

Name of Claimant

NAKAMURA, Jukichi

Case 626

Custodian File

3847

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					241.00		156.53			156.53
					335.00		195.04			195.04
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount		% of Total	Amount
40.00	10.00									10.00
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column		Sale Price of goods Sold by Tender	12% of Sale Price		
					% of Total	Amount		% of Total	Amount	
			46%	170.00		78.20			78.20	
<b>TOTAL RECOMMENDATION</b>										<b>439.77</b>



CASE NO: 626

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,  
August 30th, 1948.

IN THE MATTER OF THE CLAIM OF  
JUKICHI NAKAMURA.

PROCEEDINGS AT HEARING.

Original.







J. Nakamura,  
In Chief.

THE SECRETARY: Case No. 626, Jukichi Nakamura.

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

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Nakamura, you are making a claim to the Commission as a result of a loss which you say you have suffered by the Custodian selling your two farms?

10 A Yes.

Q Q I am showing you a statement, and the first farm which I call Farm "A", is the information in that statement regarding the time that you bought it, how much you paid for it, what condition it was in, what you did with it afterwards and what you had on it, correct to the best of your memory and belief?

A Yes, that is correct.

MR. TURCOTTE: Exhibit 1, your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

20 MR. TURCOTTE: Q I am showing you, Mr. Nakamura --

MR. RICE: Just a moment, please. I would like to point out to my learned friend that the claim filed for that land was \$1229.00, and I take it that \$1199.00 is the correct amount?

MR. TURCOTTE: No, the claim is sort of added together as far as the buildings are concerned. There is a \$25.00 difference.

MR. RICE: The correct amount of the claim is \$1199.00.

MR. TURCOTTE: For this particular piece, yes.

30 Q I show you an agreement between a man named



J. Nakamura,  
In Chief.

Ikeda and yourself (indicating). Is that the agreement of sale or the deed covering that land, Mr. Nakamura?

A A It is an agreement.

Q That is the agreement from Ikeda?

A Yes.

Q That is the man that you bought the land from?

A Yes.

10 MR. TURCOTTE: Is it necessary to have that marked, Mr. Rice?

MR. RICE: Not unless you want it marked?

MR. TURCOTTE: Well, we will have it marked. It shows the price of \$240.00, your Honour.

(DEED MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Q: Now, what was on the land when you bought it, Mr. Nakamura?

A There were only stumps and a little brush.

Q No buildings?

A N o.

20 Q And no crops? A: No.

Q And nothing cleared? A: No.

Q All in brush? A: Yes, all in timber.

Q Anyway, you went to work and built the buildings that are mentioned in Exhibit 1, did you?

A Yes.

MR. TURCOTTE: Will my learned friend admit that the assessment on this particular land was \$240.00 and improvements \$200.00.

30 THE SUB-COMMISSIONER: \$440.00.



J. Nakamura,  
In Chief.

MR. RICE: It is described as Lot "C", is it not?

You have got it Farm "A", but I believe the legal description is Lot "C".

MR. TURCOTTE: Yes.

MR. RICE: Land, \$240.00, improvements \$200.00.

THE SUB-COMMISSIONER: \$240.00 and \$200.00?

MR. RICE: Yes. The total assessment is \$440.00 with \$240.00 for the land and improvements, \$200.00.

10 MR. TURCOTTE: Q: Now you are also making a claim in regard to what I call Farm "B", which is a ten acre piece, and I show you a statement which shows when you bought it, from whom you bought it, what you did with it after you bought it.

A Yes.

Q Is the information in that correct to the best of your memory and belief?

A It is correct.

MR. TURCOTTE: Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

20 MR. TURCOTTE: Q: I am showing you an agreement for sales between William Smith and yourself covering these ten acres showing a price of \$600.00 (indicating). Is that the agreement covering that piece of land?

A Yes.

MR. TURCOTTE: Exhibit 4, please.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. TURCOTTE: Q: Now when you bought that piece of land, what was on it?

30 A There was nothing at all there, just stumps and



brush.

Q Well, there was a small packing shed there, was there not?

A I built that myself.

Q But I have it here that it was on there when you bought the land. Maybe I misunderstood you.

A I built it.

Q Oh, I see. And did you do all the other work that you have set out in your claim here, clearing three  
10 acres, and brushing and stumping another acre and a half?

A Yes, I did it myself.

MR. TURCOTTE: Will my learned friend admit the assessed value as \$490.00?

MR. RICE: Yes.

MR. TURCOTTE: Q Now you are also making a claim arising from the loss of your personal chattels?

A Yes.

Q I am showing you a document setting out that you  
20 owned a truck and that you also owned your household goods, your farm goods, some jam crates, and so forth (indicating); is that correct to the best of your memory and belief?

A It is correct.

MR. TURCOTTE: Exhibit 5.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. TURCOTTE: Q: I am showing you a sale agreement covering a Chevrolet truck from the International Harvester Company to yourself for \$125.00 (indicating). Is that the agreement covering the  
30



J. Nakamura,  
In Chief.

purchase of the truck for which you are making  
a claim?

A Yes, it is.

MR. TURCOTTE: Exhibit 6.

(AGREEMENT MARKED EXHIBIT NO. 6).

MR. TURCOTTE: Will my learned friend file the analysis  
of personal property.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. TURCOTTE: Will my learned friend file the inventory  
10 taken by the representative of the Custodian?

Your Honour, I do not know whether you should make  
separate exhibits of these documents I have here in  
my hand.

THE SUB-COMMISSIONER: Do they relate to the same things?

MR. TURCOTTE: Yes, they relate to the same things.

The inventory of personal chattels.

THE SUB-COMMISSIONER: I suppose we could file them as  
one exhibit and attach them together.

MR. TURCOTTE: I think so.

20 THE SUB-COMMISSIONER: What about the appraisal of real  
property? Do you put that in now, or have you  
been doing that?

MR. RICE: I think they should go in.

THE SUB-COMMISSIONER: Yes, I think so.

MR. RICE: Yes, if my learned friend wants it to go in,  
I will put it in now.

THE SUB-COMMISSIONER: What I was thinking of, Mr.  
Huckvale used to have it put in when he was con-  
ducting his examination and I was wondering what  
30 your practice was, Mr. Turcotte.



MR. TURCOTTE: We could put it in after these documents,  
your Honour.

THE SUB-COMMISSIONER: Yes, all right.

MR. TURCOTTE: I might point out, your Honour, that  
these documents are as follows: One is an inventory  
of the chattels left on the property of Jukichi  
Nakamura, made by the representatives of the  
Custodian, J. Moryson, and H.J. Logan; the next  
one is an inventory of chattels left on the  
10 property of J. Nakamura on Lot "A", and this  
inventory is signed by a lessee and witnessed by  
an agent of the Custodian, J. Moryson. The third  
document is additional chattels found on the property  
of Jukichi Nakamura, signed by the two agents of  
the Custodian; the fourth document is a list or an  
exact copy of the first document signed by J. Nakamura,  
acknowledging that "This represents all my  
chattels remaining in any protected area of  
British Columbia." The fifth document is a letter  
20 dated the same date as he signed the receipt for  
those and it is to the Custodian stating that  
certain articles were left off the list which he  
said was a full list. The sixth document is another  
letter from J. Nakamura stating or setting out  
that certain jam crates were missing. I will put  
all of those in as an exhibit, your Honour.

THE SUB-COMMISSIONER: That will be Exhibit 8.

(DOCUMENTS MARKED EXHIBIT NO. 8).

MR. TURCOTTE: I would just like to refer to that  
30 exhibit again before I proceed, your Honour.



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In Chief.

THE SUB-COMMISSIONER: Yes, all right.

MR. TURCOTTE: Now, your Honour will note that this claimant is only claiming \$170.00 for his goods apart from the truck and I would just like to point out that Exhibit 8 contains a long list of household goods including a stove, kitchen chairs, tables, gramophone, kitchen cabinet, heater, clock, dresser, china cabinet, two beds and three mattresses, more chairs, 65 jam crates, 50 berry crates, cross-cut saws, a large number of garden tools, fish net, wheelbarrows, and more berry crates. And then in his letter he said that he had 75 feet of iron pipe, and that not all of the jam crates were listed and in the further letter he says that he had 180 jam crates.

10

Q Mr. Nakamura, in that list -- perhaps I had better show him the signature. That is your signature on one of the documents in Exhibit 8.

A Yes.

20 Q Now that sets out a list of the chattels which you left at the Coast?

A Yes.

Q Did you bring any of those to Alberta with you?

A I just brought a set of six pieces of crockery and two mattresses.

Q Did you leave three mattresses out there?

A Yes, I left the rest behind.

Q I see. And you are saying that you believe that the total value of all these articles amounted to at least \$170.00?

30



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In Chief.

A Yes, I estimated that much.

Q Now after you bought your truck for \$125.00 in 1940, did you do anything about it?

A I put in a few repairs and constructed a deck on the back of the truck.

Q A deck. What do you mean by a deck? Is that a platform?

A I built a square box to place on the truck to carry strawberries.

10 Q I see. Was that box closed in?

A Yes, it had four sides to it.

Q I know, but was it solid up and down, or was it like that chair there (indicating) with spaces in between?

A I made the sides out of four-inch pieces of lumber with spaces about four inches between.

Q That was a stake box then, the way I described it; that is correct, is it?

A Yes, there were slats in between.

20 MR. TURCOTTE: Will my learned friend file the farm appraisal reports covering both properties?

MR. RICE: As one exhibit?

MR. TURCOTTE: Will one exhibit suffice, your Honour?

THE SUB-COMMISSIONER: Yes.

(APPRAISAL REPORTS MARKED EXHIBIT NO. 9).

MR. TURCOTTE: Q: Referring to Farm "A", which was the first farm that you bought containing about four acres, did you intend to sell that or give it away or let it go?

30 A No, I had no intention of selling it or giving it



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away.

Q I see. I asked that question, your Honour, in view of the suggestion in the farm appraisal report which says, "The Jap had purchased ten acres of bush land on the Roebuck Road which he was developing and possibly intended to dispose of this acreage or let it go." Where this appraiser got that idea after this man had left the Coast and had no way of talking to him, I do not know.

109 MR. RICE: He thinks he should have left it and let it go.

MR. TURCOTTE: Q: What about the water supply in this Farm "A"? Where did you get the water from?

A I had two wells dug in the property; one would dry up in the summer but the other had plenty of water in it.

Q The other had plenty of water in it?

A All the time.

Q All the time?

A: Yes.

20 Q I see. I note that the appraiser says that water is obtained from a well in the property which usually goes dry after a hot spell. Where did you get the money from to buy this second farm?

A I paid Smith \$150.00 down and arranged to pay the balance in installments.

Q Well, where did you get it? Where did you make that money?

A I had the amount with me at the time.

Q I know, but did you make it working apart from your farm or from Farm "A"?



J. Nakamura,  
In Chief.

A Yes, I derived it from profits from Farm "A".

Q The reason I ask you that is that the man who made the farm appraisal report on Farm "A" says it was a poor property.

A Farm "A" would be the four acres?

Q That is right.

A It was very good soil there. It was excellent soil for growing fruits and berries and there was another adjoining farm of twenty acres which I  
20 intended to purchase as the soil is very good, but I did not do so because the price asked was rather high.

Q The price asked was rather high? What price was asked for it?

A It was around \$100.00 an acre.

Q \$100.00 an acre.

A Yes.

Q And when was that?

A It was just before I bought the second farm.

20 Q That would be in 1940, about?

A I think so, in 1940. In any case it was just before I bought the second farm.

Q All right, that is all.

MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair market value. I am submitting that the automobile sold at its fair market value. I am submitting the claim made for the chattels, if the Custodian is in any way responsible, is excessive.

30 MR. TURCOTTE: I thought that at least in this case my



J. Nakamura,  
Cross-Exam.

learned friend would admit this claim for these chattels.

MR. RICE: Perhaps it is not as excessive as it is in other cases; I will admit that, if it helps my learned friend out any.

I wish to submit as an exhibit, your Honour, a real property memorandum and a summary dealing with both parcels of land.

(DOCUMENT MARKED EXHIBIT NO. 10).

10 MR. RICE: I also wish to submit as an exhibit the police report on the Chevrolet truck and the used car appraisal record showing that the car was appraised by H. Grone.

THE SUB-COMMISSIONER: As one exhibit, Mr. Rice?

MR. RICE: As one exhibit, your Honour, and showing that the car was appraised at \$45.00.

THE SUB-COMMISSIONER: All right.

(DOCUMENTS MARKED EXHIBIT NO. 11).

20 CROSS-EXAMINATION BY MR. RICE:

Q Did you keep a record of the money that you paid for the buildings on Farm "A"?

A No, I have no records.

Q No records? A: No.

Q And you did not keep a record of the time that you spent building them?

A No.

Q These figures you have used in Exhibit 3, no, Exhibit "A" --

30 MR. TURCOTTE: Exhibit 1.



J. Nakamura,  
Cross-Exam.

MR. RICE: Exhibit 1, excuse me. Are those estimates or guesses on your part?

A Yes. Well, when we worked on the property the children helped and we all put our time in so that we did not keep actual records.

Q I notice that you have a claim for 27,000 strawberry plants at 5 cents apiece. Did you count them?

MR. TURCOTTE: I think that must go with the real property, your Honour.

10 THE SUB-COMMISSIONER: As a part of the valuation of the real property?

MR. TURCOTTE: Real property, yes.

THE SUB-COMMISSIONER: You are dropping it so far as personal chattels are concerned?

MR. TURCOTTE: Yes.

MR. RICE: I would like to have it placed on the record, your Honour -- I think this letter here should have been filed as part of Exhibit 8.

MR. TURCOTTE: I will agree to that being attached to  
20 Exhibit 8. That is from the Murray Company, is it?

MR. RICE: Yes, the Murray Company Limited. I will read the letter.

"In reply to your letter of December 8th, 1942, would advise that we have some of the 33 jam crates in our factory and the balance are at one of the other farms.

"We are backing the new tenant and are going to take his crop. The crates referred to will be returned to the farms as soon as we can get them sorted out."



I think that should be filed as part of  
Exhibit 8.

THE SUB-COMMISSIONER: As part of Exhibit 8, Mr. Rice?

MR. RICE: Yes, to explain what has become of some of  
the chattels.

MR. TURCOTTE: That clearly shows, your Honour, that  
the Custodian knew that the crates were in  
existence.

MR. RICE: Knew that some were.

10 MR. TURCOTTE: Yes.

(LETTER MARKED AS PART OF EXHIBIT NO. 8).

MR. RICE: Q: How many jam crates did you have?

A We must have had about 200. We added new ones  
every year and that must have been the total at  
the time.

Q The letter to the Custodian that you wrote under  
date of October 19th, you say you had 180, is that  
correct?

A Pardon?

20 Q The letter to the Custodian that you wrote under  
date of October 18th, no, pardon me, October 19th,  
1942, in it you say you had 180 jam crates, is  
that correct?

A It may have been that amount.

Q It may have been that amount?

A Yes.

Q You left a list of your chattels, or some of your  
chattels, with your tenant, N. Krajacic?

A I don't recall the name. When we evacuated we  
30 locked everything up in the house and left them,



J. Nakamura,  
Cross-Exam.

and we also left a few things in the shed at the back of the house.

Q You turned your key to one property over to Mr. Baedak, did you not?

A I handed the key to a Japanese who, I believe, was working for the Custodian.

Q How do you know that he was?

A I believe he was sent out by the Custodian.

Q Well what is his name?

10 A Maruno.

Q Maruno? A: Yes.

Q Why do you say that he was sent out there by the Custodian?

MR. TURCOTTE: Well didn't he sign the inventory?

No, it is Moryson, I am sorry.

MR. RICE: Q: What happened after that?

A Well, I handed the key to this man and eventually I believe it must have reached the Custodian.

20 Q You say the Custodian had a Japanese working for him? Can't he say yes or no to that without talking five minutes about it?

A This man was working for the Custodian.

Q Where did he live?

A I just handed the key to this man because he represented the Custodian.

Q And you don't know whether he represented the Custodian or not?

A I don't know exactly about that.

Q But you do know that he was a Japanese?

30 A I handed the key over to this man. There was a



committee working in connection with evacuation and this man was one of them and I handed the key over to this man, Maruno.

Q How old a man was he?

A About fifty-seven or eight.

MR. TURCOTTE: Your Honour, I might point out that this man was evacuated on the 20th of April and the Custodian makes an inventory on the 11th of August.

THE SUB-COMMISSIONER: Which?

10 MR. TURCOTTE: On the 11th of August when all these things were found. What is the argument about who got the key in April?

MR. RICE: Yes, and there are two or three inventories to say that that inventory is not correct.

MR. TURCOTTE: Well we rely on the main inventory and \$170.00 is certainly not excessive for that.

THE SUB-COMMISSIONER: What was the key to?

MR. RICE: It depends what the stuff was like.

THE SUB-COMMISSIONER: Pardon?

20 MR. RICE: He said that he locked his house and turned the key over to a Japanese.

THE SUB-COMMISSIONER: He didn't say that before.

MR. RICE: That is what I understood him to say.

Q Where did you leave your chattels?

A Inside of my house and in the shed at the back of the house.

Q Well didn't you leave some chattels with N. Krajacic?

A No, I don't remember the name.

Q As part of Exhibit 8, Krajacic signed a statement

30 to the effect, "I have the use of the articles listed



J. Nakamura,  
Cross-Exam.

above and will be responsible for their safekeeping." And then these articles were apparently stored in a packing shed and the list includes a peevie, pick, mattock, axe, two shovels, stump digger, 35 berry trays and 43 jam crates.

THE INTERPRETER: Perhaps if he saw the signature he might recall it.

MR. RICE: Q I might not be pronouncing his name correctly.

10 A No, I do not remember this name at all.

MR. TURCOTTE: Your Honour, may I point out that according to Exhibit No. 10 the property was not leased by this man to Krajacic at all. It says that the Custodian leased this property to Nick Krajacic so that it is very understandable.

MR. RICE: The crop on this land was sold by the Custodian, it says on this exhibit over here.

MR. TURCOTTE: Yes. Well, I don't know. He may have. I may be wrong there.

20 MR. RICE: I would like to point out, your Honour, that according to that record that I understood the key had been left with a man by the name of Badaek who in turn turned it over to Mr. Gill of Murray & Company, Limited, and according to this witness it was left with a Japanese.

THE SBB-COMMISSIONER: Well I see the second sheet of Exhibit 8 is witnessed by some person who is an officer of the Custodian.

MR. RICE: Moryson, I believe, is it not?

30 THE SUB-COMMISSIONER: Yes. They would surely know



J. Nakamura,  
Cross-Exam.

something about them, wouldn't they?

MR. RICE: Oh yes.

THE SUB-COMMISSIONER: Is that all?

MR. TURCOTTE: Yes. That is all, Mr. Nakamura.

A Could I just say something?

Q Yes.

A This Maruno is a member of the Japanese Committee who was helping the Custodian in evacuating.

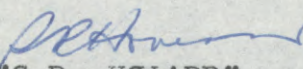
Q Well, all right. That is all, Mr. Nakamura, thank you.

10

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

  
"S.R. HOWARD"  
Official Reporter.

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

  
SUB-COMMISSIONER.

20

30







(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 care of the Custodian

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

1. Household goods and farming equipment	Estimated Value \$	170.00
2. _____	Estimated Value \$	_____
3. 1- chevrolet 1929 1 ton truck	Estimated Value \$	200.00
Custodian selling price	_____	\$40.00
4. _____	Estimated Value \$	_____
5. <u>Crop.</u>	Estimated Value \$	_____
6. 27,000 strawberry plants @ 5¢/plant.	Estimated Value \$	1450.00
7. _____	Estimated Value \$	_____
8. Rec'd for rental of 1942 (farm B.)	Estimated Value \$	150.00
9. _____	Estimated Value \$	_____
10. _____	Estimated Value \$	_____

TOTAL CLAIM FOR PROPERTY LOSS \$1630.00

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)) - - - - - \$3574.00

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

Lethbridge.

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, Jukichi NAKAMURA of the town Magrath in the Province of Alberta.

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 town Magrath of Magrath in the Province of Alberta. this 25th day of November. A.D. 1947.

*J. Nakamura*

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.



SUPPLEMENT.

1.- Farm "A" -- 4.09 acres.

Cost price of land -----	\$245.00	
Cost of clearing @ \$150/acre -----	600.00	
Total -----	<u>\$845.00</u>	
Selling Price of Custodian -----	241.00	
Total Loss Claims. -----	<u>\$604.00</u>	----- \$604.00

2.- Farm "B" -- 10 acres. 3 acres cleared.

Cost price of land, -----	\$600.00	
<del>Cost of clearing @ \$150/acre -----</del>	<del>450.00</del>	
Cost of clearing @ \$150/acre --	450.00	
Total -----	<u>\$1050.00</u>	
Selling Price of Custodian ---	335.00	
Total loss claims ----	<u>\$715.00</u>	----- \$715.00

Buildings.

A. Dwelling, Warehouse, Packing

shed, Wood house etc. ----- \$600.00  
(On Farm "A")

B. Packing shed (Farm "B") ----- 25.00

    Total Loss Claims \$625.00 ---- \$625.00

---

Total Loss Claims Of Real Estate ----- \$1944.00



Nakamura, Jukichi  
 (Claimant's Name)

**REAL ESTATE**  
 (Farm Land)

12578

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
Farm A Uncleared Cultivated not planted Cultivated and not in crop List Crops		1930	G. Ikeda	\$240.00	Uncleared	Nil	\$240.00
Strawberries	1.25						
Black currants	2.						
Rhubarb	.25						
	.50						
<b>Total</b>	<b>4.09</b>						

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

Description	When Made	Cost	Estimated Value
Clearing 4.09 acres at \$150.00 per acre	1930-36	\$600.00	600.00

**BUILDINGS**

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling	16x34	shiplap shingle roof	1930	\$500.00		\$250.00		
Warehouse	12x20	shiplap	1930-36					
Packing shed	12x20	shiplap	1930-36					
Woodhouse and bathhouse	20x24	shiplap and shake roof	1930-36					600.00
								\$1440.00
						Sold by Custodian		241.00
						Claim		\$1199.00

EXHIBIT No. 626-1  
 DATE August 30/48  
 FILED BY R. S. Turcotte

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

Assessment	Land	\$240.00
	Improvements	200.00
		<u>\$440.00</u>

*J. Nakamura*

Signature



# This Indenture

Made the **Thirteenth** day of **November** in the year of our Lord one thousand nine hundred and **thirty-nine**.

## IN PURSUANCE OF THE SHORT FORM OF DEEDS ACT

BETWEEN

**GUNJIRO IKEDA**, of Rural Route #3, New Westminster, Province of British Columbia. (Farmer).  
(hereinafter called the Grantor)

AND

**JUKICHI NAKAMURA**, of Rural Route 3, New Westminster, Province of British Columbia. (Farmer).  
(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of

**TWO HUNDRED & FORTY** **XX/100** Dollars (\$ **240.00**) of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) the said Grantor doth grant unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR th certain parcel or tract of land and premises situate, lying and being in the **District** **New Westminster** the Province of British Columbia and being more particularly known and described as

**Lot "C" of Subdivision of Lot ONE (1), Subidivision of a Portion of Section THIRTY-TWO (32), Block FIVE (5), North, Range TWO (2), West, according to Map or plan fyled in the Land Registry Office at New Westminster, B. C., and numbered 4080.**

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether assessed against said lands now or subsequently to be assessed and all building restrictions (if any) to which the said lands or any part thereof are at the date of this indenture subject.

EXHIBIT No. 626-2  
DATE August 30/48  
FILED BY R. J. Lucette

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances save as aforesaid.

And the Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee he has done no acts to encumber the said lands save as aforesaid.

And the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered  
in the presence of

Name [Signature]  
Address [Signature]  
Occupation Notary Public

G Ikeda



# Affidavit of Witness

TO WIT:

I, \_\_\_\_\_, of the \_\_\_\_\_  
of \_\_\_\_\_, in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by \_\_\_\_\_

the part thereto, for the purpose named therein.

2. The said instrument was executed at \_\_\_\_\_

3. I know the said part \_\_\_\_\_, and that \_\_\_\_\_ of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at \_\_\_\_\_  
in the Province of British Columbia, this \_\_\_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_\_

A Notary Public in and for the Province of British Columbia.

No. 133925E  
Registered Nov. 13/39.  
Dated November 13th 1939

GUNJIRO IKEDA

TO

JUKICHI NAKAMURA

## Deed of Land

Lot "C" of Subdvn. of  
Lot 1, Sub. of a ptn.  
Sect. 32, Blk. 5 N. R.  
2, West, Map 4080, NWD.

A. N. MccINTOSH, Ltd.  
New Westminster, B.C.

The Columbian Co., New Westminster, B. C.

## For Maker of a Deed

I HEREBY CERTIFY that on the **Thirteenth** day of **November** 19 **39**  
at **New Westminster** in the Province of **British Columbia**,  
**GUNJIRO IKEDA** (whose  
identity has been proved by the evidence or oath of  
who is) personally known to me, appeared before me and acknowledged to me that **he is** the person  
mentioned in the annexed instrument as the maker thereof, and whose name **is** subscribed thereto as part  
and that **he** knows the contents thereof, and that **he** executed the same voluntarily,  
and **is** of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at  
**New Westminster BC** this **13th** day of  
**November** in the year of our Lord one thousand nine  
hundred and **thirty-nine**.

*A. N. McIntosh*  
A Notary Public in and for the Province of British Columbia.



Nakamura, Jukichi

(Claimant's Name)

REAL ESTATE  
(Farm Land)

12578

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Farm B Uncleared Cultivated not planted Cultivated and not in crop List Crops	7. .5	Jan. 23, 1940	Wm. Smith	\$600.00	Uncleared	Packing shed \$25.00	\$600.00
Strawberries 9 fruit trees	2.5						

Total

10.00

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

Description	When Made	Cost	Estimated Value
Clearing 3 acres at \$150.00 per acre	1940-41	\$450.00	
Trees brushed and stumps blasted 1.5 acres	1940-41	125.00	450.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
								\$1050.00
							Sold by Custodian	335.00
							Claim	\$715.00

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

Assessment \$490.00

EXHIBIT No. 626-3  
 DATE August 30/48  
 FILED BY R. S. Lucotte

*J. Nakamura*

Signature



# This Agreement, made in duplicate this 23<sup>rd</sup>

day of JANUARY in the year of Our Lord one thousand nine hundred and forty (1940).

BETWEEN WILLIAM SMITH OF 359 ROBBERK ROAD, Municipality of Surrey,  
Cook

EXHIBIT NO. 626-4  
DATE August 30/48  
FILED BY R. S. Lawrence

Name,  
Address, and  
Occupation  
of Parties.

hereinafter called the "Vendor" of the one part  
AND

JUKICHI NAKAMURA, R.R. No. 3, c/o G. IKEDA,  
New Westminster B.C.  
FARMER

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—  
ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in District of New Westminster and Province of British Columbia, being composed of Lot A, of Subdivision of Lot 8, in South West Quarter Section 32, Township 2, New Westminster District, and having an area of ten acres (10 Ac.) more or less, as shown on Map No. deposited in the Land Registry Office at New Westminster B.C.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Six Hundred Dollars (\$600.00)

of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of One Hundred and Fifty (\$150.00) Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

NINETY DOLLARS (\$90.00)	on January 23 <sup>rd</sup> 1941,	
NINETY DOLLARS (\$90.00)	on January 23 <sup>rd</sup> 1942,	
NINETY DOLLARS (\$90.00)	on January 23 <sup>rd</sup> 1943,	
NINETY DOLLARS (\$90.00)	on January 23 <sup>rd</sup> 1944,	
NINETY DOLLARS (\$90.00)	on January 23 <sup>rd</sup> 1945	
Sept 13/40	20	00
Dec 24/40	22	50
Sept 4/41	22	50
Nov 10/41	50	00

W Smith  
W. Smith  
W Smith,  
W. Smith

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of FIVE (5) per cent. per annum, payable with each installment



NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period prepay the whole or any part of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

or at such other address as the Purchaser shall specify in writing to the Vendor.



AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.


AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED  
in the Presence of:

Signature of Witness J. H. Roberts  
City or Town Vancouver, B.C.  
Street Address 17-423 Hamilton St.  
Occupation B.C. Land Surveyor

*W. Smith*  
*J. Nakamura*



**AFFIDAVIT OF WITNESS**

PROVINCE OF BRITISH COLUMBIA }  
To WIT:

I, Hugh Henry Roberts of the City  
of Vancouver, in the Province of British Columbia,  
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by WILLIAM SMITH  
and JUKICHI NAKAMURA the parties thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said parties, and that they are of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver  
in the Province of British Columbia, this 23rd  
day of January 1940

R. Erroy Clark  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

J. H. Roberts

**FOR MAKER**

I Hereby Certify that, on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on \_\_\_\_\_), who is personally known to me, appeared the person \_\_\_\_\_ mentioned in the annexed instrument as \_\_\_\_\_ subscribed thereto as part \_\_\_\_\_, that \_\_\_\_\_ know the contents thereof, and that \_\_\_\_\_ executed the same voluntarily, and \_\_\_\_\_ of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_ in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord one thousand nine hundred and \_\_\_\_\_

\_\_\_\_\_  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.



ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the day of (whose identity has been proved by the evidence on oath of appeared before me and acknowledged to me that he is the who subscribed his name to the annexed Instrument as

19 at in the Province of British Columbia, (whose identity has been proved by the evidence on who is) personally known to me, of and that he is the person of the said and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Agreement FOR SALE OF LAND

THE WILLSON STATIONERY CO. LTD., VANCOUVER, B. C.

LOTA, of Subdivision of Lot 8, S.W. 1/4 Sec 32, Tp. 2, N.W.D.

Dated January 23 1940

WILLIAM SMITH

AND

JUKICHI NAKAMURA

Duplicate

FOR ATTORNEY

I HEREBY CERTIFY that, on the day of

19 at in the Province of British Columbia (whose identity), who is

has been proved by the evidence on oath of personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said instrument, and subscribed the name of the said as the free act and deed of the said attorney which has not been revoked.

knows the contents of said thereto voluntarily under authority of a power of

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at British Columbia, this day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

CANADA PROVINCE OF BRITISH COLUMBIA To wit:

I, of the in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

- 1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment. 2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise. 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 in the Province of British Columbia, this day of A.D. 19

A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits within British Columbia.



Nakamura, Jukichi  
(Claimant's Name)

PERSONAL CHATELS

12578

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Chevrolet 1 ton truck 323095	April 1, 1940	Used	\$125.00	Good shape for model of truck	\$200.00
After purchase I put a platform and stake box on the truck, overhauled the engine and installed signals.					
Jam crates, farm tools, 2 ladders, 3 lanterns, 5 lamps, 2 beds, 6 tables, 11 chairs, wardrobe, stool, range, heater, cabinet, clock, dresser, china cabinet, dishes	from time to time	New and Used	Don't remember	good and fair	<u>170.00</u>
					\$370.00
			Sale of truck by Custodian		<u>40.00</u>
			Claim		\$330.00

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Additional Comments, if any:

An inventory of my chattels was made by the Custodian on August 1st, 1942.

EXHIBIT No. 626-5  
DATE August 30/48  
FILED BY R. J. Lucette

*J. Nakamura*

Signature



# ORDER FOR SECOND HAND MOTOR TRUCK

International Harvester Co. of Canada Ltd.

Town **VANCOUVER, B. C.** Province \_\_\_\_\_

TO \_\_\_\_\_ Town \_\_\_\_\_ Province \_\_\_\_\_  
The undersigned of R.R. #3 Y.G. IKEDA Post Office, County of New Westminster  
Province of British Columbia, hereby orders of you, without warranty of  
any character on your part, subject to all conditions and agreements, herein contained, the following described Chevy Motor Truck  
(or trucks), to be delivered on or about the APR - 3 1940 day of 19, to \_\_\_\_\_  
shipped \_\_\_\_\_

CHASSIS				TIRE SIZE			CAPACITY OF TRUCK	
Quantity	Model	Wheel-base	Cab	Front	Rear	Type	Rated	
<u>One</u>	<u>Chevy</u>	<u>131"</u>	<u>Enc.</u>	<u>30x5</u>	<u>32x6</u>	<u>Single</u>	<u>1</u>	<u>—</u> Tons
						<u>Single</u>		<u>—</u> Tons
						<u>Duals</u>		

Equipment: Engine #T212776 Serial #323095

Chassis Model	DESCRIPTION OF BODY AND OTHER EQUIPMENT
<u>Chevrolet Truck with</u>	<u>Spare Run Line 2 Duals</u>
<u>with 1940. Truck license.</u>	<u>with 1940. Truck license.</u>

**USED TRUCK WARRANTY**  
 \$250.00 AND UNDER NO WARRANTY  
 \$250.00 TO \$750.00 50-60 WARRANTY 30 DAYS  
 \$750.00 AND UP 30 DAY W. R. ANTY  
 NO WARRANTY ON TIRES, SP. INCS. ET. PARTS

for which I (we) agree to pay the total sum of \$ 1250.00, F.O.B. Vancouver as follows: \$ \_\_\_\_\_  
on the signing of this order (and if paid by cheque, cashing or depositing same shall not be considered as an acceptance of this order), and  
the remainder of the purchase price to be paid as follows upon delivery or tender of said truck (or trucks):  
Cash \$ 125.00, Note \$ 700, With Interest at \_\_\_\_\_ per cent. per annum until maturity and \_\_\_\_\_ per  
cent. per annum after maturity, payable \_\_\_\_\_

EXHIBIT No. 626-6  
DATE August 30/48  
FILED BY R.S. Lucotte

and the following described property (give detailed description):  
One \_\_\_\_\_ Motor Truck, Model \_\_\_\_\_, Chassis No. \_\_\_\_\_, Engine No. \_\_\_\_\_

To be delivered in same condition as when inspected by vendor.

- CONDITIONS:
- The title to all goods ordered and furnished hereunder shall not pass to the purchaser until the full purchase price and all notes given therefor have been paid in full in cash, and nothing herein shall release the purchaser from paying therefor, and after delivery to the purchaser said property shall be held and used at his risk and expense with respect to loss or damages and taxes and charges of every kind.
  - In case of any failure to make any payment when due, the entire balance of the purchase price and all notes given therefor shall, at the election of the seller at once become due and payable, and the seller may retake possession of said goods, repair and sell the same for cash or for credit at public or private sale with leave to the seller to bid at any such public sale. The proceeds of such sale when realized in cash, less the proper expenses of retaking, repairing and resale, shall be applied on the unpaid balance of said purchase price. Such sale or right of sale shall not affect the seller's right to sue, or the liability of the purchaser, for any balance remaining unpaid, nor shall the seller's right to retake possession of and sell said goods be merged in any judgment it may recover on any note or obligation given for the purchase price of said goods or on any security therefor, nor shall the taking of notes nor the entry of judgments for unpaid purchase price, nor the taking of additional security therefor, constitute a waiver of the reservation of title hereinbefore made by the seller until the purchase price is fully paid. The purchaser expressly waives all provisions regarding the retaking possession and the sale of the said goods or any part thereof under any Provincial Conditional Sales or Lien Note Acts.
  - The purchaser agrees to reimburse the seller for any and all duties, sales or excise taxes, whether imposed by Dominion, Provincial or local laws, which the seller may be required to pay or reimburse to others by reason of the importation, manufacture, purchase or sale of any goods delivered under this contract.
  - Whenever the seller retains title or a lien or mortgage to secure deferred payments of the purchase price of a truck (or trucks) sold hereunder, the seller, unless otherwise agreed at the time, will take charge of insuring said truck (or trucks) against fire and theft, and \*\$.....deductible .....and.....insurance covering said truck (or trucks) for the benefit of all parties concerned for a period of one year from date of delivery or until the maturity of the last deferred payment if maturing later than one year, the expense of said insurance to be included in the time finance charge. In case any insurance placed either by the purchaser or seller is cancelled and notice thereof given to the purchaser, it shall be the duty of the purchaser to cover said truck (or trucks) with a new policy satisfactory to the seller and deliver the same to the seller, and upon such delivery the purchaser's notes shall, in case the insurance cancelled was placed by the seller, be credited with the returned premium.
  - In case the purchaser refuses to receive and pay for said goods in full as above provided, the seller may retain as liquidated damages all moneys or goods paid on account of said goods, not exceeding, however, twenty-five per cent of the purchase price, and in such case any trade-in goods taken by the seller in part payment shall be accounted for at the price at which resold, less expense of reconditioning, handling and selling.
  - The goods herein ordered are sold without warranty or promise other than contained in this agreement and no person, agent, or dealer is authorized to give any warranty on the seller's behalf or to assume for it any other liability in connection with the said goods.
  - The purchaser agrees that this order contains the entire agreement relating to the sale of said goods, and that he has received a true copy thereof.

Order dated this \_\_\_\_\_ day of \_\_\_\_\_ 19 40  
Witness: A.K. Sakagi \_\_\_\_\_ (Seal) } Purchaser  
J. Sakamura \_\_\_\_\_ (Seal) }

Note—This order is subject to the written acceptance of one of the vendor's Branch Managers. Purchaser's deposit to be returned if not accepted.  
ACCEPTED \_\_\_\_\_ Order taken by A.K. Sakagi  
Branch Manager at Vancouver, B.C.

\*(NOTE: If Seller is to furnish collision insurance, fill in blank space preceding "deductible" with amount to be deducted, and other blanks with words "accidental collision" and "upset.")



TRANSFER OF TRADED IN PROPERTY AND DECLARATION OF OWNERSHIP

I hereby transfer to \_\_\_\_\_ all my right, title and ownership in 19\_\_\_\_ Motor Vehicle, Engine No. \_\_\_\_\_ License No. \_\_\_\_\_ and DECLARE, I am the sole owner and possessor of same and there is no mortgage, lien note, or claim of any kind or nature adverse to my rights, or, upon or against said vehicle or equipment thereon.

Declared this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Witness:

\_\_\_\_\_

Signed \_\_\_\_\_



# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3847

EXHIBIT No. \_\_\_\_\_

NAME Jukichi NAKAMURA

REG. No. 12578

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr.15/42</u>	TAKEN BY _____					
EVACUATION <u>Apr.20/42</u>	DATE _____					
In house at R.R.#4, New Westminster, B.C. Key will be left in care of Mr. H. Baedak, R.R.#4, New Westminster, B.C.		Household goods and farming equipment 170.00	Nil	Nil		
		1 Chevrolet 1929 1 ton truck 200.00		40.00		
		Crop - 27,000 strawberry plants at 5¢ plant 1450.00		<u>275.00</u>		
		<b>TOTAL CLAIM..</b> <u>\$1820.00</u>		<u>\$315.00</u>		
Household goods						
Kitchen utensils						
Chinaware						
Farm Implements						
Garden tools						
2 long saws						
Wedges						
2 Sledge hammers						
Axes						

No  
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No



11

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER &c							
Nil	Nil							
	40.00							
	<u>275.00</u>							Both crops - Lot "C" and Lot "A" for 1942.
	<u>\$315.00</u>							

Note:

There is no record on our file regarding the disposition made of Mr. Nakamura's household goods and farming equipment.

Mr. S. C. Carlsen, Custodian Representative, stated on June 15, 1948, that anything of any commercial value was removed to Auction from the property and the balance abandoned. He states further that if his account was not credited with proceeds from the sale, the funds must have been credited to another account, the chattels having been removed with others from neighbouring farms at the same time.

Note - Government Counsel:

Possible Agency:

Murray Company Limited, Lessee of Lot "C".  
 Mr. Nick Krajacic, Lessee of Lot "A".

EXHIBIT No. 626-7  
 DATE August 30/48  
 FILED BY G. R. A. Rice



MEMORANDUM

To: File 3847

March 2, 1944.

From: Specified Articles Department

Re: NAKAMURA, Jukichi - Reg. 12578

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1929 Chev. Util. Exp. No. T11 License No. (41) CT 505	\$45.00

Sold to: J. Skene

Date: September 21, 1942.

Selling Price: \$40.00

*Harker*



DATE Aug. 30/48  
FILED BY

G.F.A. Rice

INVENTORY OF CHATELS LEFT ON PROPERTY  
OF

NAKAMURA, Jukichi # 12578.

ft. of Westerman Rd., New Westminster, B. C.  
( $\frac{1}{4}$  mile north of Townline Rd.)  
(known as Lot "C")

## In the house. (downstairs)

3 Kitchen tables.  
8 " chairs.  
Stool.  
Gramophone.  
Kitchen range.  
6 gal. Stone crock.  
Bench. (homemade)  
Kitchen cabinet.  
Few dishes & kitchen utensils.  
Axe.  
2 Galvanized pails.  
2 Lamps.  
1 Lantern.  
Heater.  
Mantle clock.  
Dresser.  
Aladdin lamp.  
China cabinet. (cont. books & magazines)  
Sml. stand, with drawer & Shelves)  
7 hoes.  
Manure fork.  
Sml. empty shrine case.  
Bamboo book shelf.  
Cupboard, (cont. pipe fittings & 2 pulleys,  
Sml. mag. rack.

## In house. (upstairs)

2 Beds & 3 mattresses.  
Homemade bunk.  
3 sml. tables.  
3 Kitchen chairs.  
Bamboo book shelf. (sml.)  
2 Lamps.  
Wardrobe. (sml.)

Note: Mr. Gill of the Murray Co.,  
got key to house from Mr. Baedak on  
Victoria rd. in whose care it was left.  
It has not been returned.

## In woodshed.

65 Jam crates. (marked #5)  
  
In storage shed.  
  
2 Lanterns.  
50 Berry trays.  
In storage shed (locked up)  
2 Cross cut saws.  
Sledge hammer.  
2 Potato forks.  
Manure fork.  
Mattock. 2 wooden frames, homemade  
Shovel. (bent) (1' square)  
Grub hoe.  
Axe. 3 Wedges. 9 qt. sealers.  
Set of radio earphones.  
Wringer.  
Mop squeezer.  
Spool heavy twine. Ladder 8' long.  
Fish net. " 12' "  
Sml. table.  
Washboard & tub.  
2 Bicycle wheels.  
misc. articles.)  
Car battery.  
Tin of Jap. "Kikkomon Shoyu"  
Bench. (homemade)  
2 Car jacks. (rusty)  
2 Wheelbarrows.  
45 gal. oil drum. (cont. unknown)  
Sheet galv. iron.  
2-50# bags Hydrated Lime.  
5 gal. oil can.  
4 pcs. 2 x 4 4-8' long.  
Copper wash boiler.  
5 Jap. tubs.  
Hoe. Sml. quantity of berry wire.  
25 Berry crates. (marked #5)

Signed "J. Moryson"  
"H. J. Logan"

I hereby certify the above words to be a  
true copy of the original whereof they  
purport to be a copy.  
Oct. 5, 1948. *J. May*



August 11, 1942.

INVENTORY OF CHATELS LEFT ON PROPERTY

OF

NAKAMURA, Jukichi #12578  
Lot "A" opposite 350 Roebuck Rd., New Westminster, B. C.

Leases by Mr. N. Krajacic, 350 Roebuck Rd.

In Packing Shed.

Peavey.

Pick.

Mattock.

Axe.

2 Shovels.

Stump digger.

35 Berry trays.

43 Jam crates.

I have the use of the articles listed above, and will be responsible for their safe keeping.

Witness: "J. Moryson"  
Office of the Custodian.

Signed "N. Krajacic"

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

Oct. 5/48.

J. Moryson







"Sept. 21"

File No: 3847

~~Aug. 28, 1942~~

Name: NAKAMURA, Jukichi

Reg. No: 12578

Address: Lt. A opposite 350 Roebuck Rd., New Westminster, B.C.

INVENTORY OF GOODS LEFT ON PROPERTY (350 Roebuck Rd)In Packing Shed and leased by Mr. N. Krajacic, 350 Roebuck Rd.

peavey	<u>In house (upstairs)</u>
pick	2 beds and 3 mattresses
mattock	homemade bunk
axe	3 sml. tables
2 shovels	3 kitchen chairs
stum digger	bamboo book shelf (sml.)
35 berry trays	2 lamps
43 jam crates "ok"	wardrobe

Address: Ft. Westerman Rd., New Westminster, B. C.  
(Lt. C)

<u>In the house</u>	<u>In Woodshed</u>
3 kitchen tables	65 jam crates (marked #5)
8 kitchen chairs	<u>In Storage Shed</u>
stool	2 lanterns
gramophone	50 berry trays
kitchen range	<u>In Storage Shed (locked up)</u>
6 gal. stone crock	2 crosscut saws
bench (homemade)	sledge hammer
kitchen cabinet	2 potato forks
few dishes and kitchen utensils	manure fork
axe	mattock, 2 wooden frames, homemade
2 galvanized pails	shovel (bent)
2 lamps	grub hoe
1 lantern	axe, 3 wedges, 9-qt. sealers
heater	set radio earphones
mantle clock	wringer, mop squeezer
dresser	spool heavy twine, ladder 8' long, ladder 12' long
Aladdin lamp	fish net
china cabinet (books, magazines)	small table, washboard, tub, 2 bicycle wheels, car
sml. stand, with drawer and shelves	battery
7 hoes	1 tin Jap. "Kikkomon Shoyu"
manure fork	bench (homemade), 2 car jacks (rusty), 2 wheelbarrows
sml. empty shrine case	45-gal. oil drum (cont. unknown)
bamboo book shelf	sheet galv. iron, 2-50# bags hydrated lime
cupboard (pipe fittings, 2 pulleys)	5-gal oil can, 4 pcs. 2x4-8' long, copper wash
sml. mag. rack.	boiler, 5 Jap. tubs, hoe, sml. quantity berry wire
	<u>25 berry crates (marked #5)</u>

"W.G.B." This represents all my chattels remaining in any protected area of British Columbia. Please sign and return one copy to the Custodian.

Confirmed:DATE: "September 21st 1942"SIGNED: "J. Nakamura"



GENOA BOND

c/o Andrew O. Peterson,  
Box 173,  
Magrath, Alta.  
September 21, 1942

Mr. H. F. Green, Manager,  
Protection Department,  
Office of Custodian,  
Vancouver, B.C.

Sir,

Re - chattels -- May I call your attention to  
a few of the items that were not listed on the copies  
we received.

They are --(1) 75 feet of iron pipes  $1\frac{1}{2}$  inches  
in diameter  
(2) Truck tire and rim 32" x 6"  
(3) not all the Jam crates  
were listed.  
"133 listed"

If possible, kindly look into this matter.

"where are these located  
How many crates were there"

Yours truly,

["Found - see undated  
report filed behind  
letter 1-10"]

"J. Nakamura"



Mr. Jukichi Nakamura, #12578  
c/o Andrew O. Peterson,  
Box 173, Magrath Alta.,  
Oct. 19, 1942.

Mr. R.D. Richardson,  
Farm Dept.,  
Office of Custodion,  
506 Royal Bldg.,  
Vancouver, B.C.

Sir:

In reply to yours of the 29th of Sept. regarding the whereabouts of three (3) items missing from the list of Chattels, sent to us prior to the afore-mentioned date, may I call your attention to the fact that all three items were on our property at the foot of the Westerman Rd., with the exception of the jam crates, which were divided between our two properties. On our departure We had a total of 180 jam crates; forty-three (43) on 350 Roebuck Rd, and One hundred and thirty-seven at the foot of Westerman Rd., Some of the crates were under the house and others were in the storage house. I think you have missed those under the house. As to the "Iron pipes" (75'), they were outside, connecting the west well to the bath house. The truck tires and the rim (32x6) were in the storage house. ✓

Yours truly,

"J. Nakamura"

" re about putting all crates together"



THE MURRAY COMPANY, LTD.

Manufacturers of

Jams, Jellies and Marmalades

6 West 17th Avenue  
VANCOUVER, B. C.,

December 12th, 1942.

Mr. R. D. Richardson,  
Department of the Secretary of State,  
Japanese Evacuee Section,  
Vancouver, B.C.

Dear Sir:-

In reply to your letter of  
December 8th, 1942, would advise that we  
have some of the 33 jam crates in our factory  
and the balance are at one of the other farms.

We are backing the new tenant  
and are going to take his crop. The crates  
referred to will be returned to the farms as  
soon as we can get them sorted out.

Yours truly,

R.K.G./MB.

The Murray Co., Limited

Per.. "R.K.Gell" "MB"

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

Oct. 5, 1948

M. Abbott

GENOY BOND



# Farm Appraisal Report

File No. J.L.432

Land Description Lot C, Block 1, Sec.32 R.2 Map 5671.

No number on house

Containing 4.09 Acres  
South Westminster P.O. 2 1/2 miles.

Owner's Name NAKAMURA, J. Post Office Address R.R.4, New Westminster, B.C.

Nearest Rail Point Kennedy, B.C.E.R. Distance 2 1/2 mi.

Market Town New Westminster Distance 5 "

Church (give denomination) St. Helens (Anglican) Distance 2 "

Nearest School Queen Elizabeth & Simon Cunningham Distance 2 "

State how property was identified: By map and roads.

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

On side road 1/2 mile west of Sandell Road and north of Townline Road, gravel, fair.

Is this district a good one? Poor, some light sandy soil and hardpan; poor farming district.

Employment opportunity Seasonal on farms, mainly berry picking. Industries such as sawmills etc., along Fraser River 4 miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing. Value \$

Water supply: From well, partly wood-cribbed, water 4' down, but well goes dry after hot spell. Value \$

### BUILDINGS ON FARM

3847

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 34	Frame	11	Shgls	15	Cedar posts.	Poor	\$100.00
	X							
	X							
BARN	X							
Shed	18 x 24	Poles & Shakes	8	Shks.	15	Poles	Poor	25.00
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

676-9  
August 20/48  
J.P. A. Rice

No electricity available at present. Power line runs about 100 yards to the east. Total present day value \$ 125.00

Total Value Buildings add to farm \$ 125.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? A mere shell of a shack, poor construction and in poor shape.  
Not worth spending money on. \$

Describe the basement and chimneys: No basement, stovepipe chimney, unfinished

No. rooms downstairs? 2 Upstairs? 1/ How finished Boards, downstairs rooms.

Are buildings painted? No Condition of paint

Distance from nearest bush 50 yards.

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4	Sloping	Light sandy loam 12-20"	Sand	Straws, poor, some rhubarb, few fruit trees.	\$30.	\$120.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
.09	Ravine		Nil		-	

Total value of Land \$120.00.....

Total added by buildings to value of farm \$125.00.....

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

Total value of farm \$245.00.....

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
 In poor state of cultivation, very weedy, little or no cultivation this year.  
 Soil appears to be run down and is mostly a light sand.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
 Pretty well run down, would require building up with cover crop to grow straws.

Noxious weeds: Some thistles and a number of common weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes \$11.55  
 Surrey Municipality.

Date: July 1st, 1942.  
 Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 25th day of June 1942

Inspector's Signature "R. W. BROWN"

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



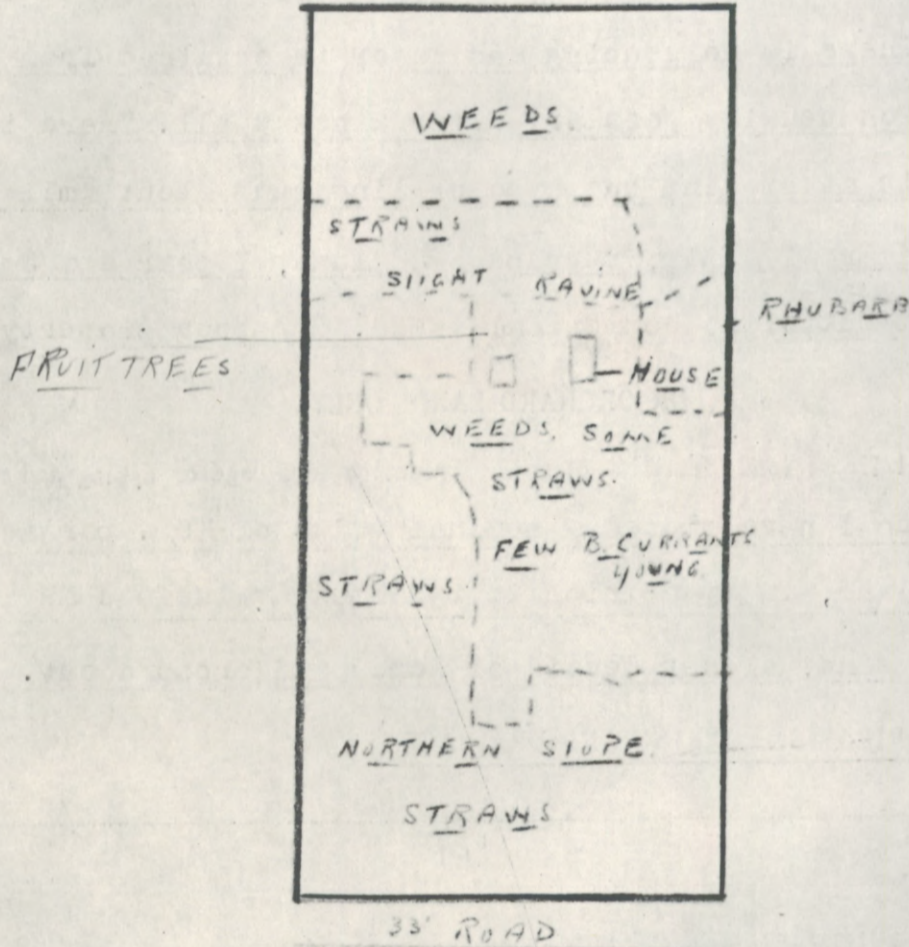




Diagram of Property

SCALE 2CM = 1"

N



LOT Block 1, Sec 32, T 2 - MAP - 5671 - 4.09 AC

Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00.....

Date 7th July 1942

"I. T. BARNET"  
District Superintendent.



BC-743-P  
BC-2443-B

# Farm Appraisal Report

File No. J.L.432

Land Description Lot A, Block 8 S.W. 1/4 Sec. 32 Tp. 2 Map 6436.  
No house on property.

Containing 10 Acres

Owner's Name NAKAMURA, Jukichi Post Office Address R.R. 4, New Westminster

Nearest Rail Point Newton, B.C.E.R. Distance 2 1/2

Market Town New Westminster Distance 6 mi.

Church (give denomination) Newton Presbyterian Distance 2 1/2 "

Nearest School Simon-Cunningham Distance 1 1/2 "

State how property was identified: By survey post, map and roads.

Roads: State whether property has access to main road, the kind of road and its condition.  
On Roebuck Road half mile south of Townline Road.

Is this district a good one? Not a good district, variation in soil, only partly developed.

Employment opportunity Seasonal on the farms but there are a number of industries such as sawmills, etc., along the Fraser river about 5 miles distant that offer employment.  
Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: No fencing. Value \$

Water supply: Well could be dug. Value \$

## BUILDINGS ON FARM

3247

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
Packing shed	14 x 18	Poles & Shakes	8'	Shkes.	2 yrs	Posts	Fair	\$25.00
	X							
	X							

High tension power line 1/4 mile south but electricity is not available at present.  
Total present day value \$ 25.00

Total Value Buildings add to farm \$ 25.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable?  
No dwelling on property.  
\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush 100 yards.

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.1	Level & rolling (drained)	Sandy loam 12-20"	Sand & clay & hardpan.	Strawberries, good.	\$60.	\$126.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.0	Rolling & level.	Sdy loam 12 to 20" then	Sand, hardpan.	Partly cleared, stumps to be removed.	\$100.	\$20. 60.00
4.9	" "	" "	" "	Clearing of heavy bush.	150.	10. 49.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 235.00

Total added by buildings to value of farm \$ 25.00

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

Total value of farm \$ 260.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

In good state of cultivation. Rented to M.Krajacic for \$150. cash.

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

Small fruits

Noxious weeds: Very free of weeds; few thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Taxes \$16.32

Surrey Municipality.

Date: 26th June, 1942.

Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 23 day of June 1942

Inspector's Signature

"R. W. BROWN"

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



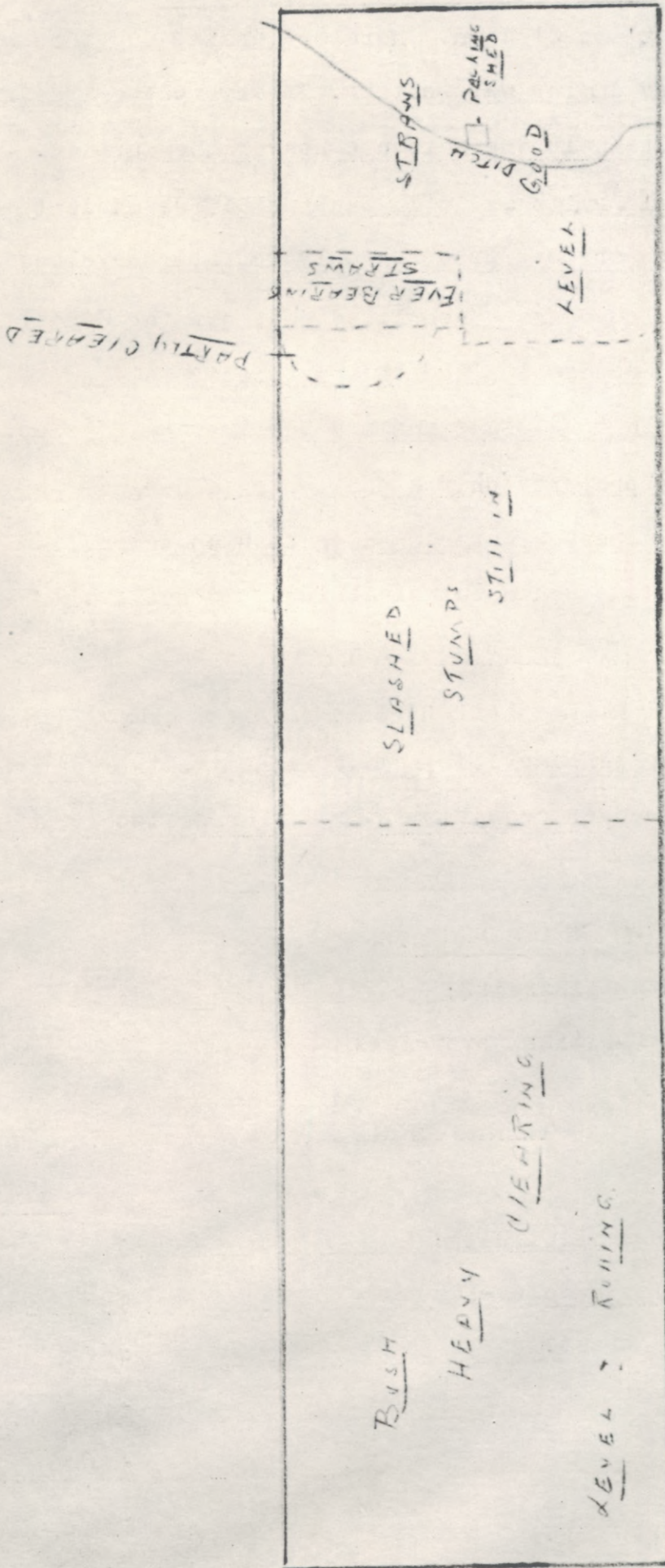




Diagram of Property

ROEBUCK ROAD

SCALE 2 CA 1"



T.W. BROWN.

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

value is \$ 250.00

Date 7th July 1942

"I. T. BARNET"  
District Superintendent.



File No. 3847

REAL PROPERTY MEMORANDUMDATE  
FILED BY  
June 17, 1948.

Aug. 30/48

G.E.A. Rice

Re: (Mr) Jukichi NAKAMURA  
Registration No. 12578Veterans' Land Act transactions.Two Real Properties included, being:

- (1) Lot "C" Block 1 of Section 32, Block 5 North, Range 2 West, Map 5671, Municipality of Surrey in the District of New Westminster.
- (2) Lot "A" Block 8 of the South West quarter of Section 32, Township 2, Map 6436, Municipality of Surrey in the District of New Westminster.

Note: Title to Lot "A" was in the name of William Smith from whom Mr. Nakamura was purchasing same. Purchase price at time of sale, January, 1940, was \$600.00.

Assessments; (1943)

(1) Lot "C"	
Land.....	\$240.00
Improvements.....	200.00
	<u>\$440.00</u>
(2) Lot "A"	
Land.....	\$490.00
Improvements (no buildings).....	Nil
	<u>\$490.00</u>
<u>TOTAL</u> - (both properties).....	<u>\$930.00</u>

Soldier Settlement Board Valuations:

(1) Lot "C"	
Land.....	\$120.00
Buildings.....	125.00
	<u>\$245.00</u>
(2) Lot "A"	
Land.....	\$ 235.00
Buildings.....	25.00
	<u>\$260.00</u>
<u>TOTAL VALUATIONS</u> (both properties)	<u>\$505.00</u>

Sold to Director, Veterans' Land Act as follows:

(1) Lot "C".....	\$241.00
(2) Lot "A".....	\$335.00
<u>TOTAL</u> .....	<u>\$576.00</u>

Claimant's Valuation (both properties).....\$2520.00

Relative documents attached to Claim File.

WJJ/HMS

"W. J. Johnston"

I hereby certify the above words to be a true copy of the original whereof they purport to be a copy.  
Oct. 5/48. *L. May*



REAL PROPERTY SUMMARY

File 3847

V.L.A. B.C. 550-P

JAPANESE NAME: Jukichi NAKAMURA - - Reg. No. 12578.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Westerman Road, New Westminster, B.C.

LEGAL DESCRIPTION: Lot "C" Block 1 of Section 32 Block 5 North Range 22 West Map 5671 Municipality of Surrey, D.N.W.

TITLE: In the name of Jukichi NAKAMURA.

ENCUMBRANCE: Vesting in Custodian 25069, 10th December 1942.

ASSESSED VALUE: Land \$240.00  
Improvements \$200.00 Total \$440.00 Taxes \$11.55.

CLASSIFICATION: Inspector reported August 11, 1942, 4.09 acres all cleared. No buildings were reported. It will be noted that assessment included buildings.

HISTORY OF ADMINISTRATION: The crop of this property, 1942, was sold by the Custodian to the Murray Company for \$125.00 received by the Custodian. The Custodian leased this property to George SAASTAD on the 16th November 1942 as from 1st September 1942 to 31st August 1943 with storage space reserved, for \$20.00 received by the Custodian and allowed as accrued rental to The Director The Veterans' Land Act. There is no record of insurance on file.

SOLD: To The Director The Veterans Land Act for \$241.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Jukichi NAKAMURA, sale price \$241.00 plus sale of crop \$125.00, total \$366.00, less taxes \$11.55, registration fee \$3.00, legal fee \$15.00, total \$29.55. Net amount released \$336.45.

TITLE: Included in C. of T. 169564-E and payment of consideration included in cheque to the Custodian dated March 9, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED February 20, 1946.

IM:ML

"Ian Macpherson"



REAL PROPERTY SUMMARY

File 3847

V.L.A. B.C.743-P

JAPANESE NAME: Jukichi NAKAMURA - - Reg. No. 12578.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Westerman Road, New Westminster, B.C.

LEGAL DESCRIPTION: Lot "A" Block 8 of the South West quarter of Section 32 Township 2 Map 6436 Municipality of Surrey, D.N.W.

TITLE: In the name of William Smith.

ENCUMBRANCE: 64683-C 5th November 1929 Easement for pole line to British Columbia Electric Railway Company.

76171-C 12th January 1937 Assignment of above Easement to Western Power Company of Canada Limited.

76275-C 1st February 1937 Mortgage of above Easement to Montreal Trust Company.

81138-C 23rd January 1940 Agreement for Sale and Purchase to Jukichi NAKAMURA.

Vesting in Custodian 24885, 3rd November 1942.

This agreement of sale was between William Smith and Jukichi NAKAMURA dated the 23rd January 1940, the vendor selling at a price of \$600.00, \$150.00 cash, balance \$90.00 each 23rd January 1941 to 1945. The balance owing at the date of sale by the Custodian was \$270.00 principal and \$18.00 interest from the 23rd March to 31 May 1944. This amount, \$288.00, balance on agreement was paid by the Custodian to William Smith, and Agreement of Sale was sent to The Director The Veterans' Land Act on the 30th May 1944. The Custodian received cheque for this amount, \$288.00, from The Director The Veterans' Land Act on the 31st May 1944.

ASSESSED VALUE: 1942 -  
Land \$487.00  
No buildings Taxes \$16.32.

CLASSIFICATION: Inspector reported August 11, 1942, that of the 10 acres of the parcel, 2 acres had been cleared with  $1\frac{3}{4}$  acres in strawberries, the remainder in bush. No house was on the property.  
The crop on this parcel of land was sold by the Custodian to Nick KRAJACIC for \$150.00, received by the Custodian.  
There is no record of insurance on file.

HISTORY OF ADMINISTRATION: The Custodian leased this property to Nick KRAJACIC on the 15th December 1942 as from 15th August 1942 to 14th August 1943 with storage space reserved, for \$25.00. This lease



was extended on the 30th June 1943 to the end of 1944 for \$25.00. The amount of \$50.00 received as rental under this lease was allowed to The Director The Veterans' Land Act as accrued rental.

SOLD: To The Director The Veterans' Land Act for \$335.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Jukichi NAKAMURA, sale price \$335.00 plus amount realized by sale of crop \$150.00 total \$485.00; less balance of purchase price owing by NAKAMURA, \$270.00, interest on agreement \$72.00, taxes \$16.62, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$377.62. Net amount released \$107.38.

TITLE: Included in C. of T. 174664-E and payment of consideration included in cheque to the Custodian dated July 25, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED February 20, 1946.

"Ian Macpherson"

IM:ML

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

Oct. 5, 1948

M. Abbott



ROYAL CANADIAN MOUNTED POLICE  
EXHIBIT REPORT

Detachment File No. \_\_\_\_\_  
Sub-Division File No. \_\_\_\_\_  
Division File No. \_\_\_\_\_  
Headquarters File No. \_\_\_\_\_  
Detachment \_\_\_\_\_  
Sub-Division \_\_\_\_\_  
Division \_\_\_\_\_  
Date 19

RE:- Jukichi NAKAMURA Sandell Rd. R.R. No. 4 New Westminster  
On 1942, I Goodfellow K Member's Name  
Came into possession of the following goods by:-

State Briefly Authority, Etc., Whether by Search Warrant, Etc.

No. of Pkgs.	Capacity or Size	Description of Contents Details to be given in full
	License No. (41) CT 505	Tire Numbers 4
	Make & Model Chev Truck (29)	
	Serial No. 323095	
	Engine No. T212776	
	Speedometer Reading 81750	
	Condition Poor	
	Extra Equipment Signal Arm	
		Right Front Fender Broken

DESCRIPTION & CONDITION  
VERIFIED  
"Jukichi Nakamura" 12578  
Signature of Owner  
Japanese Registration No.

Handed over to representative of  
Custodian whose signature in receipt  
thereof appears hereunder  
  
"J.G. Allan"

DATE:  
I hereby certify that the foregoing words are a true copy  
of the original whereof they purport to be a copy.  
October 6th 1948

"K. E. Goodfellow"  
Signature of member submitting report.  
*M. Sealy*



USED CAR APPRAISAL RECORD

NAME Tll

ADDRESS \_\_\_\_\_

Paint	\$	Make
Tires 4.2 good -2 fair	\$	Chev.
Body & Fenders	\$ 6.00	Body Style
Glass	\$	Platf.
Top	\$	Stake
Nickelling	\$	Year
Radiator	\$	30
Running Boards	\$	License
Mats & Kick Pads	\$	Cl505
Upholstery	\$	41.
Hardware	\$	Serial
Motor Expense	\$	323095
Transmission	\$	Mileage
Rear Axle	\$	81750
Universal Joints	\$	Remarks
Clutch	\$ 16.00	No Spare
Steering	\$	30x5
Brakes	\$ 20.00	
Tighten Up	\$	
Muffler	\$	
Sundries	\$	
Wash & Clean Motor	\$ -2.50	
Clean Interior	\$ 2.00	
Oil & Grease, Change	\$	
Oil & Check Over	\$ 4.50	
<b>TOTAL</b>	<b>\$ 42.00</b>	

Mod. interested in

Selling price \$45.00

Salesman

Less Repairs \$

Date "H. Grone"

Appraised By Allowance \$

For Immediate acceptance only.

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

Oct. 5, 1948

M. Abbott