

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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		150.00	15.00	7.50 12.50						200.00 35.00
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										235.00

CASE NO: 257.

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B. C.,
March 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
SHOTARO NAKAMURA.

PROCEEDINGS AT HEARING.

CASE NO: 257.

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

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

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Grand Forks, B. C.,
 March 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
SHOTARO NAKAMURA.

PROCEEDINGS AT HEARING.20 APPEARANCES:

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

R.J. McMASTER, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 G. HAMBLETON, Esq., Official Reporter.

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S. Nakamura,
In Chief.
Discussion.

MR. McMASTER: No. 17 on the list first, my lord.

THE COMMISSIONER: Are both claims in this man's name?

MR. McMASTER: Yes, both claims are in this man's name,
but there will be several different aspects of
the second claim. I think it is as well to keep
them separate.

THE COMMISSIONER: Very well.

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SHOTARO NAKAMURA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, the claim that we are proceeding with is
the claim with respect to your property in the 300
Block Mercer Street, New Westminster, B.C.?

A Yes.

Q Did you instruct me to draw this statement and is
this your signature on this statement?

A Yes.

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Q And the statement refers to the property in the
300 block Mercer Street?

A Yes.

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

A Yes.

MR. McMASTER: I ask to file that statement as Exhibit
No. 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: (Reading Exhibit No. 1). Your witness.

MR. HUNTER: No questions, my lord. It is a straight
question of value.

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S. Nakamura,
Discussion.

THE COMMISSIONER: In this claim, Mr. Hunter, I take it
your defence is fair market value.

MR. HUNTER: Yes, my lord. The assessed value is shown
as \$235.00 for land, and nothing for improvements
for the year 1945.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE).

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

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

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base 25-7

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

g. Zoruko

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

(1) NAME NAKAMURA SHOTARO (RCMP) Reg. No. 08472
(Print) Surname Given Name

(2) Pre-Evacuation Address 1031 ROYAL AVENUE, NEW WESTMINSTER, B. C.

(3) Present Address Greenwood, B.C.

(4) REAL ESTATE
(a) Street Address (if any) 300 Block Mercer Street, New Westminister, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
5 1/2 4/29/A/ 757 2620 New Westminister, B. C.

NOTIFIED

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

(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 - - - - - \$ 125.00
(ii) Buildings - - - - - \$ 325.00
(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) - - - - - \$ 450.00
(v) Amount at which Custodian sold property and credited your account - - \$ 150.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 300.00

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

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

In Custodians Care

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

- 1. _____ Estimated Value \$ _____
- 2. _____ Estimated Value \$ _____
- 3. _____ Estimated Value \$ _____
- 4. _____ Estimated Value \$ _____
- 5. _____ Estimated Value \$ _____
- 6. _____ Estimated Value \$ _____
- 7. _____ Estimated Value \$ _____
- 8. _____ Estimated Value \$ _____
- 9. _____ Estimated Value \$ _____
- 10. _____ Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 300.00

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

Greenwood, Preferred. if necessary nelson

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, Shotaro Nakamura of Greenwood of the City 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.



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.

Shotara Nakamura
(Claimant's Name)

REAL ESTATE
(Other than farm)

08472
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
Building 20' x 28' 300 Black River St. New Westminster BC.	2 storeys no partitions	frame	Storage	31' x 122'	no buildings	1941

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Working class district	\$1,160 ⁰⁰ at tax sale	In 1941 I built the above noted building cost approx \$350 ⁰⁰ (material + labour)	\$450 ^{xx}	

Comments re upkeep of premises:

EXHIBIT NO. 257-1
DATE 2 mar 1948
FILED BY R. J. McMaster

Comments re Appraiser's report not covered above:

The appraiser makes no mention whatsoever of the building.

The property was appraised Apr 27/44 at \$100⁰⁰
It sold about March /45 for \$150⁰⁰

S. Nakamura
SIGNATURE