

CASE NO: 857

JAPANESE PROPERTY CLAIMS COMMISSION

SUB COMMISSION

Winnipeg, Manitoba

September 1st, 1948

IN THE MATTER OF THE CLAIM OF

JISABURO NAKANO

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(The HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, COMMISSIONER)

(SUB - COMMISSION)

10

Winnipeg, Manitoba

September 1st, 1948

IN THE MATTER OF THE CLAIM OF

JISABURO NAKANO

PROCEEDINGS AT HEARING

20

APPEARANCES:

F.M. FERG, ESQ., Appearing for the
 Dominion Government

S.M. CHERNIAK, ESQ., Appearing for the
 Claimant

G.N.R. UPTON, ESQ., Official Interpreter

MARK H. PEARCE, ESQ., Official Reporter

30

J. Nakano
In Chief.

JISABURO NAKANO, the Claimant herein, being
First duly sworn, testified as follows:

MR. CHERNIAK: Your Honour, there is a slight problem here of procedure. This Claimant as well as the next Claimant are Father and Son. They own adjoining pieces of land and the Soldiers Settlement Board in appraising this appraised it as one piece instead of two. We have presented separate claims as we thought that we should and there maybe a certain duplication of evidence but I don't see any way out of it. I am
10 Sure that the Commissioner will consider them together in any event, so that if the son follows the father right after you will have the evidence actually as if it were one case.

THE COMMISSIONER: But you will hear them as separate cases?

MR. CHERNIAK: I thought I should introduce them as
separate claims.

THE COMMISSIONER: Yes, alright.

MR. CHERNIAK: I ask leave to amend the personal property claim on this one your Honour showing the total value
20 of the chattels at \$178.00.

THE COMMISSIONER: Where is that?

MR. CHERNIAK: You haven't got it yet Your Honour.

THE COMMISSIONER: I see, instead of \$349.50?

MR. CHERNIAK: Yes.

THE COMMISSIONER: You want to make it \$178.00?

MR. CHERNIAK: Yes, and the sale price \$13.00 and that would make the total loss \$165.00.

THE COMMISSIONER: Yes.

MR. CHERNIAK: Your Honour will notice a claim for shares,
30

J. Nakano
In Chief

Pacific Co-op Union; these claims have been dis-
allowed so we are therefore withdrawing them.

THE COMMISSIONER: Yes.

MR. CHERNIAK:

Q Mr. Nakano, I show you two typewritten statements,
are these your signatures?

A Yes.

MR. CHERNIAK: I tender these as Exhibits 1 and 2 Your
Honour. Exhibit 1 being Real Estate Statement and Exhibit
10 2 Personal Chattel Statement and on behalf of my
learned friend I can file as Exhibit 3 the S.S.
Appraisal Form and on behalf of my learned friend I
will also file as Exhibit 4 Analysis of personal
Property.

(REAL ESTATE STATEMENT MARKED EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT MARKED EXHIBIT 2.)

(S.S. APPRAISAL FORM MARKED EXHIBIT 3.)

(ANALYSIS MARKED EXHIBIT 4.)

THE COMMISSIONER: Just a moment Mr. Cherniak, I have before
20 me here a declaration - - -

MR. CHERNIAK: That is the claim itself Your Honour, that is
not marked as an exhibit. That is the pleading actually.
If Your Honour will refer to Exhibit 1, the Statement
filed in regard to the Real Estate you will note that
the acreage is about $4\frac{1}{2}$ acres. Exhibit 3 the Farm
Appraisal Report shows 4.13 acres and 3 acres, Lot 'A'.
The land we are claiming for in this case is the 4.13
acres. The 3 acres is the land belonging to the next
claimant. He contends it is $4\frac{1}{2}$ and the S.S. Apraisal
30 says 4.13. We have yet to determine the methods of

J. Nakano
In Chief

finding the acreage and I assume that will be done in Vancouver. I would also like to bring Your Honour's attention to Exhibit 1 which shows that all the buildings on this 7 acre property were actually on the 4 and a fraction acres of the present claimant. Exhibit 3 give the information as to the location of this farm, placing it at one mile from Hammond and shows that the property fronts on two gravelled roads, the Power Line Road and 1st Avenue, a corner lot. It shows further that there was 4 barbed wire fence down 1st Avenue and Power Line road which increases the value of the land. The Claimant sets out, your Honour in Exhibit 1 that he purchased the property in 1918 for \$1,000.00 at which time it was all bush and he cleared $4\frac{1}{2}$ acres at an estimated rate of \$200.00 per acre. In that connection I would like to bring to Your Honour's attention I will shortly be presenting the claim of Shigeru Nakano and in the S.S. Appraisal to be filed in that claim your Honour will note that there was some uncleared land and the cost of reclamation per acre as assessed by the S.S. Appraisal will be shown as from \$200.00 to \$250.00 per acre, so that I would say that the contention of the present Claimant that the cost of clearing was \$200.00 per acre, is low.

Q Mr. Nakano, how far apart is your property and that of your son Shigeru? A My property adjoins that of my son and my son's property is at the back of mine.

Q Is the nature of the land pretty much the same as far as clearing is concerned?

,10

20

30

J. Nakano
In Chief.

A My son's property and my own have been properly cleared.

Q Yes, but was the cost of clearing it pretty much the same? A My son cleared his land about three or four years after mine was cleared and at that time the cost of powder for clearing was a little higher.

10 MR. CHERNIAK: In Exhibit 1 the Claimant claims he put in 4000 feet of tile ditching, dug two wells and one well he equipped with an electric pump and there is fencing. The pump has been valued at nearly \$200.00 and has been added to the appraiser's estimated value of the property. Now as to the buildings, the nature of the buildings and the year in which it was built and the estimated cost of same is clearly shown and your Honour will note that the main building itself was built two years prior to the appraisal at a cost of \$5,000.00. The appraiser in Exhibit 3 more or less confirms that it is a good house because he states
20 that this is a lovely home but further states that its true value cannot be shown as a \$1,500.00 house would do just as well. He set the value of the buildings at \$4,725.00 but adds only \$2,000.00 of that to the value of the farm itself, depreciating the building by \$2,725.00 because he thinks the house is too good a buy by setting out that a \$1,500.00 house would do as well.

THE COMMISSIONER: That would be your argument Mr.

30 CHERNIAK? that it didn't depend upon the value of the buildings - - -

J. Nakano
In Chief

MR. CHERNIAK: Their argument is that too good a building does not add to the value of the farm. I suppose it would be up to them to show that the people that intend to settle on it would not want so good a home and would not want to pay that price. Exhibit 3 further describes this home as being in excellent condition and well furnished inside, full cement basement, brick to ground. On page 2 it states that the land is highly cultivated and all land is under 4 inch tile drain. It further sets out that this is a very nice holding, well located with good water supply and all under cultivation, and the final paragraph under remarks sets out that the adjoining 4.13 acres owned by K. Ito has been sold recently for \$3,000.00 cash and that the house on K. Ito's place is not as new as the one on the Nakano place.

10

Q Mr. Nakano, do you happen to know when Mr. Ito sold his place? A In the Spring of 1942.

20

Q Was that after orders were received for evacuation?

A Before he received orders for evacuation.

Q At that time did you already know that you would be evacuated? A Yes, I knew.

MR. CHERNIAK: In connection with the land I would only like to bring Your Honour's attention to the final comment on Exhibit 1 in that he agrees with the appraiser in his comments but is at a loss to understand his low figures considering the nature of the holding described by him, especially when he states

30

J. Nakano.
In Chief.

that a poorer holding sold for \$3,000.00. He states he is losing a considerable portion of his cash investment let alone his years of labour and the land.

THE COMMISSIONER: Was there a settlement?

MR. CHERNIAK: The price it was sold for as is shown on the original claim form was \$2,560.00.

THE COMMISSIONER: That is right, \$2,560.00.

10

MR. CHERNIAK: Your Honour will find in Exhibit 2 his statement as to personal chattels and it shows his whole claim as it was amended at the beginning of this hearing.

THE COMMISSIONER: That is Exhibit 2?

20

MR. CHERNIAK: Yes, Your Honour and Your Honour will note some of the original things were withdrawn and that there are only some seven items for which he is now claiming. He gives the name of the article, approximate date of purchase, whether new or used when purchased, the price he paid, the condition they were in when he was evacuated and the estimated value at date of evacuation. The final column has been typed in to show the sale price of the chattels. In this connection your Honour will note that the last column was set down one space and each item has to be brought up to the corresponding line.

THE COMMISSIONER: This is the amended claim?

MR. CHERNIAK: Yes, I amended his claim and Exhibit 2 shows the amendments. It gives the complete claim and the Custodian's comment opposite the same. If Your

30

J.Nakano,
In Chief

Honour will refer to Exhibit 4, the custodian's analysis, you will see that opposite the last three items, for which I am claiming, that will be the chiffoniers' and the saw, there is either the letter 'T' or 'F' right opposite the amount of the claim. The 'T' represents tools sold at auction and the 'F' furniture. I think my learned friend will be able to confirm what these sales were for. I have checked the sales sheets on the custodian's file to see what was sold to make up these amounts and I find that these particular items were not sold by the custodian, so inspite of the fact that the custodians analysis shows these letters and seems to indicate and shows the total amount for which they were sold, I think my learned friend can check his file and confirm that these prices were not realized for the articles for which claim is made, so that this remains unaccounted for to us. If my learned friend cares I can read into the record my notes as to what made up the amounts.

10

20

THE COMMISSIONER: I think perhaps that would be advisable.

MR. CHERNIAK: This is taken from the Custodian's own file and possible Mr. Ferg can check me as I go along so that there will be no mistake. Tools sold at auction for \$20.95 are made up in the statement as tools, \$3.70; two wheelbarrows, \$9.25; a cultivator, \$5.00 and that does not show the saw. The furniture statement is \$18.50 and is made up of a closet, \$6.00; table .50¢; cupboard, \$8.00 and some other cupboard

30

J. Nakano,
In Chief

I think it is, \$4.00. So that the chiffonier's
aren't set out in that list.

MR. FERG: There are some items here that apparently
the son claimed.

MR. CHERNIAK: We have abandoned that claim. The
original claim was for three beds and springs and
the amended claim is for one bed and a spring alone.

MR. FERG: Yes, I see.

MR. CHERNIAK: That will complete this claim, Your Honour,
10 except for a question I would like to address to my
learned friend as to what information he can give us
as to any appraisal on the chesterfield, which, ac-
cording to the claimant was purchased in December,
1941 for \$85.00. I would like to know whether there
was any appraisal made or whether it was put up for
tender or put up for auction sale and sold on the
block. Our contention will be that an item this
new and this valuable should have been appraised and
sold by other means than auction.

MR. FERG: 20 The only information I can give on that is that
it was sold by auction in the regular way.

CROSS EXAMINATION BY MR. FERG:

MR. FERG: Your Honour, it is submitted on behalf of
the Government that the real estate was sold at its
fair market value, that the chattels were sold at
their fair market value and that any claims that are
made for articles that are lost, stolen, or have
30 disappeared, is excessive and unreasonable.

J.Nakano
Cr-Exam.

Q Now Mr. Nakano, you registered with the office of the custodian at Vancouver on the 25th of April, 1942? A Yes.

Q Is that your signature? A Yes.

MR. FERG: This document Your Honour is J.P.Form, filed and dated the 25th of April, 1942 and signed by the claimant in the presence of F.T.Williams. I would just like to read into the record all the personal property owned at that time was glassware and odds and ends to be left in the house at 1st avenue, Port Hammond. I will put the J.P.form in as Exhibit 5.

(J.P.FORM MARKED EXHIBIT 5.)

Q On the day before you registered with the custodian, did you lease your property to a Mrs.Kathleen Brunner?

A Yes.

Q And you left all your chattels in the house on your place? A Yes.

20 Q And Mrs. Brunner took possession of the chattels?

A I sold the stuff to Mrs. Kathleen Brunner and the balance of the articles I left in one room upstairs.

Q With Mrs. Brunner? A No, I didn't leave these things with Mrs. Brunner, I just locked the door and left them there.

Q Now Mr. Nakano, when you completed this form Exhibit 5 for the custodian, you put in 'glassware and odds and ends to be left in the house', why didn't you make a list of the chattels then?

J. Nakano
Cr-Exam.

A I didn't have time when this was made out to put it in. I didn't have time on that occasion to write in everything and particularize it.

Q Mrs. Brunner was in possession of your property for how long? A Whilst I was here she was in the house for about two weeks and a half, that is with myself.

Q Yes, and how long afterwards? A The responsibility left me after that and I don't know how long she was there.

10

Q But you had rented the property to Mrs. Brunner yourself until October, 1942; you rented it to her, as a matter of fact, for the Season of 1942?

A Until October, 1942.

Q Did you ever receive any letter of responsibility or anything from Mrs. Brunner along with a list of the property she was holding for you, that is the chattels she was holding for you? A I received that from the custodian.

20

Q You received it from the custodian?

A Yes, I received it from the custodian.

Q Signed by Mrs. Brunner? A I don't know.

Q Have you got that document now?

A I can't say for certain now.

Q You can't say for certain? A No.

MR. FERG: You don't know Mr. Cherniak?

MR. CHERNIAK: No, I don't know, I imagine my learned friend would have the inventory on his file.

30

MR. FERG:

J.Nakano
Cr-Exam.

Q You don't know who that list was signed by?

A I don't know, I don't understand English so I don't know.

Q You would probably receive that document whether from the custodian or whether signed by the custodian or Mrs. Brunner about October or November, 1942?

A I am not certain I do not know.

Q Well, you left the place, the premises in the Spring of 1942? A The 18th or 19th of May.

10

Q And in the Fall of that same year then you received this statement of your chattels?

A I don't know.

MR. FERG: All right, that is all.

MR. CHERNIAK: Might I bring to the attention of your Honour that in Exhibit 4 it is indicated that an inventory was taken of these goods by the custodian S.C. Carlsen, the date is not shown, but the only item for which there is any record at any time is that of a large cauldron for which claim is not now being made. The custodian's file will no doubt show the inventory taken by Carlsen. I am bringing that up in regard to my learned friend's intention of showing that they were not aware of this property because of the J.P. Form. The practice has been, Your Honour, that when an inventory was taken by a representative of the custodian's office they sent two copies to the claimant asking him to sign one and return it to the Custodian setting out that this was all the property he left in B.C.. I don't know whether that is what

20

30

J.Nakano
Cr-Exam.

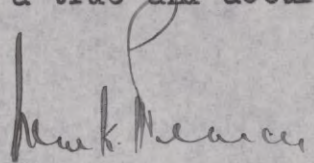
he was questioning the claimant about but his file should show that form of inventory and when it was taken. Possibly he could inform Your Honour as to the date of that inventory. I might say, while I am speaking, that our contention is that the custodian is seized of these goods from the date upon which he first notified them they are there or upon the date he goes down there himself.

10 MR. FERG: Your Honour I do not think we need go into it any further other than the cross-examination. It will finally be disposed of in Vancouver and the proper officers will be there.

THE COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE.)

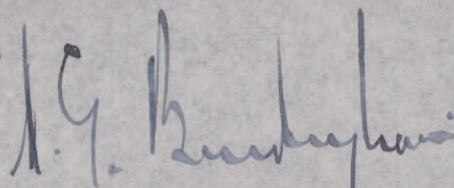
Certified to be a true and accurate transcript.


(MARK H. PEARCE)
Official Reporter

20

CERTIFICATE

I, the undersigned sub Commissioner hereby certify that the foregoing 13 pages of typewritten matter contain a true and accurate record of the sub commission held in the law Courts Building, WINNIPEG, Manitoba, at the time and date first above mentioned.


(SUB COMMISSIONER)

30

NOV 28 1947

Case # 857

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

5-975

Bu

WJH

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

(1) NAME NAKANO Jisaburo (RCMP) Reg. No. 13993
(Print) Surname Given Name

(2) Pre-Evacuation Address Hammond, Maple Ridge, B.C.

(3) Present Address 5 Hughson Avenue, East Kildonan, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Maple Ridge
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot One (1) of Lot One (1) of South Half of Lot Two Hundred and Sixty-Three (236)
Group One (1) Map 3817 in the District of New Westminster.

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

- (i) ~~Farm~~
- (ii) ~~Residence~~ Type of business _____
- (iii) ~~Business~~
- (iv) ~~Any other type of property~~ (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land ~~improved~~ - - - - - \$ 1,500.00
- (ii) Buildings - - - - - \$ 3,000.00
- (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) - - - - - \$ 4,500.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 2,560.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,940.00

(5) PERSONAL PROPERTY

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

Hammond, Maple Ridge

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

In the house

(c) How stored or packed at time of evacuation Left in one room in the house

(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 Custodian

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

- | | | | |
|-----|--------------------------------------|--------------------|--------------------------|
| 1. | <u>Chattels as per attached list</u> | Estimated Value \$ | <u>349.50 - 178</u> |
| 2. | | Estimated Value \$ | |
| 3. | <u>Net proceeds Auction sales</u> | Estimated Value \$ | <u>91.89 13</u> |
| 4. | <u>Shares Pacific Co-op Union</u> | Estimated Value \$ | <u>unknown withdrawn</u> |
| 5. | | Estimated Value \$ | |
| 6. | | Estimated Value \$ | |
| 7. | | Estimated Value \$ | |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ 257.61 165

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) - - - - - \$ 2,197.61

- (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

Winnipeg

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

DOMINION OF CANADA)
 Province of Manitoba)
 TO WIT:)

I, Jisaburo NAKANO of the Municipality
 of East Kildonan in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:
 The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
 of Winnipeg)
 in the Province of Manitoba)
 this 20th day of November)
 A.D. 1947. [Signature])

[Signature]

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.

List 1 per Item (e)

1 Chesterfield	\$75.00
3 beds and springs	60.00
table and chairs	25.00
chinawares	50.00
spray machine	25.00
Fan	20.00
2 Tires	20.50
farm tools	10.00
2 chiffoniere	30.00
2 wardrobe	5.00
2 cross cut saws 7'6	6.00
1 falling saw 8'6	8.00
1 large cauldion and stand	15.00
	<hr/>
Total	\$349.50
	<hr/>

NAKANO JISABURO

(Claimant's Name)

REAL ESTATE
(Farm Land)

13993.

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
Uncleared	N11 1/2 acres	1918	Dpn't remember	\$1,000.00	All bush	None	Land & Bldgs \$4,500.00
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Asparagus	1 1/2 acres						
Raspberries	3/4 acre						
Strawberries	1 1/2 acres						
Total		4 1/4 Acres.					

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

Description	When Made	Cost								
Cleared 4 1/2 acres from time to time at the rate of \$200.00 per acre.										
File ditching about 4000 feet.										
Dug 2 wells, one well equipped with electric pump (\$185.00) supplying house with water. Constructed about 1000 feet of wired fencing. Planted about 10 mixed fruit trees.										
BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	Cost
Dwelling	30' x 42'	8rooms	Stucco	1940	Bought materials own and hired labour				\$5,000.00	
			Full basement cement							
			5 rooms fir flooring veneer & paper finish shingled roof							
Garage	12' x 18'		Frame shiplap & shingle side	1937	Bought material & own labour				\$150.00	
Packinghouse	15' x 30'		Frame rough siding shingle	1930	Bought material & own labour				\$100.00	
Wood shed	27' x 36'		Frame shiplap shingle roof	1934	Bought material and own labour				\$175.00	
Chicken House	18' x 80'		Frame shiplap shingle side and roof	1930	Bought material own & hired labour				\$400.00	

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

I agree with the appraiser in his comments but am at a loss to understand his low figures considering the nature of the holding described by him, especially when he states that a poorer holding sold for \$3,000.00. When I fix my own valuation at date of sale at \$4,500.00 I am losing a considerable portion of my cash investment let alone my years of labour and the land.

EXHIBIT NO. 827 T 1
DATE Sept. 1/48
FILLED BY Claimant

J. Nakano

Signature

NAKANO JISABURO
(Claimant's Name)

PERSONAL CHATELS

13993.
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation	Sold for
Chesterfield	Dec.1941	New	\$85.00	Used only a few months. Excellent	\$75.00	5.00
1 Bed & Spring	1941	New	\$22.00	Very Good	20.00	Not acct. for
Table and Chairs	1935	Used	\$40.00	Good	25.00	8.00
Fan	1932	Used	\$31.00	Good	20.00	Not acct. for
1 Chiffonier	1932	New	\$32.00	Good	20.00	?
1 Chiffonier	1937	New	\$15.00	Good	10.00	?
1 Falling Saw 8' 6	1932	New	\$12.50	Very Good	8.00	?
					<u>178.00</u>	<u>13.00</u>
					13.00	
				Net Loss	\$165.00	

Description of Storage of Goods:

Left at my home.

General Statement as to Chattels not Described above:

All Chattels for which claim is made are shewn above. I have depreciated the values in accordance with age and use and opposite the values I have shewn the Custodians comment from his analysis. I have not given credit for general items shewn in his analysis such as "Tools" "Furniture".

Additional Comments, if any:

EXHIBIT No. 857-2.
DATE Sept. 1/48
FILLED BY Claimant

J. Nakano
Signature

BC-105-P
BC-661-A

EXHIBIT No. 827-2
DATE Sept. 1/48
FILLED BY Clamart

BC/105-p
BC/661-A

Farm Appraisal Report

File No. JL-43

Land Description Lot 1 of Lot 1, Gp.1, S $\frac{1}{2}$ D.L.263, Plan 3817, N.W.D.

Containing 4.13 Acres
(3. acs.-Lot "A")
Owner's Name NAKANO, J. Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, C.P.R. Distance 1 mile

Market Town New Westminster, B.C. Distance 16 miles

Church (give denomination) All denominations Distance 1 "

Nearest School Hammond Public School - 1 mile
Haney High School by bus - 3 miles Distance

State how property was identified: 3 iron pins & one W.P. located & Road check.

Roads: State whether property has access to main road, the kind of road and its condition.
Property fronts on Power Line Road, gravelled & on 1st Avenue, gravelled.

Is this district a good one? Yes, all small fruit farms.

Employment opportunity Limited to two sawmills & 1 brick yard.

Predominating Nationality and religion: Immediate area Jap holdings.

Describe Fencing and its condition: 4 B.W. fence down 1st Avenue & Power Line road, value in land. Value \$

Water supply: Good domestic supply with electric pump. Value \$ 200.00
Electric light in house & packing shed.

BUILDINGS ON FARM

5575

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 42	Frame & stucco	2 st.	Shgl.	1 yr.	Cement	V. good	4500.00
Garage	12 x 16	Frame	10'	"	-	Sills on rock	Fair	25.00
BARN	x					"	Fair	50.00
Packing house	15 x 30	Frame	10'	"	-	"	Fair	50.00
BARN	x					"	Poor	50.00
Wood shed	27 x 36	Frame	10'	"	-	"	Poor	50.00
GRANARY	x							
Old Hen house (used as packing shed)	18 x 80	Frame	10'	"	-	Posts on rock	"	100.00
	x							
	x							

Total present day value \$ 4725.00

Total Value Buildings add to farm House 1 yr. old, excellent condition & well furnished inside. \$ 2000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? This is a lovely home, but its true value cannot be shown, as a \$1500.00 house would do just as well. \$

Describe the basement and chimneys: Full cement basement, brick to ground.

No. rooms downstairs? 5 Upstairs? 3 How finished Wall board & Donaconna.

Are buildings painted? Stucco, roof stained green. Condition of paint Painted inside.

Distance from nearest bush None near.

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
7.13	Undulating	2' to 3' sandy loam	clay	Straws, Rasps & Asparagus	100.00	713.00
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	

7.13 acs.

Total value of Land \$ 713.00

Total added by buildings to value of farm \$ 2000.00

Good well & Electric pump
~~Total fruit trees and to value of farm (for use in orchard districts only)~~ \$ 200.00

Total value of farm \$ 2913.00

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

Property still occupied by owner & is highly cultivated & all land is under 4" tile drain; approximately 2.60 acres asparagus; 2.45 acres strawberries, 1 acre raspberries.

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

Small fruit and poultry.

Noxious weeds:

None.

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

Maple Ridge Municipality.
Land assessed at-\$400.00 1942 Tax - \$34.29
Improvements -1900.00 on 4.13 acres.

No tax information on 3.00 acre parcel.

Date: New Westminster, B.C.
Place: 12th May, 1942.

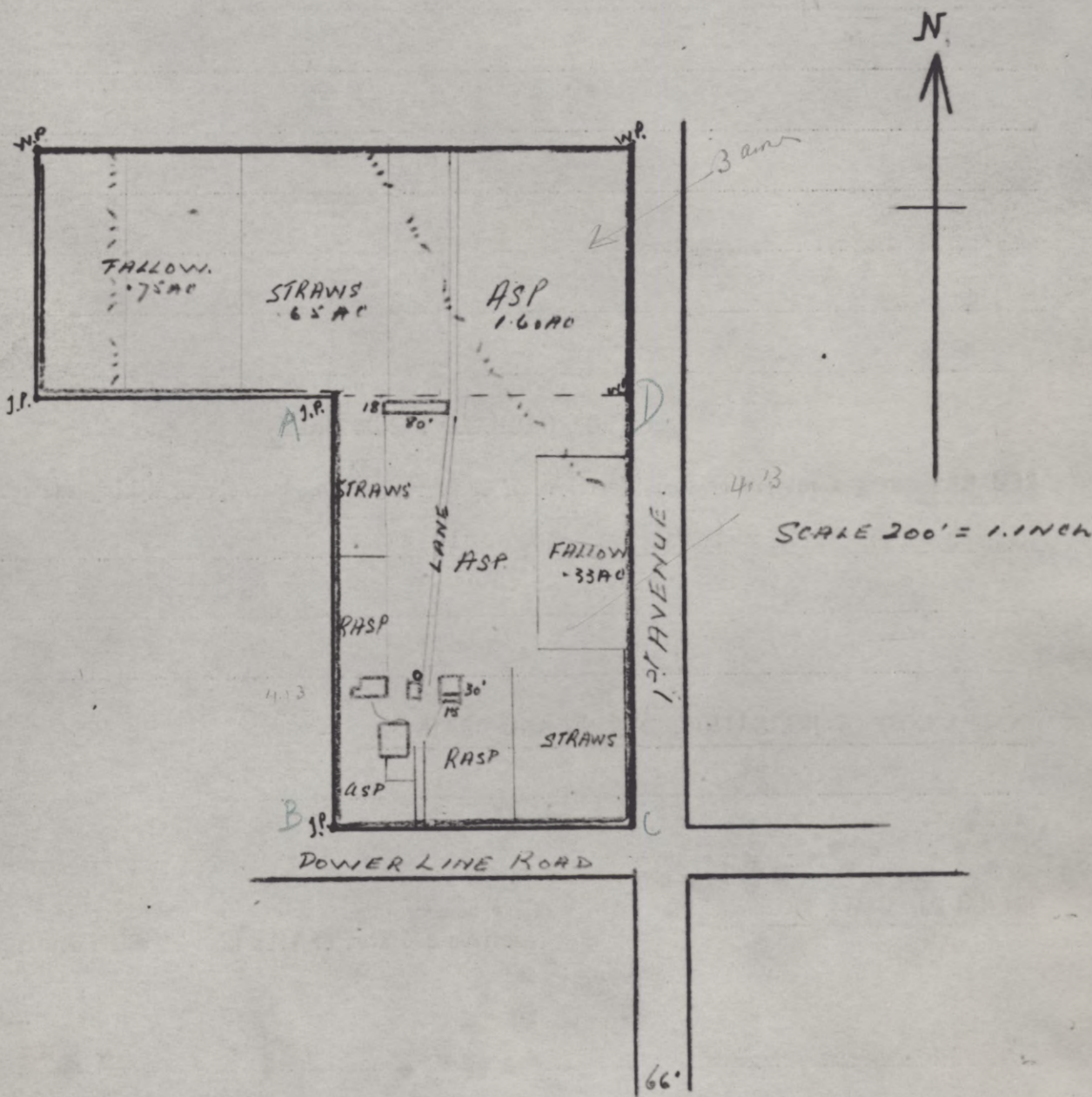
I certify that the above report is based on a personal examination of the whole farm made on the 6th day of May 1942.

Inspector's Signature "L.B. PLUMBLY"

Diagram of Property

J. NAKANO. MAPLE RIDGE DIST.
Lot 1. of Lot 1. of S 1/2 of S.L. 263 G.P. MAP 3817 N.W.R
4.13 ac.

J. NAKANO.
Lot "A" of B.L.S. of S 1/2 of S.L. 263 G.P. N.W.D.
3.00 ac.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 3000.00

Date 15th May 19 42.

"I.T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5975

EXHIBIT No. _____

NAME Jisaburo NAKANO

REG. No. 13993

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH AL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 25/42</u>	TAKEN BY <u>S.C. Carlsen</u>					
EVACUATION <u>May 19/42</u>	DATE _____					
Glassware & Odds and ends		1. Chesterfield 75 00 2. 3 beds & springs 60 00 3. Table & chairs 25 00 4. Chinaware 50 00 K 5. Spray machine 25 00 6. Fan 20 00 7. 2 tires 20 50 8. Farm tools 10 00 T 9. 2 chiffoniers 30 00 F 10. 2 wardrobes 5.00 F 11. 2 cross cut saws 7' 6 6 00 T 12. 1 falling saw 8'6 8 00 T 13. 1 large cauldron & stand 15 00 349 50				
		Tools sold at auction		20 95		
		Furniture		18 50		
		Chinaware included in sundries		<u>34 70</u>		
				96 15		
		Other goods sold at auction		<u>20 15</u>		
				\$122 90		

EXHIBIT No. 857-4
 DATE Sept. 1/48
 FILLED BY Claimant

MADE IN CANADA

FILE No. 5975

EXHIBIT No. _____

CASE No. _____

REG. No. 13993

VENUE Winnipeg

SALES		SOLD WITH AL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
DUCTION	TENDER &c							
5 00						20 00	40 00	- 2 sold for \$28.00 but credited to son-in-law, Shigeru NAKANO who declared ownership to same.
8 00								
9 00						20 00		
20 95						20 50		
				15 00				
20 95								
18 50				15 00		60 50	40 00	
34 70								
96 15								Goods valued by Japanese at \$234.00 sold for \$96.15
								" " " " 15.00 no record at any time
								" " " " 60.50 not accounted for, theft, etc.
20 15								" " " " 40.00 sold for \$28.00 & credited to son-in law.
\$122 90							\$349.50	

857-5

Hammond, B.C.

OFFICE OF THE CUSTODIAN

Sept. 1/48

JAPANESE SECTION

Crown

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

857 - 5

NAME: NAKANO Jisaburo

EXHIBIT No.

HOME ADDRESS: 1st, Ave., Port Hammond, B.C.

DATE: Sept. 1/48

FILED BY: Crown

REGISTRATION NUMBER 13993 SEX: Male AGE: 62

OCCUPATION: Strawberry Grower

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shimae

ADDRESS OF WIFE OR HUSBAND: 1st Ave., Port Hammond B.C.

NAMES OF ANY LIVING CHILDREN: Kiyō (F) Asayō (F) Junichi (M)

ADDRESS OF CHILDREN: 1st Ave., Port Hammond B.C.

AGE OF CHILDREN: 21, 19, 17

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

1. LOCATION AND DESCRIPTION: Roll No. 1305 Subdivision 1,

S. 1/2 of Section 263. Municipality of Maple Ridge B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house

7 rooms. Wood Shed, Chicken house, 1 Garage,

3. INSURANCE (Give particulars; state where policies are) F. Tanaka, Powell St.,

Vancouver B.C. \$2500.00 Fire insurance on house and furniture Policy No. unknown Policy ~~1454~~ in declarants possession

4. TAXES (Amount and where payable) Taxes \$30.97 payable at Maple Ridge B.C. 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present.

Leased to Brunner, Chilliwack. B.C. \$9000.00 for Crop and House.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. October 23rd, 1948.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Crop Leased to Mr. Brunner, Chilliwack, B.C.
"for \$900, cash \$450, balance by cheque to be cashed 2nd Sept. 1942."

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2
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:.....
Glassware and Odds and Ends to be left in the house at 1st Ave., Port Hammond
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.....
none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY..... none

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, Section 2.

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) "From Mr. Brunner," none "Chilliwack, \$450. as for cheque received for crops sold".

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 15 Shares --Pacific Co-operative Union--\$10.00 per Share. In owners possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: ~~XXXXXXXXXXXXXXXXXXXX~~ Mutual Benefit Insurance Co. \$1000.00 Policy No. Unknown. Policy In declarants possession. Beneficiary Wife, Shinae.

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

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 25th day of April 1942

(Signature) "J. Nakano"

"F.T. Williams" 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. October 25th, 1948.

D. Mackenzie