Vorlne

Name of Claimant NAGAMI, Yoshikatsu Case 708

Custodian File 11681

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	
2000	100 12.50										112.50

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

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

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

TOTAL RECOMMENDATION	112.50

CASE NO. 708.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

September 23rd, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIKATSU NAGAMI.

PROCEEDINGS AT HEARING.

Original

CASE NO. 708.

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 L. H. STACK, SUB-COMMISSIONER).

10 Lethbridge, Alberta,

September 23rd, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIKATSU NAGAMI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

GEA. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.S. RUSSELL, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 708, Yoshikatsu Nagami.

YOSHIKATSU NAGAMI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Nagami, I am showing you a document entitled "summary of evidence in support of claim". This document was prepared by yourself, or with your assistance and under your direction?

10 A Yes.

Q This is your signature (indicating)?

A Yes.

Q This contains the evidence or summary thereof upon which you are basing your claim? A: Yes.

Q Do you swear the contents true to the best of your knowledge, information and belief?

A Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

20 MR. RUSSELL: Q: I am showing you three pictures of a building, taken from different angles; do you recognize the building shown in these pictures?

A That is my house. When I left the fence wasn't broken like this (indicating).

Q And the second picture, that is the back of the house? A; Yes, taken from the back of the house. I am a gardener and there were all kinds of plants and flowers in the foreground here (indicating) which do not appear

30 in this picture.

Q When were these pictures taken? A: As it appears on the back.

Q March, 1948, is that correct? A: Yes.

Q And attached to these three pictures is a sketch plan (indicating); could you tell me what that is?

A That is from memory, as well as I can remember; it is pretty close to an actual plan.

Q A plan of what? A: That is a plan of my house.

10 Q It is the interior plan of the house shown in the pictures, is that right? A: Yes.

MR. RUSSELL: I will put those three photographs and the sketch plan in as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 2).

MR. RUSSELL: I have here the 1941 assessment showing the value of the land and the improvements as $2250.00; that is from the City of Vancouver. I will put that in as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

20 MR. RUSSELL: That is all I have, sir, except to point out that this claim is amended downward from $1111.50 to an even $1000.00.

MR. RICE: There is no claim for chattels?

MR. RUSSELL: No, there is no claim for chattels.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I tender as an exhibit an assessment notice from the City of Vancouver for the year 1943 showing the land to be assessed at $900.00 and

30 the improvements $1300.00, total $2200.00.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. RICE: I submit a copy of am appraisal made on this property by J. R. Reid & Company, dated February 14th, 1944, 1752 West Second Avenue,

"This property comprises two lots with a total of fifty foot frontage, on which is erected a 7-room house with wood exterior.

"There are 3 rooms on the main floor and 4 on the second floor. The bathroom is on the main floor and toilet upstairs. Fireplace in front room.

"The furnace looks in good shape, but a very poor basement with no floor.

"Chicken house in rear of property.

"Valuation $1850.00"

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. RICE: I also submit a summary of the real property and an analysis of real property showing the property was advertised for sale by tender and sold for $2000.00.

(DOCUMENTS MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q When did you buy this property?

A January, 1941.

Q Did you buy it for cash? A; $1000.00 cash and the balance $30.00 a month.

Q How much was the balance? A: $400.00.

Q And according to the statement you have filed, you spent in repairs on the property $450.00?

A Yes.

Q And for a property that cost you $1925.00 you are now claiming $2000.00? A: Yes.

Q All right.

MR. RUSSELL: No further questions.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness a side)

(PROCEEDINGS ADJOURNED SINE DIE)

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

10

"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

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11681

ACKNOWLEDGED
Case No. 708.

NOV. 27 1947

Leth

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

---

1. Name of Claimant in full: YOSHIKATSU NAGAMI

   Registration No. 01950

2. Claimant's address at the time of his evacuation from the protected area:

   1752 West 2nd Ave., Vancouver, B. C.

3. Claimant's present address:

   P. O. Box. 483, Taber, Alta.

4. Claim relating to real property:

   (a) Street address of real property:
   1753 West 2nd Ave., Vancouver, B. C.

   (b) Legal description of property:
   Lot 9 and 10 Block 228 District Lot 526 Group 1, New Westminster district Plan 590

   House Desc.--Approx. sixe 32' X 28'. Three floors and basement.
   (a) Basement--Water sink and toilet also large furnace.
   (b) 1st Floor--Four rooms with hallway, bathroom, pantry.
   (c) 2nd Floor--Two rooms with wash room and toilet.
   (d) 3rd Floor--One large room.

   Front of building includes a porch approx. 8' X 32' wiht steps
   West side of building includes a porch approx. 6' X 50'.
   Back of building includes an attachment of approx. 17' X 18' with steps.
   On same lot includes a chicken house approx. 12' X 16'.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Residence

(d) Title or interest held by Claimant in the real property:

Owner

(e) Fair market value of real property at date of sale:

(I) Land— $ 1000.00

(II) Buildings— $ 2000.00

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 1111.50

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

(c) In whose care was property left by the Claimant at date of evacuation?

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required.

DATED this 13th day of ~~October~~ November, A.D. 1947.

Samson Sanderson
Witness to Signature of Claimant.

G Magoni
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, YOSHIKATSU NAGAMI
(Full Name of Claimant)

of P. O. Box 483, Taber, Alta. Farmer
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Cash received from Custodian--$1888.50.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Taber

in the Province of Alberta,

this 13 day of November

A.D. 1947.

Y Nagami

Samson Sanderson
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. Yoshikatsu NAGAMI #70

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Yoshikatsu NAGAMI

EXHIBIT No. 708-1
DATE Sept 23/48
FILLED BY W. S. Purnell

2. Registration Number: 01950

3. Present Address: P.O. Box 483, TABER , Alberta.

4. Address Prior To Evacuation: 1752 West Ave., VANCOUVER, B.C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lots Nine (9), and ten (10), Block two hundred twety- eight (228), District Lot 526, Group I, New Westminster District, Plan 590.

(a) Nearest Post Office adjacent to land. Vancouver, B.C.

(b) Number of acres: Two Lots

(c) When purchased: 1941

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

House, (residence) on the land.

(e) Purchase Price ..... $ 1400.00

6. IMPROVEMENTS:

(a)	Clearing.....acres at $.....per acre	$	
(b)	Fencing	$	
(c)	Tillage	$	
(d)	Drainage	$	
(e)	Weed Eradication	$	
(f)	Planting fruit trees and flower bulbs and beds, and garden plants	$ 75.00	
(g)		$	
(h)		$	
	Total	$ 75.00	$ 75.00
	Carried Forward	$	$ 1475.00

Brought forward $ 1475.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
New front steps and constructing back porch		1941			$150.00
Furnace Repairs and installing sink and drain		1941			$300.00
					$450.00

Total Cost of Buildings $450.00

Total Cost of Land and All Improvements ..... $ 1925.00

Fair Market Value of land and buildings ..... $ 3000.00
This property located in City of Vancouver and value would increase substantially until the time of sale in 1944.
Sold by Custodian for ..... $ 2000.00

Loss Claimed on Parcel 1 ..... $ 1000.00

8. Assessment for 1942:

Land ..... $ 900.00

Improvements $1350.00

Total $2250.00

9. Appraisal or Valuation (by Custodian):

Lands .....$

Improvements .....$

Total $ 1850.00

10. Rental Value per Year: $ 360.00

11. Fire Insurance on Buildings:

(List amount on each building):

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs: Three (3) photographs of house

(b) Deeds Certificate of Title to land in question

(c) Agreements to Purchase Agreement for Sale by which land was purchased.

(d) Leases

(e) Insurance Policies

(f) Correspondence Letter from Office of Custodian giving notive of sale of the property in question. Dated January 22, 1945.

(g) Assessment Notice for 1942.

(h) Letter from Custodian dated April 27, 1948 and containing appraisal of property.

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 .....$ 1000.00

Parcel 2 .....$

Parcel 3 .....$

Parcel 4 .....$

TOTAL: $ 1000.00

I Certify the above to be True and Correct.

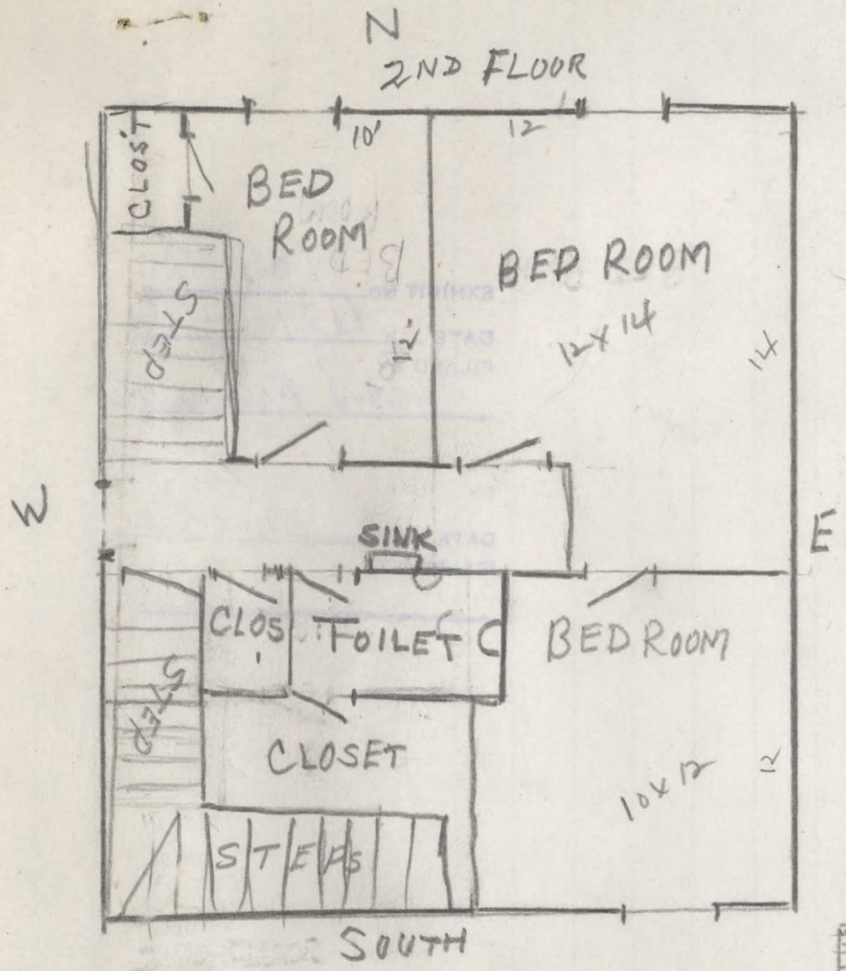
S. Aoki
witness

T Nagami
signature of Claimant

EXHIBIT No. 708-2
DATE Sept 23/48
FILLED BY
W S Russell

EXHIBIT No. 708-2
DATE Sept 23/48
FILED BY W S Purnell

EXHIBIT No. 708-2
DATE Sept 23/48
FILED BY
W S Purrell



BASMENT 1 WOOD SINK AND TOILET
1 FURNACE. CONCRETE 1/5
(WOODEN FLOOR OLD)

3RD FLOOR
about 14'X26'
good floor + CIELING
also 1 CLOSET
2 WINDOWES

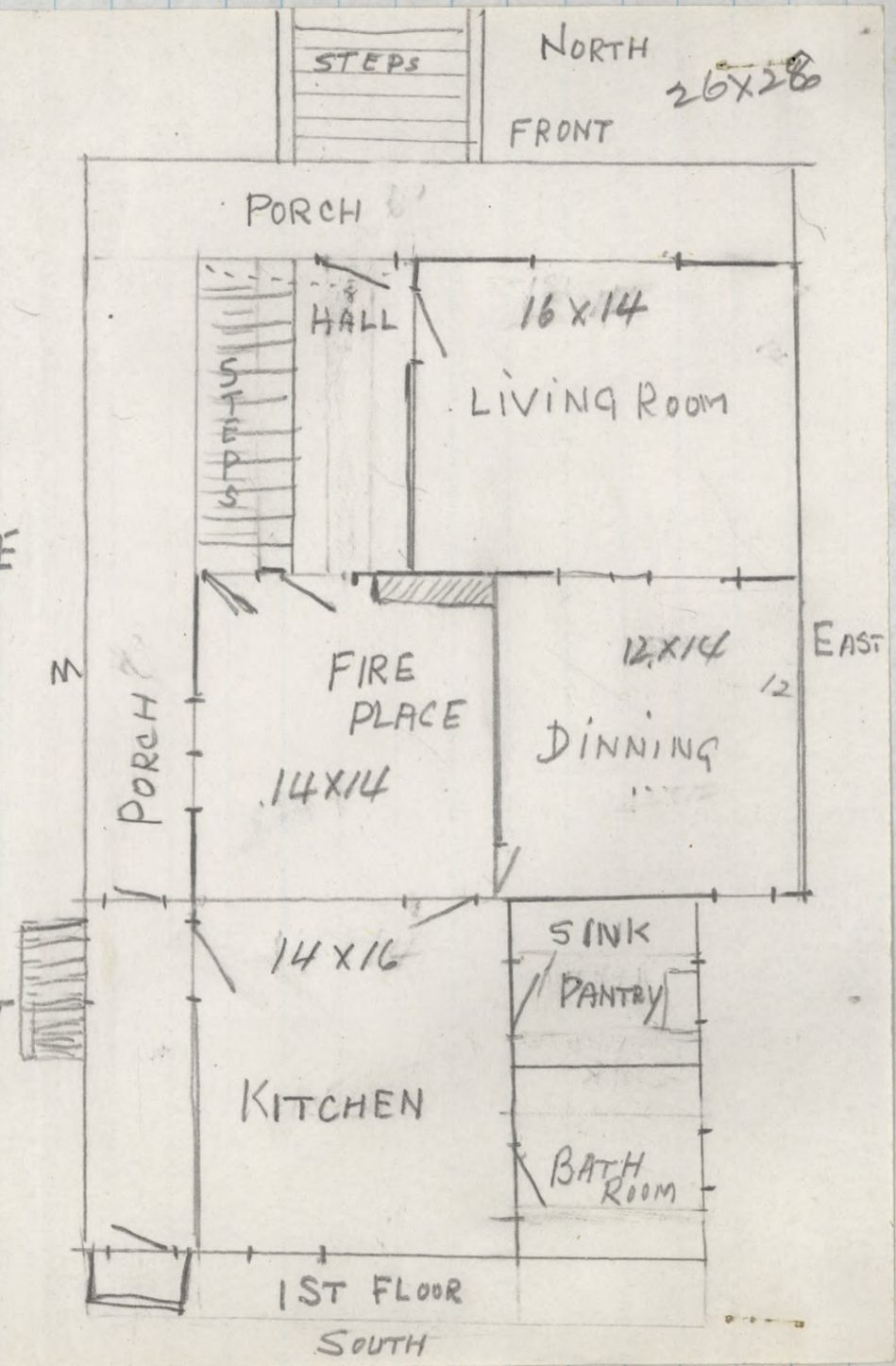


EXHIBIT No. 708-2
DATE Sept 23/48
FILED BY [illegible]

Tx. 20—180M—3-41.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER.
All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."
All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUL--2-41 00263 D (1) — 75.60

PAID

Jas L Armstrong Treas.

1941

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
18.724 Mills	General Purposes	$ 3,887,627.31
15.454 "	Interest and Instalments	3,208,778.91
15.822 "	Schools	3,285,058.53
50.000 "	Gross	$10,381,464.75

CITY OF VANCOUVER
TAX STATEMENT, 1941

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1941

Land	$113,459,970
Improvements	94,169,325
Total Value for Taxation	$207,629,295

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed

EXHIBIT No. 708-3
DATE Sept 23/48
FILED BY A S Russell

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1941	CURRENT GENERAL TAXES 1941	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1941
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1938 & PRIOR	1939	1940							
1350	900	1575							78.75Δ	78.75☆		3.15		75.60☆Δ
PAYMENT ON A/C APPLIED														

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1941.
3% if paid on or before 4th August, 1941.
2% if paid on or before 3rd September, 1941.
1% if paid on or before 3rd October, 1941.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

YOSHIKATSU NAGAMI, ΔΔΔ
1752 W. 2ND AVE., G6557-
VANCOUVER, B. C. G6558

ROLL No.	Description of Property
G6557- G6558	LOT. 9&10 BLK. 228 D.L. 526

NOTE.—Is your property correctly described?

READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes, please bring or mail **Deposit Receipt** with this Tax Statement to the Tax Office City Hall, for adjustment.

PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than $1.00, and such payments **must be applied first to Local Improvements, Special Assessments and Miscellaneous Accounts** (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

Up to 3rd July, 1941	4 per cent.
Up to 4th August, 1941	3 per cent.
Up to 3rd September, 1941	2 per cent.
Up to 3rd October, 1941	1 per cent.

ARREARS OF TAXES, other than Consolidated Arrears, can also be paid in amounts of not less than $1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes **liable for Tax Sale** when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

CONSOLIDATION OF ARREARS:

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over a period of **10 years in equal annual instalments.**

Payment is required before 3rd October, 1941, of the following:—

A. Interest on the outstanding balance of the Capital Sum at 5% per annum.

B. Fifth Instalment of the Original Capital Sum (if not already paid).

C. The Full amount of the 1941 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.

708 - 4

EXHIBIT No.

Sept 23/48

DATE

FILED BY G.E.A.Rice

CITY OF VANCOUVER ASSESSMENT ROLL,1943

Roll No.	Description of Parcel	Value of Improvements	Land Value
G6557- G6558	LOT 9 & 10 BLK. 228 D.L.526	1300	900

Take Notice that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least Fourteen Clear Days previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C. on JANUARY 19th 1943, at the hour of 10 a.m. and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than JANUARY 4th, 1943.

CHESTER GREEN
Assessment Commissioner.

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

November 13th 1948

M. Scales

REAL ESTATE

J. R. REID & CO
LOANS
VALUATIONS

708 - 5

EXHIBIT No.
Sept 23/48
DATE
FILED BY G.E.A.Rice

515 GRANVILLE STREET,
VANCOUVER, CANADA

February 14th, 1944.

#315

1752 West 2nd Ave.

This property comprises 2 lots with a total of 50 ft. frontage, on which is erected a 7 room house with wood exterior.

There are 3 rooms on the main floor and 4 on the second floor. The bathroom is on the main floor and toilet upstairs. Fire place in front room.

The furnace looks in good shape, but a very poor basement with no floor.

Chicken house in rear of property.

Valuation $1,850.

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

November 16th 1948

M. Scott
E.R.

File 11681

EXHIBIT NO. 708 - 6

DATE Sept 23/48

FILED BY G.E.A.Rice

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshikatsu NAGAMI - - Reg. No. 01950

CATALOGUE NO: 315

PROPERTY ADDRESS: 1752 West 2nd Ave., Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lots 9 and 10, Block 228, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLE: In the name of Yoshikato NAGAMI.

ENCUMBRANCE: Vesting 34615 - 11th August 1942.

ASSESSED VALUE: 1943 -

Land	$900.00		
Improvements	$1300.00	Total $2200.00	Taxes $82.03

CLASSIFICATION: Urban dwelling property. No inspectors report on file.

HISTORY OF ADMINISTRATION: This property was rented by the owner at $30.00 per month to a Mr CAINES. The J.L.Clark Realty Co., was appointed as agent by the owner and this appointment was confirmed by Mrs Yoshikatsu NAGAMI on the 9th September 1942. During the period of control by the Custodian the total rentals amounted to $775.00.

SOLD: To Massa SINGH as at 31st October 1945 for $2000.00
Price was approved by the Advisory Committee on August 16th,1944.

FUNDS: Released to the credit of Yoshikatsu NAGAMI, sale price $2000.00, plus rentals $775.00, total $2775.00; less commission on rentals $49.82, repairs $183.03, sundries $43.37, taxes $243.70, Certificate of Encumbrance $1, insurance $10.00, valuation $5.00, advertising $4.00, registration fee $10.75, commission on sale $100.00, closing adjustments $31.72, total $682.39. Net amount released $2092.61.

TITLE: Delivered to Massa SINGH as registered owner on January 8th, 1945.

OLD C. OF T. NO. 72450.L "gm." In possession of ~~Mrs Yoshikatsu~~ NAGAMI. "Registrar"

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

DATED August 14th, 1946.

IM:ML "Ian Macpherson"

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

November 16th 1948 M. Sanders

Attached to Exhibit 708 - 6

ANALYSIS OF REAL PROPERTY CLAIM April 27, 1948

CLAIMANT:	Yoshikatsu NAGAMI Reg No. 01950 File No. 11681
SUBJECT OF CLAIM:	Lots 9 and 10, Block 228, District Lot 526, Group 1, New Westminster District, Plan 590.
ADDRESS:	1752 West 2nd Avenue, Vancouver, B. C.
ASSESSED VALUE:	1943 - Land $900.00 Improvements $1300.00 - $2200.00

-c- -o-

CATALOGUE NO.	315. (Tenders closed October 4, 1943)
APPRAISAL:	$1850.00 - J.R.Reid & Company, February 14, 1944.
TENDERS:	NO TENDERS RECEIVED.
OFFERS:	$1850.00 - August 14, 1944, from E.H.Pennell through J.L.Clark. Rejected. $2000.00 - August 12, 1944, from Massa Singh, through Foote's Agency, Vancouver. ACCEPTED. Approved by Advisory Committee - August 16, 1944 Mr Nagami advised of this sale January 22, 1945.
SOLD:	To Massa SINGH for sum of $2000.00 Date of Adjustments - August 25, 1944 Net credit derived from sale - $1915.85, as per statement of Sale on Claim File.

CLAIM:

Estimated value of Land as given by Claimant -	$1000.00
" " of buildings, given by Claimant -	2000.00
	$3000.00
Less amount which Claimant states he received from Custodian (Gross Selling Price was $2000.00)	- 1888.50
Loss now being claimed	- $1111.50

ER/
April 27, 1948
"E.Robertson"

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

November 16th 1948

M. Scales