Name of Claimant NAKANE, Mitsutaro Case 628

Custodian File 5551

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					2726.		1514.32				1514.32

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	
			1470.00 .00	1029.00	613.00	416.00

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	1930.32

1540

CASE NO: 628

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 30th, 1948.

IN THE MATTER OF THE CLAIM OF

MITSUTARO NAKANE.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 6281

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10 Lethbridge, Alberta,

August 30th, 1948.

IN THE MATTER OF THE CLAIM OF

MITSUTARO NAKANE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
L.S. TURCOTTE, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 628, Mitsutaro Nakane.

MITSUTARO NAKANE, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Will you sign these two forms (indicating), please?

A (Witness complies).

MR. TURCOTTE: Now, your Honour, it may be necessary for me to call the daughter in this case as well.

10 This man is very elderly and I understand he has been quite ill lately.

THE SUB-COMMISSIONER: Very well.

MR. TURCOTTE: Q: Mr. Nakane, you are making a claim for the loss which you say you suffered as a result of the sale by the Custodian of your farm, a little over five acre farm?

A Yes.

Q And I am showing you a statement setting out who you bought the farm from, how much you paid for it,

20 what you did with it afterwards, the buildings you built, and what you think it was worth (indicating). Is that statement true to the best of your knowledge and memory?

A Yes, it is correct.

MR. TURCOTTE: Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q: Do you remember, Mr. Nakane, when you bought the farm, the date that you bought it, what year?

30 A Seventeen years ago. Seventeen or eighteen years

ago.

Q I see. Do you remember how much you paid for it?

A $2,087.00.

Q I see. And what was on the farm when you bought it? Were there any buildings or improvements or crops, or anything like that?

A It was just covered with weeds.

Q I see. Any buildings?

A No, there were no buildings.

10 Q I see. So that you built all the buildings that were on there when you left the place in 1942?

A Yes, I did.

MR.TURCOTTE: Will my learned friend file the farm appraisal report?

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Q: Now in your claim you say that you had a barn on the premises which was two storeys, 28 x 42, which you value at $1200.00. Can you add anything to that statement to tell us why that barn

20 was worth $1200.00?

A I think I said $1500.00.

Q Well, why do you say it is worth $1500.00 then?

A I laid cinders down first, and poured concrete over that.

Q Yes. A: And then I had shiplap walls into which I poured sawdust.

Q You insulated the barn then with sawdust in between the walls, is that it?

A Yes.

30 Q I see. A: And that made

everything quite dry and moistureproof.

THE SUB-COMMISSIONER: Well that would be covered in the last two items under "buildings" where it shows a barn, $1200.00, and cement flooring and insulation $200.00. Did you intend that $200.00? to add that $200.00?

MR. TURCOTTE: His total claim is $5500.00 and so that I allowed that for depreciation.

THE SUB-COMMISSIONER: I see.

10 MR. TURCOTTE: I may say, your Honour, that for once so far as the house is concerned the valuator and the claimant are much closer together than usual, but I notice that on the barn he is quite a ways out or they are quite a ways apart.

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE: Q: How much of the farm had electricity?

A I had an extension cord about 200 feet long extending from the house to the barn, and we used to carry the light to any part of the barn we

20 wanted to.

Q I see. Will my learned friend admit that the assessment was as follows: Land $1403.00, improvements $3000.00, total $4403.00?

MR. RICE: That is the 1943 assessment, that is the only one I have.

THE SUB-COMMISSIONER: $4403.00 is the total?

MR. TURCOTTE: That is right.

MR. RICE: Yes, that is right.

MR. TURCOTTE: Q: Now you are also making a claim,

30 Mr. Nakane, for loss arising from the sale of your

nets? A: Yes.

Q I am showing you a statement of nets and lines which you or your daughter gave to me (indicating), and is that statement correct to the best of your knowledge and memory?

A Yes, this is correct.

MR. TURCOTTE: Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

THE SUB-COMMISSIONER: Exhibit 1 speaks about a full cement basement immediately following the reference to the barn and dwelling. Now is that basement under both the dwelling and the barn or just under the dwelling?

MR. TURCOTTE: Oh, I am sorry, your Honour. I will ask him about that.

Q Did you have a basement in the barn or just in the house?

A Yes, we had a basement in each building, in both buildings.

Q A basement in the barn?

A Yes.

Q And it was cement, too?

A Yes, cement.

Q All right. Now before you left the Coast, the Custodian had you file a form which is called the J.P. form and it sets out your lines and nets in that statement. Is that your signature there (indicating)?

A Yes, that is my signature.

MR. TURCOTTE: I will file that, your Honour, as Exhibit 4.

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

MR. TURCOTTE: I might point out, your Honour, that the statement of nets, so far as I have been able to check it, which I have done, as contained in his statement of claim, Exhibit 3, is the same as the statement contained in his J.P. form with the exception of a slight discrepancy in the description of the cork and lead lines.

THE SUB-COMMISSIONER: Yes, I see.

10 MR. TURCOTTE: In his J.P. form he says that he had four 150 feet each of cork and line and four 150 feet each of lead and line, and four hundred feet new lead and line, and that is 1600 feet. In his claim as it is filed, it is 1700 feet.

THE SUB-COMMISSIONER: I see.

MR. TURCOTTE: There isn't much difference.

Q Now in Exhibit 3, you have set out the values which you say these nets would have been if they were new, and the values which you say they were
20 worth when you left them at the Coast?

A Yes.

Q Are you sure that those values are correct to the best of your memory?

A Yes, I am quite sure I am correct.

MR. TURCOTTE: There is a stenographic error, your Honour, which my learned friend has pointed out. The second net, the value at the time of evacuation shows $180.00, and it should be $80.00.

THE SUB-COMMISSIONER: That is the $260.00 net when
30 new.

MR. TURCOTTE: Yes, it should be $80.00 and that results in the addition being correct with the change.

MR. RICE: The addition should be $1200.00 instead of $1300.00.

MR. TURCOTTE: Oh, it should be $1200.00 instead of thirteen.

MR. RICE: Yes. I think that the lines should be $260.00 instead of $270.00.

10 MR. TURCOTTE: Well, that would be $1470.00.

MR. RICE: That does not correspond with the list that I have here signed by him.

THE SUB-COMMISSIONER: I was wondering, Mr. Turcotte, what the life of one of these nets is.

MR. TURCOTTE: Well I have not been asking that here in each case because I thought that at the Coast they would go into that, because it is apparently going to be very important and I imagine that that will be what the decision will be based on to some extent.

20 THE SUB-COMMISSIONER: However, I was just wondering myself. There is no reference here to the date of the purchase price, and in some cases the values of the nets are one-half of what he paid for them, and in other cases the value is much less.

MR. TURCOTTE: Yes.

Q How many seasons does a net last, Mr. Nakane?

A Between three and four years.

THE SUB-COMMISSIONER: I wonder when he bought these then.

30 MR. TURCOTTE: I beg your pardon?

THE SUB-COMMISSIONER: I wonder when he bought the nets.

MR. TURCOTTE: Well he describes them as being used two seasons or used one season.

THE SUB-COMMISSIONER: Oh, I see, that is right.

MR. TURCOTTE: Q: When you describe these as being used two seasons, used one season, or used one week, do you mean that you bought these nets two years ago or one year ago or that they were practically new?

10 A It all depends on what fish we are catching, if it was salmon, for instance, one season means around three months.

Q About three months? A: Yes.

Q But I mean when you describe in your statement here, "used one season", that means that you bought that net within one year, is that correct or not?

A It means that I bought it the same year. We use nets alternately.

Q The same year, all right.

20 MR. RICE: I am submitting, your Honour, that the chattels in this claim were sold for their fair market value.

I wish to submit as an exhibit, your Honour, an analysis of personal property.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. RICE: I also wish to tender as an exhibit a summary of the real estate claim showing its assessment and sale.

(SUMMARY MARKED EXHIBIT NO. 6).

30

CROSS-EXAMINATION BY MR. RICE:

Q I show you a photograph. Do you recognize it? Just say whether you recognize it or not. We don't want a story about it.

A That is a picture of my house.

MR. RICE: I wish to submit this as an exhibit, your Honour, the photograph.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

MR. RICE: Q: I show you a letter (indicating). Is
10 thattyour signature on it? It is dated March 14th, 1943. Is that your signature?

A Yes, the first signature is mine. There are two there.

Q And attached to that letter is a statement of your nets? A: Yes.

Q Was that completed by you or under your instructions?

A Yes.

MR. RICE: I wish to submit the letter and statement, your Honour, as an exhibit.

20 (DOCUMENTS MARKED EXHIBIT NO. 8).

MR. RICE: That exhibit is a letter dated March 14th, written by the claimant to the Custodian, to which is attached a statement respecting his nets, showing the size and valuation.

Q Did you build your house yourself or employ a contractor to build it for you?

A I had it built by a carpenter.

Q And the price you have here of $2300.00, is that what you paid?

30 A Yes.

Q Have you got a record of that?

A No, I have no records of it.

Q You have no records of it?

A No.

Q There was no contract price let for $2300.00?

A No, but that is quite a low estimate.

Q It is a low estimate?

A Yes, compared to what I paid.

Q And what about the barn, that is a high estimate $1200.00?

10

A No, it is not a high estimate.

Q It is not a high estimate?

A I put quite a lot of money into it.

Q But it is an estimate or guess as to what it cost?

A No, it is not an guess; it is an estimate.

Q It is not a guess; it is an estimate?

A Yes.

Q Have you got any record as to the cost of your barn?

A No, they were all burned up.

20

Q Referring to Exhibit 8, you have four 150 fathoms each cork lines. Is that $20.00 or is it meant for some other figure?

A My older daughter wrote this and so I am not quite certain, but my other daughter is here and she might recognize it.

Q I just want to arrive at the proper figure. I don't know what is the amount. It is either $90.00 or $20.00 a line.

MR. TURCOTTE: There are four of them.

30

MR. RICE: It is not a line. It is 150 fathoms.

MR. TURCOTTE: It would be four 150 fathom cork lines, $90.00, and four 150 fathoms lead lines, $100.00.

MR. RICE: If that is meant for $90.00, then it would make the claim a little different.

MR. TURDOTTE:. $10.00 difference.

MR. RICE: $260.00 instead of $270.00, and you have $270.00 as your claim.

MR. TURCOTTE: For the lines?

MR. RICE: Yes.

10 MR. TURCOTTE: We are not going to argue over $10.00.

MR. RICE: All I am trying to do is to get it correct. I think the record has been corrected so far as the other item of $180.00 being changed to $80.00, hasn't it?

MR. TURCOTTE: Yes.

THE SUB-COMMISSIONER: That is all, thanks.

MR. TURCOTTE: I would just like to ask him a question, your Honour, if I may.

THE SUB-COMMISSIONER: Oh, pardon me.

20 MR. TURCOTTE: Could I see Exhibit 7, your Honour, the photograph?

(Photograph to Mr. Turcotte).

Oh, I think it is the best looking house I have seen yet and I won't ask anything about it.

THE SUB-COMMISSIONER: I was just going to remark that it is the best looking house I have seen in any of these claims yet.

MR. TURCOTTE: That is why the appraised value and the claimant's value is so near together.

30 THE SUB-COMMISSIONER: I would like to see them build it

out here for $2700.00. Is that all, Mr. Turcotte?

MR. TURCOTTE: That is all, your Honour.

THE SUB-COMMISSIONER: You are not calling the daughter?

MR. TURCOTTE: No, I think he has given a good explanation. I was just a little afraid that he might not be able to.

MR. RICE: You think he has proved to be a good witness.

THE SUB-COMMISSIONER: That is all, 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.

20 SUB-COMMISSIONER.

30

Case No. 628.

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.

File 55551

ACKNOWLEDGED

Lethbridge

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

(1) NAME NAKANE MITSUTARO (RCMP) Reg. No. 04728
(Print) Surname Given Name

(2) Pre-Evacuation Address 132 Garry St. , Box 251, Steveston, B.C.

(3) Present Address Box 103, Magrath, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) 132 Garry St. Steveston, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot No. 28, Block north three(3), Section 2.

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

(i) Farm AND RESIDENCE
(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 - - - - - - - - - - - - - - - - $2000.00

(ii) Buildings - - - - - - - - - - - - - - - - $3500.00

(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) - $ 5500.00

(v) Amount at which Custodian sold property and credited your account - - $ 2726.04

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~2773.96~~ $2773.96

(5) PERSONAL PROPERTY

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

Steveston, B.C.

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

In the Barn

(c) How stored or packed at time of evacuation

Tagged and hung up.

(over)

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

In the care of the Custodian

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

1.		Estimated Value $
2.	Fishing nets	Estimated Value $1600.00
3.		Estimated Value $
4.	Received from the Custodian--	Estimated Value $ 600.00
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $1000.00

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) - $3775.96

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

Lethbridge.

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, Mitsutaro NAKANE of the town
of 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)
of Magrath)
in the Province of Alberta)
this 21st day of November)
A.D. 1947.) A Commissioner &c. [signature]

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.

Nakane, Mitsutaro
(Claimant's Name)

REAL ESTATE
(Farm Land)

04728
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	3.75	1929	Pemberton Realty Corp. 418- Howe St., Vancouver, B.C.	2080.00			
Strawberries	1.50				pasture land	Nil	$2000.00
Total	5.25						

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

Description	When Made	Cost
1.25 to 1.5 acres strawberries grew cabbages, carrots, beans and other gegetables constructed 3 ditches - built fences	1930 and years following	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling 2 stories and basement	34x26	shingle outside	1930	$2300.00				$1800.00
Porch Kitchen	14x6 20x6	V joint inside						500.00
Bathroom and basement			1941	500.00				
Barn 2 stories	28x42	Shingle	1936	1200.00				1200.00
cement flooring insulation etc.			1941	200.00				
								$5500.00
					Sold for Claim			2726.04 $2773.96

EXHIBIT No. 628-1
DATE August 30/48
FILED BY C. S. Smeaton

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

Dwelling and barn was equipped with electricity. Full cement basement.

Assessment		
	Land	$1403.00
	Improvements	3000.00
		$4403.00

Nakane
Signature

BC-691-P.
BC-266-B

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. J.L.559

Land Description Lot 28 of Sec.2 Blk.3N, Rge.7W, Map 963, N.W.D.

Containing 5.38 more or less Acres

Owner's Name NAKANE, M. Post Office Address R.R.#1, Steveston, B.C.

Nearest Rail Point Y.Station on B.C.E. Railway Distance ¼ mile

Market Town Steveston, 1 mile, Vancouver 10 miles Distance

Church (give denomination) All denominations 1 to 3 miles Distance

Nearest School Steveston Public, 1 mile Distance

State how property was identified: Registered plan, road and boundary check.

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

Has 244' frontage on Garry Street along north boundary; good hard-surfaced road.

Is this district a good one? Yes, closely settled and about 10 miles from Vancouver.

Employment opportunity Fairly good at seasonal fishing, farming, or industrial in Vancouver.

Predominating Nationality and religion: British, Protestant religion.

Describe Fencing and its condition: Old wire fencing at west and south only; fair to poor condition. Value $

Water supply: City water in dwelling and full plumbing excepting bath tub (toilet and wash-bowl only in bathroom; also toilet in basement). Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE #132	26' x 34'	Lumber	20	Shgle	8	Cement	Good	$1800.00
" Addn.	6 x 22	"	12	"	8	"	"	
Woodshed	8 x 12	"	8	"	8	Post	Fair	10.00
BARN	x							
Net shed	28 x 42	"	18	"	8	Cement	Good	450.00
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 628-2
DATE: August 30/48
FILED BY: F. R. G. Rice

Electric light installed in dwelling and net shed.
House No.132.

Total present day value $ 2260.00

Total Value Buildings add to farm $ 1700.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? 1½ storey building with full cement basement but no furnace. In clean condition and occupied by a tenant. $

Describe the basement and chimneys: Full cement basement but no furnace. Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 3 How finished Exterior shiplap, shingled or siding; interior V.joint, varnished.

Are buildings painted? Yes. Condition of paint Fairly good

Distance from nearest bush unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.38	Level	Silty clay loam 12-18"	Clay	3½ acs. potatoes and kitchen garden; average quality and condition.	$200.	$1076.00

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

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

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

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

Area Unsuitable for Cultivation.

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

Total value of Land $1076.00

Total added by buildings to value of farm $1700.00

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

Total value of farm $2776.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in good condition and tillage. Occupied by Japanese owner and family for some years and a tenant in residence since he was evacuated.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit and truck farming in conjunction with some local employment.

Noxious weeds: Fairly clean.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipality of Richmond.
1942 taxes including dyke and drainage total $67.10.

Date: July 18th, 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 16th day of July 19 42.

Inspector's Signature "J. D. PATTERSON"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

NAKANE, M.

Remarks: Property fairly well situated on south side of Garry Street about one mile from Steveston and 10 from Vancouver.

The dwelling and kitchen garden are rented at $8.00 a month to Mr.Geo.Ferris who states he has been in occupation since May 19th last.

The balance of the land is rented to Mr.Matthew McNair at $100.00 for 1942 and annual taxes thereafter, commencing 1943. Mr.McNair lives on other property and farms extensively in the neighbourhood.

(FOR ORCHARD LANDS ONLY)

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

Level land lying about one mile north of the Fraser River at Steveston. Fertile alluvial loam soil, subject to Lulu Island dyking and drainage charges.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

See taxes on Page 1. Dyke and drainage charges are combined with general taxes on statement furnished by the Municipality of Richmond and total $67.10.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

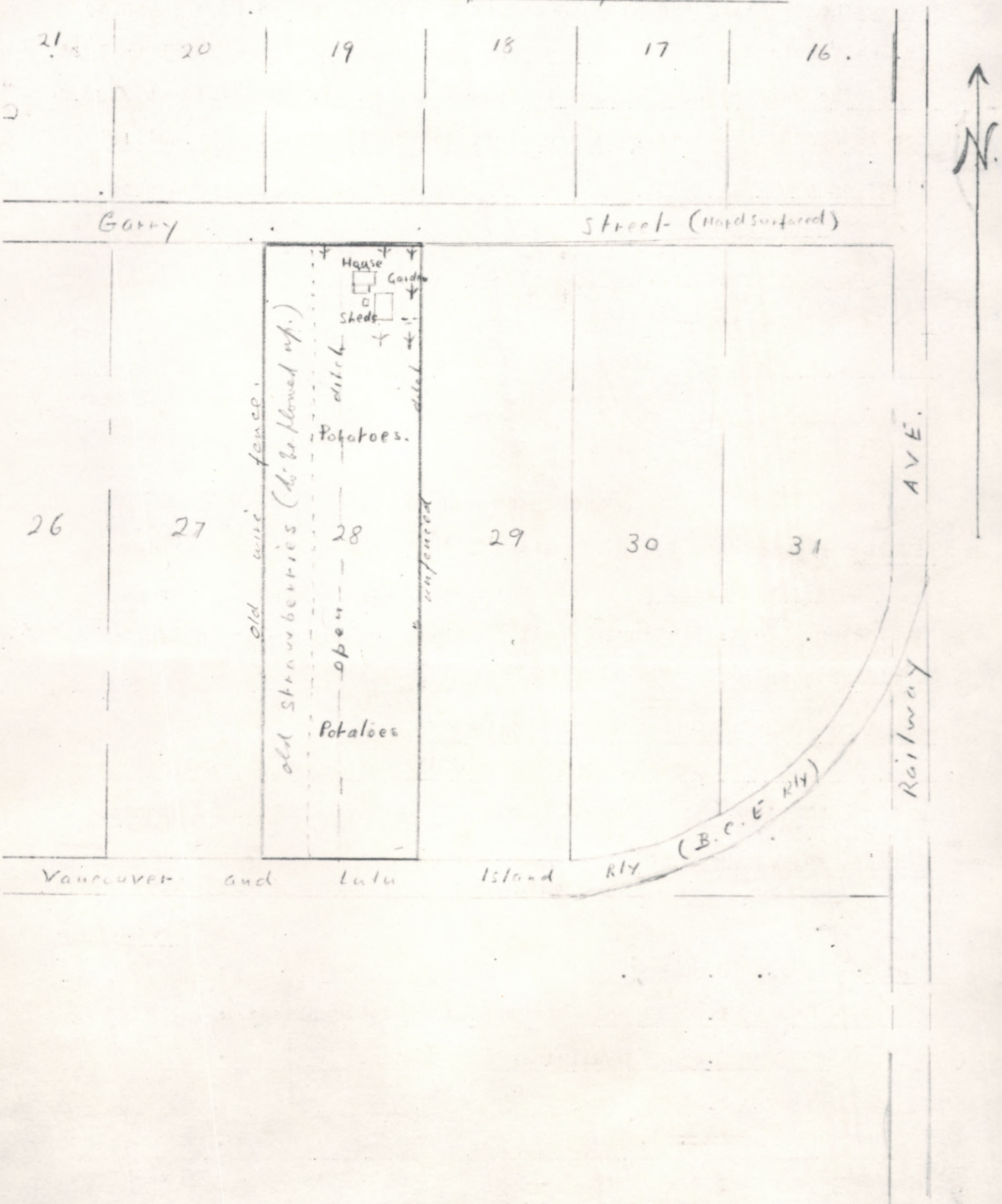
			Present Value
Crop: Approx.	3.50 acs.	Potatoes	$
"	1.50 "	old strawberries (to be plowed up)	
"	0.38 "	Buildings and garden.	$
	5.38		$
			$
			$
			$
			$
			$
		Total	$

Amount fruit trees add to value of farm $

Scale 200' = 1 inch

Diagram of Property – In Red:- M. Nakane property.

Lot 29, of Sec. 2, Blk. 3 N. Rge. 7 W. Map 963, N.W.D.



Following careful review of this appraisal report, it is my opinion that the present value is $ 2700.00

Date 23rd July 1942

"I.T.BARNET"
District Superintendent.

Nakane, Mitsutaro
(Claimant's Name)

PERSONAL PROPERTY
(Fishing Vessels, gear and equipment)

04728
Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimated value at Evacuation
As per schedule attached						

Sale by Custodian	$1570.00
	600.00
Claim	$ 970.00

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom Left	Estimated Value

Improvements to Vessel since date of purchase:

Type	Date	Cost

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation

EXHIBIT No. 628-3.
DATE August 30/48
FILED BY C. S. Lucotte

Arrangements made for storage when evacuated: Nets were left hanging in barn and had been properly cared for. A list was made before leaving B. C. and list is included in J. P. Form.

Additional Comments, if any:

M Nakane
Signature

CLAIM OF MITSUTARO NAKANE

Brand	Net Length faths.	Ply	Depth in Mesh	Mesh in inches	Description	Value at time of evacuation	Value if new
Barbonis	150	5.6	45	7"	used 2 seasons	$110.00	$300.00
"	55	5.6	56	7"	used 1 season	80.00	260.00
"	150	4	50	6"	used 1 season	150.00	300.00
"	150	4	50	5¾"	used 1 season	100.00	200.00
"	150	4.5	47	6½	used 1 season	170.00	340.00
"	100	5	45	7"	used 2 seasons	50.00	100.00
"	100	4	50	5½"	used 1 week	100.00	250.00
"	100	4	50	5½"	used 1 season	70.00	140.00
"	50	4	50	6"	used 1 season	50.00	100.00
"	150	10	35	9"	used 2 seasons	120.00	240.00
"	60	10	35	9"	used 1 season	80.00	160.00
"	55	4.5	55	6"	brand new	80.00	200.00
"	150	4	50	5 2/3	used 2 seasons	40.00	80.00

Lines		Value time we left	Val. if new
Lead - 500 faths.	used part 1 season other part 2 seasons	$80.00	$160.00
Lead - 400 faths.	brand new	80.00	200.00
Cork - 500 faths.	used part 1 season other part 2 seasons	70.00	140.00
lead - 150 faths.	used 2 seasons	40.00	80.00
Cork - 150 faths.	used 2 seasons		

FORM "JP"

FILE No. 628 - 4

EXHIBIT No.

DATE August 30/48

FILED BY G.E.A. Rice

STEVESTON BRANCH

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: NAKANE, Mitsutaro

HOME ADDRESS: P.O. Box 251, 132 Garry St., Steveston, B. C.

REGISTRATION NUMBER 04728 SEX: Male AGE: 57

OCCUPATION: Farmer & Fisherman

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: A.B.C. Packers, Steveston, B. C. (farm for self)

MARRIED? Yes

NAME OF WIFE OR HUSBAND: RISA

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: MIKIKO (F) SAKIE (F) YOSHIE (F) MICHIE (F) ISOKO (F) MITSUO (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 20, 17, 16, 14, 11, and 8 yrs.

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

1. LOCATION AND DESCRIPTION: 132 Garry St., Steveston, B. C. Lot 28, Sec. 2, Block North 3, Range West 7, Map 963, in the district of N. Westminster. Certificate of title #108375E

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room, 2 storey with basement, frame, shingle roof. Barn - two storey, wood shed 10' x 20'.

3. INSURANCE (Give particulars; state where policies are) North West Fire Ins. Vancouver Branch, $1,000, in safety deposit box, Royal Bank Steveston

4. TAXES (Amount and where payable) $67.10, paid for 1941, payable at Town Hall, Brigehouse, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leasing property to MR. MCNAIR, 258 Steveston Highway, Steveston, B. C. for duration upon evacuation.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In safety deposit box.

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

9. IF FARM LAND STATE CROPS SOWN 1¼ acre strawberry

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

See list attached.

Key left with MR. MCNAIR, Steveston Highway,

Located at 132 Garry St., Steveston, B. C.

(Furniture, household effects, etc. and fishing nets to be stored at 132 Garry St.)

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

2 cats (1 brown, 1 white and black) "The tenant will care for these."

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
$50 Victory Bond, 1951 maturity, in safety deposit box
$5 War Savings Certificate, in safety deposit box.

8. BANK ACCOUNTS: Royal Bank, Steveston Branch, Acc. #N55, $5

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: Steveston Branch, Royal Bank

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

Dated this 20th day of April 1942

(Signature) "M. Nakane"

"A. G. McArthur"
Witness

FOR DEPARTMENTAL USE I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. Date: October 7, 1948.

E. L. Gasse
A.G.

NAKANE MITSUTARO # 04728

P.O. BOX 251, 132 Garry St., Steveston, B. C.

1 record player with records
2 stoves (kitchen and heater)
2 heaters (for barn)
16 blinds and curtains for all windows
5 beds with spring and mattress
1 Budha shrine
2 bureaus
1 kitchen cabinet
cooking utensils and chinaware
13 chairs
6 tables
farming implements
2 wheel barrows
rear car (for farm)
2 hand trucks
1000 ft. lumber
1 lawn mower
100 strawberry boxes, 80 trays.
loganberry box 100, nails 50 lbs.

	fathom	mesh	
55	"	7"	)
150	"	6"	)
150	"	5 3/4	) Complete with lines.
150	"	6½	)
150	"	7"	
100	"	7"	
100	"	5½"	
100	"	5½"	
50	"	6"	
150	"	9"	
60	"	9"	
55	"	6"	
150	"	5 2/3	

4 - 150 f. each - cork and line
4 - 150 f. each - lead and line
1 row boat
2 anchors
400 f. new lead and line

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5551 EXHIBIT No. _____

NAME Mitsutaro NAKANE

REG. No. 04728

DATE	INVENTORY		DETAILS OF CLAIM			SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 20 Apr 42	TAKEN BY Mitsutaro NAKANE					TENDER ETC		
EVACUATION 30 Apr 42	DATE 14 Mar 43							
	Mesh,Ply,Dpth,Lgth.	Value/	Mesh, Ply, Depth, Lgth.	SEASONS USED	Claim			
...fishing nets to be stored at 132 Garry St	7x5&6x45x150	110.	7x5&6x45x150	2	110	60		
55 fthm 7" with lines	7x5&6x50x55 & lines	80.	7x5&6x56x55	1	180	40	(Compare values - 1943*Claim)	
150 6 do								
150 5 3/4 do	6x4x50x150 & lines	150.	6x4x50x150	1	150	55		
150 6½ do								
	5 3/4x4x50x150 & 1.	100.	5 3/4x4x50x150	1	100	10		
150 7 no lines	6½x4&5x47x150 & lin -es	170.	6½x4&5x47x150	1	170	95		
100 7 do								
100 5½ do								
100 5½ do	7x5x45x100	50.	7x5x45x100	2	50	) 5		
50 6 do						) 5		
150 9 do	5½x4x50x100	100.	5½x4x50x100	1	100	40		
60 9 do								REF
55 6 do	5½x4x50x100	70.	5½x4x50x100	1	70	30. ~~50~~		
150 5 2/3 do								
	6x4x50x50	50.	6x4x50x50	1	50	5		
4 - 150 fthm @ cork & line								
4 - 150 fthm @ lead & line						60	(Odd pieces net)	
1 rowboat	9x10x35x150	120.	9x10x35x150	2	120	60		
2 anchors								
400 fthm new lead & line	9x10x35x60	80.	9x10x35x60	1	80	30		
	6x4&5x55x55(new)	80.	6x4&5x55x55 (new)		80	25		
	5 2/3x4x50x150	40.	5 2/3x4x50x150	2	40	13		
			.....					
4 - 150 fthm @ cork lines	)	90.	500 fthm cork line	1	70	) 45		
			150 fthm cork	2	20	)		
4 - 150 fthm @ lead lines		100.	500 fthm Lead line	1	80	) 55		
			150 fthm Lead line	2	20	)		
400 fthm new lead line	)	70.	400 fthm new lead line		80	) 40	(Compare values - 1943*Claim)	
						4 50	(3 anchors & chain)	
						10	(skiff)	
NETS	1200.		NETS		1300			
LINES	260.		LINES		270			
	1460.				1570	687 50		

Total as per itemized list d/16 May 48 1570

As per Claim d/24 Nov 47 1600

5551

04728

EXHIBIT No. _____

CASE No. _____

VENUE _____

SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS
ETC							
(Compare values - 1943*Claim)							
			REFERENCES:	Form JP Nakane letter d/14 Mar 43 providing list of nets etc with values Amended claim d/16 May 48 as provided by L.S. Turcotte			
(Odd pieces net)							
(Compare values - 1943*Claim)							
50	(3 anchors & chain) (skiff)						
50							

EXHIBIT No. 628-S'

DATE August 30/48

FILED BY G.R.A. Rice

5551

29th May, 1948.

REAL PROPERTY CLAIM

CLAIMANT Mitsutaro NAKANE Regn. No: 04728.

EXHIBIT No. 628 - 6
DATE Aug. 30/48
FILED BY G.E.A. Rice

PROPERTY SUBJECT OF CLAIM Lot 28 of Sec 2, B3N/7W, Map 963, Mun. of Richmond, Dist. New West'r, B.C.

known as

132 Garry St., STEVESTON, B. C.

CLAIM

Est Value:	Land	$2000.	
	Buildings	3500.	5500.
	Custodian credit		2726.04 (Correct $2727.00)
	CLAIM		$2773.96

REFERENCES HISTORY

JP Described 20 Apr 42 as: 7 room, 2 storey with basement, frame shingle roof. Barn - two storey, woodshed 10' x 20'.

RP.1 Mather's report d/7 May 42 describes property as:

"The dwelling is a 1½ storey, frame, shingle roof building, with 7 rooms, 2 inside toilets, Japanese bath in basement, no furnace. The land has apparently 1¼ acres in strawberries, in poor condition, over-run with weeds."

RP.2 C of E #51346 d/8 Mar 43 notes:

Registered Dyking Charge
Cert. of Vesting in Cstdn filed
Title in name of Claimant.

RP.3 Assessed 1943:

Land		$1403.	
Improvements		3000.	$4403.00
TAXES:	General	63.86	
	Dyking chge	3.23	$ 67.09

RP.4 Photographed 13 Apr 43.

RP.5 Appraised by VLA 23 Jul 42 $2700.

RP.6 Sold to VLA as at 1 Jan 43 $2726.00

RP.7 Summary of Administration completed 11 Sep 46.

NOTE: No appraisals nor offers to purchase other than VLA received.

JC/:

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: October 2, 1948.

E. LaCasse J.P.

RP
4

NAKANE, Mitsutaro
132 Garry St., Steveston, B. C.
Evac. File 5551

EXHIBIT No. 678-7
DATE August 30/48
FILED BY V. R. A. Rice

Picture Taken April 13, 1943

EXHIBIT No. 628 - 8
DATE August 30/48
FILED BY G.E.A. Rice

C-o Mr. H. H. Anderson,
Magrath, Alta.,
Mar. 14/43

Office of the Custodian,
Of Japanese Property,
Vancouver, B. C.

Dear Sir:

Please find enclosed the list of my fishing nets.

I would like you to send me a copy of my properties which I registered with you last April.

I hope you will oblige me with an copy at your earliest possible conveniences.

Yours truly,

"M. Nakane"
M. Nakane
Reg. No. 04728.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: ~~XXXX~~ October 2, 1948.

E. L. Gasse
J. J.

Name of Owner: Mitsutaro NAKANE

Registration No: 04728

Address: c/o Mr. H. H. Anderson,
Magrath, Alta.

FISHING NET INVENTORY

1. Place of Storage 132 Garry St., Steveston, B. C.

   (a) In whose care _____

   (b) Whereabouts of key (if any) nailed together

2. Description of nets as follows:

Type	Mesh	Ply	Meshes Depth	Fathom Length	Valuation	Any other marks of identification
Barbours	7"	5,6	45	150	$110	
"	7"	5,6	50	55	80	)
"	6"	4	50	150	150	) with cork & lead line
"	5¾"	4	50	150	100	)
"	6½"	4,5	47	150	170	)
"	7"	5	45	100	50	
"	5½"	4	50	100	100	
"	5½"	4	50	100	70	
"	6"	4	50	50	50	
"	9"	10	35	150	120	
"	9"	10	35	60	80	- brand new
"	6"	4,5	55	55	80	
"	5 2/3"	4	50	150	40	

~~lead line~~ ---------- ~~50 faths.~~ ~~$80~~

4 - 150 faths each - cork line - $90
4 - 150 faths each - lead line - $100
- 400 faths lead line brand new $70.

N.B. Please do not exaggerate fathom length or valuation, as this will only make it harder to identify your nets, and to credit any money received from their sale to their reightful owners.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: October 7, 1948.

E. LaCasse
G.J.