Encl Cambria 15.10 Estimated Value $

627 15

TOTAL CLAIM FOR PROPERTY LOSS $ 627.00

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) - $ ~~[illegible]~~ 1562.90 Unencl

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

(b) Do you require the services of an interpreter at the hearing? Yes ~~[illegible]~~

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, Naojiro Nakatsu of the City
of Greenwood 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 Greenwood)
in the Province of B. C.)
this 20th day of November)
A.D. 1947.)

N Nakatsu

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.

Notary Public in & for the Province of
British Columbia, Canada.

(5) PERSON PROPERTY:

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

(1)	~~Hot water tank~~	$ ~~30.00~~
(2)	Kitchen stove	50.00
(3)	~~Two Cabinets~~	~~10.00~~
(4)	~~Clothes closet~~	~~30.00~~
(5)	~~Three heaters~~	~~60.00~~
(6)	~~Three~~ showcases 4	40.00
(7)	~~Three~~ Counters 4	75.00
(8)	Ice Box (For coca-cola)	16.00
(9)	Scale	125.00
(10)	~~Clock~~	15.00
(11)	Cash Register	115.00
(12)	Three Beds	70.00
(13)	Two Bureaus	40.00
(14)	~~Three~~ large mirrors (one)	60.00
(15)	One Dining room set	20.00
(16)	One Sofa	30.00
(17)	One Trunk	15.00
(18)	Kitchen table & chairs	18.00
(19)	~~Linoleum~~	~~20.00~~
(20)	~~Exxx~~ Dishes, cups, saucers, etc.	100.00
(21)	~~Carpenter's Tools~~	~~200.00~~
	$ ~~1,139.00~~	627.00

Substituted by Ex Hibit 4

List attached to personal property claim form filed

E. P. Busse
Sub Cmr

N Nakatsu
(Claimant's Name)

REAL ESTATE
(Other than farm)

04414
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
82 Moncton St Steveston Toronto, BC one story building 22x80' and having quarters in rear	Store in front 22x40 - 4 rooms and bath (sink and toilet)	Frame on posts - tar & gravel roof - no basement - walls of flooring (inside) painted - for floors -	store and dwelling quarters	22x120' to a lane	1920	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Business section of Steveston	600.00 as vacant land	(1) Erected building in 1920 (see details above) hired carpenters and bought materials - cost approx $2300.00 (2) In 1937 I renewed the foundation and put on new roof: also laid new floors - cost - $250.00 (hired + bought material)	$2250.00 (land & improvements)

EXHIBIT No. 300-1
DATE 1 June 1948
FILLED BY Claimant

Comments re upkeep of premises:
Repairs were attended to as required

Comments re Appraiser's report not covered above: I painted the outside every 2 years and renewed the roof as above noted in 1937. when I was evacuated the outside painting was in good shape and so was the roof. the floor joists even and has been replaced in 1937, at the same time as I put in the new foundation posts. the building generally was left in good repair and condition. If it was allowed to deteriorate, as is indicated by the appraisal shown to me, then the Custodian would be responsible, as he collected all rentals. From the Custodian's statement of account (now shown to me). I deserve that down the time he took over the property until he sold it, no monies whatever were expended on main finance. I consider the appraisal at $930 was much below a fair value for this property. Comment - the Custodian rented the property after I left for $15.00 per month and kept renting up until he sold for $1400.00 in Oct 1944. I believe that when sold by the Custodian this property should be worth at least $2250.00 at a fair market value.

N Nakatsu
SIGNATURE

TELEPHONE 106

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

R.P. 4

26th.April,1944

Catalogue #814

File #3334

EXHIBIT No. 300-2
DATE 1 June 1949
FILLED BY Brown

Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re: W.½ Lot 10, Block 2, Sec.10, B3N/7W
Map 3334, Steveston Townsite

This property is located at #82 Moncton Street and rented to W. J. Bucknell for $13. per month, including water. Store front building 22 x 800'.Exterior badly in need of paint, roof poor, rooms in rear used as living quarters, finished with boards, fir floors in poor condition-bulged and sagged indicating foundation entirely gone. Plumbing-sink and toilet, stove heated, City light and water. Poorly laid out. Constructed of cheap material. Should be demolished. Lot 22 x 120'

VALUATION:	Building	$820.
	Lot	110
		$930.

Yours very truly,

Coulthard,Sutherland & Co.Ltd.

F.H.Coulthard.

R.P.9

3

EXHIBIT No. 300-2
DATE 1 June 1948
FILLED BY Cacova

NAKATSU, Naojiro
82 Moncton St. Steveston, B. C.
Evac. File 3334

Picture Taken April 13, 1943.

N Nakatsu
(Claimant's Name)

PERSONAL CHATTELS

04414
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
see list attached for all items					$627.00

EXHIBIT No. 300-4
DATE 1 June 1948
FILLED BY Claimant

Description of Storage of Goods: the articles were all left in the attic of my premises at 82 Moncton St, Steveston, BC

General Statement as to Chattels not Described above:
none claimed except as listed -

Additional Comments, if any: I have allowance for depreciation.

N Nakatsu
SIGNATURE

NAKATSU, Naojiro 04414 (Reg. No.)

Description	Approx Date Purch'd	New or used	Price Paid	Condition when Evac'd	Estimated value at date of Evac'n
1 Kitchen Stove	1930	New	110.00	Fair, good	50.00
4 Show cases	1935	✓	120.00	Good	50.00
4 Counters	1935	✓	150.00	Good	~~75.00~~ 100.00
Ice Box (Coca Cola)	1940	✓	16.00	✓	15.00
Scale	1935	✓	125.00	✓	100.00
3 beds	1939	✓	75.00	✓	50.00
Cash Register	1935	✓	115.00	✓	100.00
2 Bureaus	1939	✓	40.00	✓	30.00
1 Large mirror	1935	✓	20.00	✓	15.00
1 Dining Room set	1938	Used	20.00	✓	15.00
1 Sofa	1939	New	30.00	✓	25.00
1 Trunk	1920	✓	15.00	✓	12.00
Kitchen table & chairs	1936	✓	18.00	✓	15.00
Dishes, cups, saucers, etc.	1935 & on	✓	Approx. 100.00	✓	50.00
					627.00

EXHIBIT No. 300-4
DATE 1 June 1948
FILLED BY Claimant

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 3334 EXHIBIT No.

NAME NAKATSU, Mr. Naojiro REG. No. 04414

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 14/4/42.	TAKEN BY						
EVACUATION 1/5/42.	DATE						
At Steveston:							
2 bureaus		Hot water tank	30.00				
kitchen stove		Kitchen stove	50.00				
kitchen table and		Two Cabinets	10.00				
6 chairs		Clothes closet	30.00				
2 dining room tables		Three Heaters	60.00				
and 8 chairs		Three Showcases	40.00				
sofa		Three Counters	75.00				
4 beds and mattresses		Ice Box (For Coca-cola)	16.00				
Singer sewing machine		Scale	125.00				125
kitchenware		Clock	15.00				
table lamp		Cash Register	115.00				115
4 counters		Three Beds	70.00	7	(2)		23 50(
4 showcases		Two Bureaus	40.00	4	(1)		
30 lb. scale		Three large mirrors	60.00				
cash register		One dining room set	20.00	6			
		One Sofa	30.00				
In Custody of Police:		One Trunk	15.00				
1 electric radio, 11-tube.		Kitchen table & chairs	18.00	3 60			
		Linoleum	20.00				
		Dishes, cups, saucers, etc.	100.00				100
		Carpenter's Tools	200.00				
			1,139.00				
				M 50			
				21 10			363 50

Goods valued at $ 104.50	Sold at Auction	$ 21.10
15.	Trans. to Suspense	
363.50	Decl. not found	
375.	No record	
251.	Not accounted for	
30.	Left as fixture	
$1139.00		$ 21.10

3334 EXHIBIT No. CASE No.

.04414 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	Posted to Suspense Acct.	Left as fixture	REMARKS
	TENDER &c								
								30	
						50			
				10					
				30					
				60					
						40			
						75			
						16			
			125						
				15					
			115						
	(2)		23 50(1)						
	(1)					20			
				40	(2)	20	(1)		
						30			
							15		Sold $2.25 and posted to Suspense Acct. awaiting proof of ownership
60									
				20					
			100						
				200					
50									
10			363 50	375		251	15	30	

EXHIBIT No. 300-5
DATE 1 June 1948
FILLED BY
Crown

PP 1

Registration Number 04414

NAKATSU, Naojiro

file 3334

INVENTORY

4 Show Cases

1 Coco Cola Cooler

4 Counters

1 30# Scale

1 Cash Register

1 Singer Sewing Machine

4 Beds Complete

1 Table Lamp

2 Dining Tables

8 Chairs

1 Kitchen Table

6 Chairs

1 Sofa

1 Kitchen Stove

2 Bureaus

Sundry Kitchen Utensils.

EXHIBIT No. 300-6
DATE 1 June 1948
FILLED BY Crowe

April 28, 1942.

J. D. MATHER

3334

R.P. 2

Registration Number 04414

NAKATSU, Naojiro

P. O. Box 41, Steveston, B. C.

EXHIBIT No. 300-7
DATE 1 June 1942
FILLED BY Brown

LOCATION AND NATURE OF PROPERTY

West half of Lot 10, Block 2, Sec. 10, Block 3 North, Range 7 West, Map 249, Dist. of New Westminster. C of T #114091E

OWNERSHIP

I have inspected the Title, which is in the name of the above Naojiro Nakatsu.

LAND AND BUILDINGS

This is a small store, a one-storey building at 82 Moncton Street, Steveston, with four living rooms at the rear. It is a frame, shingle roof building, in fair condition, but rather dirty inside.

INSURANCE

There is no Fire Insurance on the property.

TAXES

Taxes are paid for the year 1941 and the owner states that he will pay for the year 1942, before evacuation.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of store fixtures and personal effects attached hereto. The above building was operated as a Store, but all stock has already been disposed of.

RECOMMENDATION

I would recommend that the goods, as per inventory, be stored for the duration and arrangements be made to rent the store, at a rental of approximately $6.00 per month.

April 28, 1942.

A Mather

FORM "JP"

BUREAU HASTINGS PARK

FILE No. 3334

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: NAKATSU, Naojiro

HOME ADDRESS: P.O. Box 41, Steveston B.C.

REGISTRATION NUMBER 04414 SEX: Male AGE: 59

OCCUPATION: Fisherman

(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: A.B.C. Packers' Ltd. Steveston, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Gen

ADDRESS OF WIFE OR HUSBAND: same address as above

NAMES OF ANY LIVING CHILDREN: None

EXHIBIT No. 300-8
DATE 1 June 1948
FILLED BY Cocon

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Dwelling at Steveston, B.C. 82 Moncton St.
Legal Description unknown.
West ½ of Lot 10 Blk 2. Sec 10 Blk 3. North Range 7 west Not 249 Sq. Yds Vendor Lot 7 # 114091 E

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 room frame dwelling, 1 story 8 ft brick 4 rooms

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

4. TAXES (Amount and where payable) Taxes $33.00 yearly paid to the Municipality of Richmond, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title in owners possession at Steveston, B.C.

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lives in 4 room dwelling at Steveston, B.C.

2. LANDLORD'S NAME AND ADDRESS: Self

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: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

2 bureaus, kitchen stove, kitchen table and 6 chairs,
2 dining room tables and 8 chairs, sofa, 4 beds and mattresses
Singer sewing machine, kitchenware, table lamp, 4 counters store,
4 showcases, 30 lb. scale, cash register, at Steveston, B.C.
one electric radio, 11-tube, in custody of police

See agent's list

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

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)
$50.00 Victory bond of 1941 issue, in owners' possession

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:

REMARKS:

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 14th day of April 1942.

(Signature) Nakatsu

W. C. Parkerson
Witness

FOR DEPARTMENTAL USE