

Name of Claimant NAKANO, Junichi

Case 858

Custodian File

5974

(see 857)

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					300.00		450.89			450.89
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount	% of Total	Amount	% of Total
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column		Sale Price of goods Sold by Tender		12% of Sale Price	
					% of Total	Amount	% of Total	Amount	% of Total	Amount
TOTAL RECOMMENDATION										450.89

CASE NO. 858

JAPANESE PROPERTY CLAIMS COMMISSION

SUB - COMMISSION

Winnipeg, Manitoba.

September 1st, 1948

IN THE MATTER OF THE CLAIM OF

JUNICHI NAKANO

PROCEEDINGS AT HEARING

CASE NO: 858

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)

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(SUB-COMMISSION)

WINNIPEG, Manitoba

September 1st, 1948

IN THE MATTER OF THE CLAIM OFJUNICHI NAKANOPROCEEDINGS AT HEARINGAppearances:

20 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.

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J. Nakano
In Chief

JUNICHI NAKANO, the claimant herein, being
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Nakano, I show you a typewritten statement, can
you identify this signature?

A Yes.

Q Is that your signature? A Yes.

Q Do you swear the contents of this statement to be
true to the best of your knowledge, information and
belief? A Yes.

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(STATEMENT MARKED EXHIBIT 1.)

MR. CHERNIAK: For the record I will state that the
appraisal which has been filed as Exhibit 3 in the
last case, the S.S. Appraisal, covers this property
as well.

THE COMMISSIONER: Do you want to put it in and make
it part of this case?

MR. CHERNIAK: I don't know what my learned friend wants
to do.

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MR. FERG: We will just make a note of it that the one
appraisal covers the two properties, that is the
property of the previous claimant and this claimant,
it covers both properties and is filed as Exhibit 3
in the previous claim, case No. 857.

MR. CHERNIAK: Your Honour will note from Exhibit 1 that
the claimant sets out that this property was purchased
in 1934 for \$450.00 and that it consisted of three acres of
land all of which were in bush at the time of purchase.

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J. Nakano
In Chief.

His crop is set out there and he tells us that he cleared and cultivated these three acres at an estimated cost of \$200.00 an acre. Might I again bring Your Honour's attention to the case which follows this, that of the brother of the Claimant Shigeru Nakano. The S.S. appraisal which will be filed in that case will show that the cost of clearing land, which is adjacent to this land cost \$200.00 to \$250.00 per acre. The Claimant states there is no buildings on this property and shows his valuation at \$1,050.00 and his comment is that the appraiser describes this as excellent land and since it was well located and could be sold as a single 3 acre holding or joined to Lot 1 or other land for a larger holding, the fair market value at date of sale was at least \$350.00 per acre. It is purely a matter of evidence by the experts as to the value of the land and I have no questions to ask the claimant.

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20 MR. FERG: I have no questions.

THE COMMISSIONER: The character of the land is similar to the character of the land in his father's place?

MR. CHERNIAK: It is the adjoining parcel. If the land is different the appraisers usually show the difference in that area, but this is all shown as 7.13 acres, undulating, two to three feet sandy loam, clay sub soil, so the appraiser shows it exactly the same.

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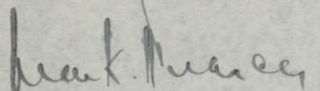
MR. FERG: I have no questions except that the Government

J.Nakano
In Chief.

claims the property was sold at its fair market
value.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

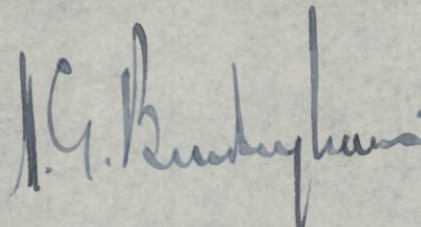


(MARK H. PEARCE)
OFFICIAL REPORTER.

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CERTIFICATE

I, the undersigned Sub C mmissioner, hereby certify
that the foregoing pages of typewritten matter contain a
true and accurate record of the Sum Commission held in the
Law Courts Building, Winnipeg, Manitoba, at the time and
date first above mentioned.



(SUB COMMISSIONER)

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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

[Signature]

5974

[Handwritten initials]

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

(1) NAME NAKANO, Junichi (RCMP) Reg. No. 14400
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. No. 1, Hammond, B. C.

(3) Present Address 5 Hughson Ave., East Kildonan, Man.

(4) REAL ESTATE Municipality of Maple Ridge, B. C.

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Municipality of Maple Ridge, Lot "A", Block 5, of South half of Lot 203, Group One, Map 6918, District of New Westminster, B. C. of E. 49869.

(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.) _____

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

- (i) Land - and improvements - - - - - \$ 1050.00
- (ii) Buildings - - - - - \$ _____
- (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) - - - - - \$ 1,050.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 300.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 750.00

(5) PERSONAL PROPERTY

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

Nil

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

N/A

(c) How stored or packed at time of evacuation _____

N/A

(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")

N/A Custodian

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ *750.00*

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

Junichi Nakano
 A Commissioner &c.

A COMMISSIONER FOR OATHS.
 MY COMMISSION EXPIRES DEC. 16TH. 1947

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.

YAKANO Junichi
(Claimant's Name)

REAL ESTATE
(Farm Land)

14400

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 Cultivated not planted Cultivated and not in crop List Crops	<u>NIL</u> .75 acres	1934	Don't remeber	\$450.00	All bush	None	\$1,050.00
Strawberries	.65 acres						
Asparagus	1.60 acres						
Total	3 acres.						

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

Description	When Made	Cost
Cleared and cultivated 3 acres at \$200.00 per acre		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
			NONE						

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

The appraiser describes this as excellent land and since it was well located and could be sold as a single 3 acre holding or joined to Lot 1 or other land for a larger holding, the fair market value at date of sale was at least \$350.00 per acre.

EXHIBIT No. 858-1
DATE Sept. 1/48
FILLED BY Claimant

J. Nakano
Signature

TIME DRAWING
T2A7-113B

TIME DRAWING
T2A7-113B



Comments to Department Report not covered by above information:

ILLINOIS
Type Size Field Date Bush
Total and 21.14 bushels of grain, 100 bushels

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g., irrigation, drainage, etc.)
Total

Plant Crops
Cultivated and not planted
Cultivated and not planted
Landed
Acres
Date of purchase

BEAL ESTATE
(Name of land)
Cost
Cost per acre

Value
Description
Value
Date of sale

Improvements
Date of sale
Estimated value at sale

Page No.

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

Containing 4.13. Acres

Owner's name NAKANO J. Post Office Address Hammond, B. C.

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

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 and 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? Ye, 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 \$

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

BUILDINGS ON FARM

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								
Packing House	15 x 30	Frame	10'	"	-	"	Fair,	50.00
Barn								
Wood shed	27 x 36	Frame	10'	"	-	#	Poor	50.00
Granary								
Old Hen Hse	18 x 80	Frame	10'	"	-	Posts on rock	"	100.00
(used as packing shed)								

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 Condition of paint Painted inside stained green

Distance from nearest bush None near.

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

Cultivated Land

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	Straw, rasp & Asparagus	100.00	713.00

7.13 acs	Total value of Land	\$713.00
	Total added by buildings to value of farm	2000.00
	Good well & electric pump	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 12 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"

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

HOWARD SMITH
GENOA BOND

JL-43 J. NAKANO

REMARKS: This is a very nice holding, well located with good water supply and all under cultivation. Owner was still in occupation when I inspected it on the 6th May, but at that time the plan did not show the extra acreage of 3 acres purchased from his son.

The adjoining 4.13 acres owned by K.Ito has been sold recently for \$3000. cash & the house on K. Ito place is not as new as the one on the Nakano place.

(FOR ORCHARD LANDS ONLY)

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

Some bearing fruit trees for domestic use.

Annual cost of irrigation dyking and drainage.

No Dyking & Drainage charges.

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

Present Value

2.60	acs	Asparagus)	
)	
2.45	"	Strawberries)	Included in Value of Land
)	
1.00	"	Raspberries)	
)	
<u>1.08</u>	"	Fallow)	
7.13	")	

Amount fruit trees add to value of farm

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

Date: 15th May 1942

"I.T.Barnet"
District Superintendent.