

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					756.00		723.69		723.69
<u>PERSONAL PROPERTY</u>									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
<u>NETS</u>									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									723.69

CASE NO: 859

JAPANESE PROPERTY CLAIMS COMMISSION

SUB- COMMISSION

Winnipeg, Manitoba.

September 1st, 1948

IN THE MATTER OF THE CLAIM OF

SHIGERU NAKANO

PROCEEDINGS AT HEARING

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, SUB-COMMISSIONER)  
(SUB - COMMISSION)

10

Winnipeg, Manitoba.

September 1st, 1948

IN THE MATTER OF THE CLAIM OF

SHIGERU NAKANO

20

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

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

30

MARK H. PEARCE, Esq.,     Official Reporter

S. Nakano  
In Chief

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

MR. CHERNIAK: There is a very slight amendment Your Honour, only in regard to the sale price by the custodian, \$756.57; the correct figure is \$756.00, so the loss is \$744.00.

THE COMMISSIONER: There are no cents involved?

MR. CHERNIAK: It was on account of some adjustment that was made Your Honour.

10 Q Witness, I show you a typewritten statement, can you identify this signature? A Yes, that is my signature.

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

MR. CHERNIAK: I tender that as Exhibit 1 Your Honour.

(STATEMENT MARKED EXHIBIT 1.)

20 MR. CHERNIAK: And on behalf of my learned friend I tender S.S.B.Appraisal as Exhibit 2.

(S.S.B.Appraisal MARKED EXHIBIT 2.)

MR. CHERNIAK: Exhibit 2 sets out the location of this property, placing it one mile from Hammond and showing it has direct access to good gravel roads, ample supply of water on the farm, power line passes the property and lights have been installed. The claimant in Exhibit 1 sets out that he purchased the property in 1934 for \$1,150. There were seven acres of which one acre was cleared and there was a house on the

S. Nakano.  
In Chief.

property.

THE COMMISSIONER: Seven acres? I have two acres  
uncleared.

10 MR. CHERNAK: Yes, and three and a half acres cultivated  
and not planted, strawberries, one acre; raspberries  
a quarter acre and asparagus a quarter acre, showing  
a total of seven acres. He states he cleared and  
cultivated four acres of land and he estimates the  
cost of clearing at about \$200.00 per acre. He  
constructed about 1000 feet of tile ditching, dug one  
well and erected about 700 feet of wire fencing. He  
describes the buildings on this property Your Honour,  
showing that the house was purchased with the land,  
he estimates the value of it at \$500.00. These  
estimated values represent the valuation as at the  
date of sale. He shows the lesser buildings as  
being comparatively new, having been built in 1938  
and 1939 and he shows the estimated cost and the  
20 estimated value. His comment is that the roof and  
foundation of the house were in poor condition but  
the rest of it was quite good. The small buildings  
which I erected were quite new and not 20 years old  
as stated. He believes he has placed a fair value  
on the buildings and he considers that the fair  
market value at date of sale was at least \$1,500.00.  
In this connection I think my learned friend can  
confirm that the assessed value of this property is  
\$1,160.00, being \$560.00 land and \$600.00 improvements.  
30 This again is merely a question of value and I have

S.Nakano

no questions. I think I should amend it by withdrawing lot 'A'. Lot 'A' was the property which we just finished with.

THE COMMISSIONER: You are striking out lot 'A'?

MR. CHERNIAK: That is correct, it should be lot 'B' alone.

MR. FERG: I have no questions to ask Your Honour.

THE COMMISSIONER: Have you any comments Mr. Ferg?

MR. FERG: Oh well, it is submitted that the property was sold at its fair market value.

10

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

*Mark H. Pearce*  
(MARK H. PEARCE)  
OFFICIAL REPORTER

CERTIFICATE

20

I, the undersigned Sub Commissioner certify that the foregoing 4 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.

*A. G. B. B. B.*  
(SUB COMMISSIONER)

30

NOV 28 1947

Case # 859

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

7377

*[Signature]*

*wfg.*

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

(1) NAME NAKANO Shigeru (RCMP) Reg. No. 14406  
(Print) Surname Given Name

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

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

(4) REAL ESTATE  
(a) Street Address (if any) Hammond, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lots ~~A and B~~ Block 5 of the South Half of Lot 263 Group 1 Map 6918 in the District of New Westminster, B.C., C. of E. 49768

(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 - - - - - \$  
(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) - - - - - \$ 1,500.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 756.57 - 756.  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 743.43 744

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation  
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
(c) How stored or packed at time of evacuation

(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")

Registered with Custodian

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

- 1. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 2. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 3. \_\_\_\_\_ 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) - - - - - \$ 743.43

(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, Shigeru NAKANO of East Kildonan of the Municipality 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. )

*S. Nakano*  
A Commissioner &c.

IN THE PROVINCE OF MANITOBA.

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.



NAKANO SHIGERU

(Claimant's Name)

**REAL ESTATE**  
(Farm Land)

14406.

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	2 acres	1934	Don't remember	\$1,150.	1 acre cleared	House	Land and Bldgs. \$1,500.00
Cultivated not planted	3 1/2 acres						
Cultivated and not in crop List Crops							
Strawberries	1 acres						
Raspberries	1/4 acre						
Asparagus	1/4 acre						
<b>Total</b>	<b>7 acres.</b>						

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

Description	When Made	Cost	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Cleared and cultivated 4 acres at about \$200.00 per acre. Constructed about 1000 ft, of tile ditching. Dug one well. Erected about 700 feet of wire fencing.						
<b>BUILDINGS</b>						
House	24 x 24 2 storey	Frame	Bought with land			\$500.00
Packing House	14 x 20	Frame	1938	Estimated cost of materials & labour	\$175.00	\$100.00
Woodshed	14 x 8	Frame	1939	Estimated cost of materials & labour	\$200.00	\$125.00
Wash House	10 x 15	Frame	1939			

Comments re Appraiser's report not covered by above information: The roof and foundation of house were in poor condition but the rest of it was quite good. The small buildings which I erected were quite new and not 20 years old as stated. I believe that I have placed a fair value on the buildings. I consider that the fair market value at date of sale was at least \$1,500.00.

EXHIBIT NO. 859-1  
DATE Sept. 1/48  
FILLED BY Claimant

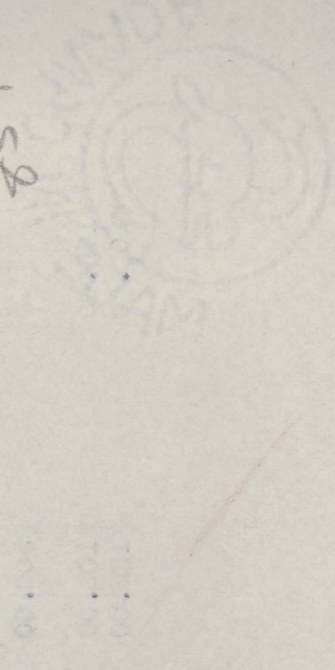
S. Nakano  
Signature

TIMOTHY SPRAWMOUTH  
 COMMENTS re Appraiser's report not covered by above information:  
 1. The appraiser's report is dated 1/11/80 and the value of the property is stated as \$100,000.00. The appraiser's report is dated 1/11/80 and the value of the property is stated as \$100,000.00. The appraiser's report is dated 1/11/80 and the value of the property is stated as \$100,000.00.



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Type	Size	Finish	Date Built	Material	Cost	When Made	Cost	Value of	Improvement	Estimated
BUILDINGS	100 sq ft	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. construction, plant, trees or special equipment)  
 Total

Description  
 Date of Purchase  
 Type of Property  
 From Whom  
 Cost Price  
 Date of Purchase  
 Type of Property  
 From Whom  
 Cost Price

(Appraiser's Name)  
 REAL ESTATE  
 (Appraiser's Name)  
 REAL ESTATE

BC-106-1

EXHIBIT NO. 859-2

BC/106-P

Page 1

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

DATE Sept 1/48

FILLED BY Claimant

# Farm Appraisal Report

File No. JL 57

Land Description Lot "B" of Blk. 5, of S<sub>1</sub> of Lot 263, Gp. 1

Containing 7.054 Acres

Owner's Name NAKANO, S. Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B. C. Distance 1 mile

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

Church (give denomination) Local all denominations Distance

Nearest School Hammond, Bus to high school Distance 1 mile

State how property was identified: Map location, corner posts.

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

Direct access to good gravel roads.

Is this district a good one? Quite good small fruit and poultry district.

Employment opportunity Two sawmills, brickyard, and peat plant in area.

Predominating Nationality and religion: Immediate settlement Japanese.

Describe Fencing and its condition: North and East boundaries fenced Value \$

Water supply: Ample domestic supply - well. Value \$

Electricity:- Power line passes property, lights installed.

### BUILDINGS ON FARM

7377

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	frame	2 st.	shgl	20	wood posts	poor	300.00
wood shed	14 x 8	"	1	"	20	wood	no	value
BARN	X	"	1	"	20	"	"	"
wash house	10 x 15	"	1	"	20	"	"	"
BARN	X	"	1	"	20	"	poor	30.00
packing hse	14 x 20	"	1	"	20	"		
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 330.00

Total Value Buildings add to farm \$ 300.00

Is dwelling habitable without repairs? Barely If not what is your approximate estimate of cost to make it habitable? Roof on house leaks and requires re-shingling; foundation is wood posts in very poor condition \$ 200.00

Describe the basement and chimneys: No basement. Brick chimney.

No. rooms downstairs? 3 Upstairs? 2 How finished Wood finished.

Are buildings painted? No Condition of paint --

Distance from nearest bush Approx. 200 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3	level	deep sdy.loam	clay	approx. 1 ac. in strawberries, balance no crop	100.00	300.00
2	undulating	lt. sdy.loam 18"	clay		75.00	150.00
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
2	slightly undulating	sdv. loam 18"	clay	clearing, stumping & some draining	200.00 to 250.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 470.00

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 770.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Property is occupied by owner, the strawberry plot is the only part of land being actively operated, the balance is not in crop this year. Fertility appears to be good.

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

Suitable for truck, small fruits and poultry.

Noxious weeds:

No serious weed condition at present.

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

Maple Ridge Municipality.  
Only taxation at hand is on 10 ac., being \$33.73.  
Acreage since reduced to 7.054 by transfer, up-to-date taxation not to hand.

Date: May 12, 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 6th day of May, 1942.

Inspector's Signature

"D. DODDING"

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

### Farm Appraisal Report

Remarks: This holding has possibilities and is capable of being developed into a self-sustaining unit. The buildings are the main drawback to this property, they are in a very delapidated condition and re-construction would appear more advisable than the cost of general repairs. The legal description given in this case shows the property to contain 10 acres; on inspection it was found that S. Nakano recently transferred 3 acres to J. Nakano. New survey posts to establish this situation. See Supervisor Plumbly's report on the J. Nakano holding in this connection.

#### (FOR ORCHARD LANDS ONLY)

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

No orchard.

#### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

None.

#### 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

Approx. 1 acre of old strawberries	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Total \$

Amount fruit trees add to value of farm \$

Lot 'B' of Blk. 5: of S<sup>1</sup>/<sub>2</sub> of Lts. 263 Gp. 1.  
Shigern Nokano.

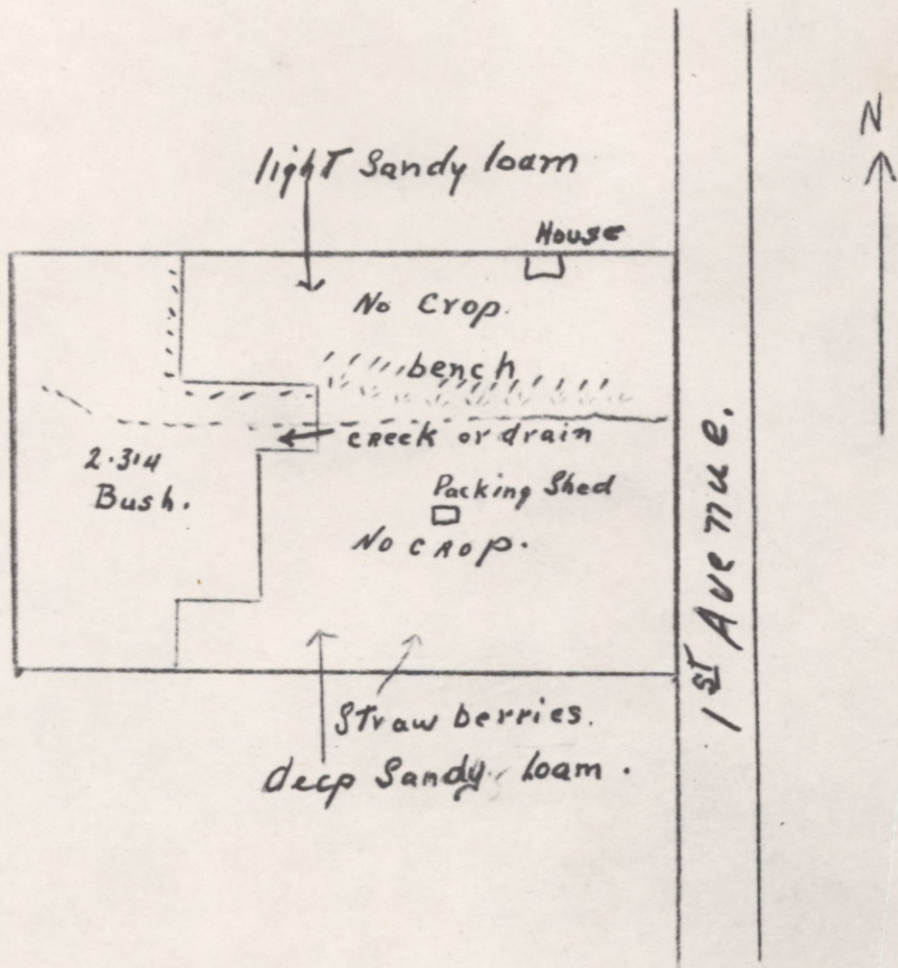


Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is \$ 800.00

Date 18th May, 19 42.

"I.T. BARNET"  
District Superintendent.