

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
					2674.00		2361.38			2361.38
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
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		
					% of Total	Amount		% of Total	Amount	
			46%	339.50		156.17			156.17	
TOTAL RECOMMENDATION										2517.55



CASE NO: 902

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 14th, 1948.

IN THE MATTER OF THE CLAIM OF

DENSHIN NAGAMATSU

PROCEEDINGS AT HEARING

Original.



IN THE MATTER OF THE "INQUIRIES ACT"

PART 1 REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

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(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 14th, 1948

IN THE MATTER OF THE CLAIM OF

DENSHIN NAGAMATSU

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.

MARK H. PEARCE, Esq.,     Official Reporter.

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D. Nagamatsu  
In Chief.

DENSHIN NAGAMATSU, the Claimant herein  
being first duly sworn testified as  
follows:-

MR. CHERNIAK: I ask leave to amend in this matter  
- your Honour to show the real estate at a total  
valuation of \$6,000.00, the Custodian's sale  
price \$2,674.00 and the loss claimed \$3,326.00.  
As to the personal property, the total loss  
claimed is \$446.00

10 Q Mr. Nagamatsu, I show you two typewritten state-  
ments, were these prepared in accordance with  
your instructions? A Yes.

Q Are these your signatures?

A Yes.

Q Do you swear the contents to be true to the best  
of your knowledge and recollection?

A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respect-  
ively, Your Honour, the Real Estate Statement and  
20 the Personal Chattel Statement.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend  
I will tender as Exhibit 3 the S.S.B. Appraisal  
Form and as Exhibit 4 the Analysis as prepared  
by the Custodian.

(S.S.B. APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: Referring now to Exhibit 1, Your  
30 Honour, you will note that the Claimant sets



D.Nagamatsu  
In Chief.

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out that he purchased this property in 1931 from Henry Chatwin for \$600.00 at which time the property was all bush. I have on file and I am showing to my learned friend, a copy of deed of land dated April 28th, 1938, from Chatwin to the Claimant for \$600.00 referring to the land in question. I also have on my file and I am showing to my learned friend a certificate of title number 116244 - E, dated July 13th, 1936, standing in the name of the Claimant. The Claimant sets out that he cleared seven and a half acres of land of the ten acres which he had and partially cleared two acres at a cost of approximately \$150.00 to \$175.00 per acre. In this connection Exhibit 3, the S.S.B.Appraisal indicates that there are about two and a half acres which have been partially cleared and the cost of reclamation of that area is estimated at \$75.00 an acre and three quarters of an acre, which the S.S.B.Appraisal states was uncleared would be \$150.00 and upwards per acre. The Claimant sets out that he dug a well for \$200.00 in 1938 and in 1941 he equipped the well with an electrical pump at a cost of \$235.00 for the pump alone. The S.S.B.Appraisal, Exhibit 3 indicates the well and the pump and shows a value of \$150.00 for this and adds \$150.00 to the value of the land. The Claimant also sets out that he planted about 12 mixed fruit trees and indicates the crop he had on the land at date of evacuation. He then indicates the various buildings which were

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D. Nagamatsu  
In Chief.

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on the land, setting out their size, their finish, the date built and the estimated cost. The most - important of them is that of the house which was built in 1941 - 1942. The Claimant tells us that the house was built under contract for \$2,000.00 but was not completed and that it would cost him \$700.00 for finishing and the installation of electricity, total estimated cost \$2,700.00. This is borne out fairly closely in Exhibit 3 where they indicate the valuation of the house at \$2,500.00. The other buildings, However, there is a certain discrepancy there, mainly as to value. The Claimant sets out that he thinks both the land and the buildings have been undervalued by the appraiser. For Example, he himself paid \$60.00 per acre un-cleared whereas the appraiser values the land at \$60.00 per acre cleared. The Claimant further states that in his opinion the fair market value at date of sale was at least \$6,000.00

20

The S.S.B.Appriasal, Exhibit 3, situates this property at one mile from Pitt Meadows and fifteen miles from New Westminster. The property fronts on Hammond Road, a paved road. He shows the value of the buildings at \$2,700.00 and only adds \$2,100. to the value of the land. He states it is a well constructed house not quite one year old. Has a full cement basement, pipeless bricked in furnace and electric pressure pump and tank in cellar. It is panelled and papered and the upstairs is un-finished. There is a comment on page 2 of the S.S.B.

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D. Nagamatsu  
In Chief.

Appraisal that the growing crops are in good fertility and that the property is a well balanced home. Other than what has been indicated, Your Honour, it is merely a question as to valuation. As to the personal chattels Your Honour will note from Exhibit 2 that the claimant had in his original claim shown the cost price of most of the items for which he was claiming but indicates he has now amended his claim and if Your Honour will look at Exhibit 4, the Custodian's Analysis, you will find in the column entitled 'sales' there is the year of purchase and the new claim shows opposite the original claim. \$446.00 is the total value. The price paid is not indicated because in most cases the price paid was the price for which claim was made. Your Honour will note that venetian blinds are indicated as being sold as fixtures with the real property. That is a matter of law and not a matter of fact as to whether venetian blinds and other stuff are part of the fixtures. If they are fixtures they are not referred to in the S.S.B. Appraisal. If they are not fixtures they should not be sold with the real property and the claim should stand.

Q Mr. Nagamatsu, were your venetian blinds removable or not? A They were removable

Q Your stove, was it in any way fixed to the property, nailed in or cemented in?



D. Nagamatsu.  
In Chief.

A<sup>1</sup> It was removable.

10 MR. CHERNIAK: Your Honour will note that the major portion, well, the substantial portion of this claim is shown by the Custodian as reported but not found and as no record at any time. Your Honour will also note that the Claimant was evacuated in February, 1942, February 24th, 1942, made his declaration sometime later, on May 1st, 1942 and there is no indication on the Custodian's Analysis as to any inventory having been taken by the Custodian. I trust my learned friend will be able to tell us more about what attempts were made to inventory the goods of the claimant or to inspect the house and report on what was found.

20 MR. FERG: It is submitted, Your Honour, that the real property was sold at its fair market value and it is further submitted that in this man's J.P. Form which is the initial document signed on evacuation proceedings, he was asked the question whether he owned any personal property and his answer is 'none'. It is submitted that if the Custodian, under the circumstances, is held liable, the prices claimed are excessive and unreasonable.

I will put the J.P. Form in as Exhibit 5.

(J.P. FORM, EXHIBIT 5.)



D. Nagamatsu.  
Cr-Exam.

Q Mr. Nagamatsu, is that your signature to the J.P. Form? A Yes, I signed that.

MR. FERG: This J.P. Form, Your Honour is dated the 1st of May, 1942 and is signed by the Claimant.

Q Why didn't you report to the Custodian owning chattels and personal things at that time?

A I was sent to a road camp originally and when I came back I signed this but I didn't know the meaning of it.

10 Q You didn't know the meaning of it?

A No, I didn't know the meaning of it.

Q Where were your chattels then, at the time you made out Exhibit 5? A In my house.

Q Did you rent your property to somebody?

A Yes.

Q You made the lease yourself?

A That lease was fixed up by my wife but whether it was sent to the Custodian or what has happened to it since we don't know, we are trying to find out.

20

Q Who is your tenant? A Mr. Beaufort.

Q And these chattels were left with Mr. Beaufort?

A Yes.

Q Have you got a copy of the lease?

A We had a copy of the lease but what arrangements in connection with the lease were made by my wife I am not quite certain of now. My wife is here now and if there are any questions to ask you can ask her.

30

Q Have you any written copy of the lease between



D. Nagamatsu.  
Cr-Exam.

Beaufort and yourself?

A It is lost and I don't know whether a copy of it was sent to the Custodian or not.

Q Now do you know if your wife sold any of your ~~chattels~~ chattels before she was evacuated?

A Well - - -

MR. CHERNIAK: Your Honour, the wife is here and my learned friend can call her if he wishes to know that.

10 THE WITNESS: Well, she didn't sell a single thing.

MR. FERG:

Q Now when you talk about a stove in your claim, do you mean a furnace?

A That was a kitchen stove.

Q What had you paid for the kitchen stove?

A I am not quite certain whether it was \$95.00 or \$110.00

Q And that is what you are claiming for, you are not claiming for the furnace; you are claiming for the stove and not the furnace? A My claim is for the stove.

20

Q Now you say your wife sold no articles at all?

A No.

Q Your wife did sell the pump, didn't she?

A No.

Q Your wife didn't sell the pump to the tenant of the property? A No, she didn't sell anything.

Q Did you sell any articles yourself?

30

A I didn't sell anything.



D. Nagamatsu.  
Cr-Exam.

MR. FERGE All right.

MR. CHERNIAK: May I ask my learned friend if he did or did not receive this lease that he was pressing my client to produce?

MR. FERGE: I have no record of it. I can go into the master file again.

10 Q You didn't have an independent valuation made of your house and land at the time of evacuation or since? A I put the price on it myself, but I was offered \$5,500.00 for the house. I was offered \$5,500.00 for the property and the house which was unfinished. The basement wasn't finished, I fixed it up afterwards.

Q Who offered you that? A Mr. Britter I think his name was.

Q Was he a real estate man or a business man or who was he? A He was a contractor.

Q Did he make you that offer in writing?

A No, it was in a conversation with myself.

20 Q Do you think he was serious about his offer?

A Yes, as a matter of fact I thought it was too low.

Q And when was that offer made?

A I think about July, 1941.

Q Did he come to see you or did you go to see him? A No, I didn't go to him, he came to me.

MR. FERGE: All right.



D. Nagamatsu  
Re-Exam.

Q Where does this man live ?

A He lives at Maple Ridge about one mile from my house.

Q And he is a contractor there?

A He was at that time a contractor in that neighborhood.

Q He isn't a Japanese person?

A He is a white man.

Q And as far as you know he is still there?

10

A To the best of my knowledge he is still there, he is a very good carpenter.

Q Mr. Nagamatsu, when you completed your J.P. Form, the one that my learned friend has just shown you, were you asked specifically whether or not you had any chattels?

A I am not perfectly certain on this point. At that time my wife was about to bear at that time and she was told to ask me to sign this.

Q And you signed it? A Yes, that is my signature.

20

Q Your wife had already completed her form, to your knowledge, her J.P. Form?

A I don't know, I was at the road Camp and I can't say.

Q— My learned friend asked you about how much you paid for the stove and you said you were not sure, either \$95.00 or \$110.00, who gave you the actual information as to how much the stove cost?

A I got that information from the store Furruya Shoten.

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D. Nagamatsu.  
Re-Exam.

Mrs. K. Nagamatsu  
In Chief.

Q Do you mean you bought your stove there?

A Yes.

MRS. KATSUE NAGAMATSU, Wife of the Claimant  
being first duly sworn, testified as  
follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mrs. Nagamatsu, when was your husband taken  
away to the road camp? A That was the  
10 month of February.

Q February, 1942? A Yes.

Q And you were left at home?

A Yes.

Q With any children? A Three.

Q And you were about to have another child?

A Yes.

Q And you were the one that had the responsibility  
of looking after the house?

A Yes.

20 Q And the furniture? A Yes.

Q And the children? A Yes, and the truck.

Q And the crop? A Yes.

Q And to pack? A Yes.

Q And you made all the arrangements of moving,  
did you? A Yes.

Q Did you rent the property?

A Yes.

Q To Mr. Beaufort? A Yes.

Q And you had the lease signed?

30 A Yes.



Mrs. K. Nagamatsu.  
In Chief.

Q You remember when you went to the Custodian to make your report? A That was about the middle of April, or the first of April, I am not sure.

Q Was it a big Hall? A Yes, the Japanese Hall at Hammond.

Q Did you have your children with you when you went there? A Yes.

Q All three of them? A Yes.

10 MR. CHERNIAK: Has my learned friend got the J.P. Form signed by Mrs. Nagamatsu?

Q Do you remember the conversation you had, do you remember it very clearly?

A What do you mean?

Q Can you remember exactly what happened?

A Oh yes.

THE COMMISSIONER: Would he likely have that form of hers?

20 MR. CHERNIAK: Your Honour, it wasn't on the file I saw.

THE COMMISSIONER: She made no claim herself?

MR. CHERNIAK: No, Your Honour.

Q Do you remember whether you reported this furniture and stove? A I went to the custodian and he asked me about the house and everything and then I went to another desk, I guess he talked Japanese and he said 'Then you got no bed'? And I said 'Yes, I have everything' and he said maybe next time your husband come home he is going to fill in a paper and I didn't

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Mrs. K. Nagamatsu.  
In Chief.

fill in anything at that time.

Q But you did discuss that you had furniture and he said maybe your husband will look after it when he comes back? A Yes, and after he came home he went to the place and he didn't say anything about it.

Q Do you remember at the time you filled out your J.P. Form, had you already told the Custodian about leasing the property?

10 A No.

Q You rented it later? A Yes.

Q Do you remember telling the Custodian that you rented it? A I didn't speak to the Custodian.

Q You are not sure? A No.

Q As I understand it, in April, 1942, when you were in this Japanese Hall with all these other people you discussed the property and you knew you were going away then?

20 A Yes.

Q And at that time it wasn't rented property?

A No.

Q And he asked you about your furniture?

A Yes.

Q And you said you had some? A Yes.

Q And he said 'Well, when your husband comes they will look after it'? A Yes.

Q There was a stove that Mr. Ferg asked your husband about, about how much it cost, do you know how much it cost?

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Mrs. K. Nagamatsu.  
In Chief.  
Cr-Exam.

A I paid \$110.00.

Q You are sure of that? A Yes.

CROSS-EXAMINED BY MR. FERG:

Q You made the lease with Mr. Beaufort?

A Yes.

Q Were you present when it was signed by Mr. Beaufort and your husband?

A I did myself.

10 Q You signed for your husband?

A No, I didn't sign my husband's, I just signed my own name.

Q You signed your own name to the lease?

A Yes.

Q Have you got a copy of that lease?

A I am supposed to have one but I haven't got it now. Maybe I sent it to the Custodian, I haven't got it at home.

20 Q Do you know whether you sent it to the Custodian or not? A I think I did.

Q About when would you send it to the Custodian?

A The Custodian doesn't know that our house was sold you know.

Q Well, at any rate, when you leased the property to Mr. Beaufort, did you include the chattels in the lease, did you include your stove and household furnishings?

A No, just the crop.

30 Q And the house? A Yes, he said he is going to pay \$10.00 a month.



Mrs. K. Nagamatsu.  
Cr-Exam.

Q He moved into the house? A Yes.

Q And these goods were in that house?

A Yes.

Q And you left them with Mr. Beaufort?

A Yes.

Q And did he sign a receipt that he was going to look after them for you?

A Yes, till I went back there.

10

Q He would look after them till you went back there? A Yes.

Q Have you got that receipt?

A It was right on the agreement.

Q It was right in the lease?

A Yes.

Q And neither you nor your husband have a copy of that lease now? A I haven't got it at home so I guess I sent it to the Custodian.

Q You think you sent it to the Custodian?

A Yes.

20

Q Now these venetian blinds, how many of them were there? A Seven altogether

Q And with venetian blinds you have to screw them into the window frame? A Yes.

Q In other words they are put in there and fastened in there and they stay there?

A Yes.

MR. CHERNIAK: It is no problem to unscrw them from the window frame.

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THE COMMISSIONER: We all know what venetian blinds



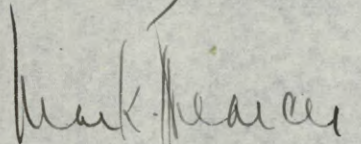
Mrs. K. Nagamatsu.  
Cr-Exam.

are.

MR. FERG: That is all, Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE)

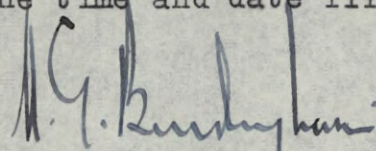
Certified to be a true and accurate transcript.



(Mark H. Pearce)  
OFFICIAL REPORTER

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I, the undersigned Sub-Commissioner hereby certify that the foregoing 16 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)

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Case 902 w/pq

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

B2

*Winnipeg*

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

(1) NAME NAGAMATSU DENSHIN (RCMP) Reg. No. 14365  
(Print) Surname Given Name

(2) Pre-Evacuation Address Harris Road Pitt Meadows, B. C.

(3) Present Address ? Lot 54 North Kildonan, Man.

(4) REAL ESTATE  
(a) Street Address (if any) Harris Road, Pitt Meadows, B. C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Municipality of Pitt Meadows  
Lot (5) of part of Lot (282) Group (1) Map (4461) 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 - - - - - \$ 2,700.00  
(ii) Buildings - - - - - \$ 3,365.00  
(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) - - - - - \$ 6,065.00 - 6000  
(v) Amount at which Custodian sold property and credited your account - - - \$ 2,674.00 - 2674  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3,391.00 3326

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

(over)

*P. Bernacki & Co*



(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.  | Chattels as per list attached | Estimated Value \$ | 595.00 |
| 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 \$ 595.00 - 446

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) - - - - - \$ 3,986.00

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

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

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

I, Denshin Nagamatsu of the Municipality of North 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 December A.D. 1947.

*[Signature]*  
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.



The List of Chattels

Venetian Blind	100.00
Japanese Dolls	100.00
Stove	110.00
Christmas Lights	5.00
Gramophone	25.00
Dresser	10.00
Bureau	25.00
Berry Picking racks	10.00
Cultivator	5.00
Scale	20.00
Saw	5.00
Hammer & Wedges	5.00
Saw Gauge	5.00
Carpenter's Level	3.50
Claw Hammer	1.00
Peevee	4.00
Car chain	7.00
Car Jacks (2)	25.00
Old Vee Joint Lumber 1000 Bd.Ft.	20.00
Old Doors	10.00
Digger (farm tool)	1.00
Auger	1.00
Garden Hoe	.50
10 Gallon Crock	2.00
New Lumber 500 Bd.Ft.	10.00
Beds Complete (3)	75.00
Baby's Bed	10.00
	<u>10.00</u>
	<u>\$595.00</u>



NAGAMATSU, Denshin

(Claimant's Name)

REAL ESTATE  
(Farm Land)

14365

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted and not in crop	1 1/2 acre						
Cleared but not ploughed	2 acres	1931	Henry Chatwin	\$600.00			
List Crops							
Strawberries	5 acres				all bush	none	Land & buildings
Asparagus	1 acre						\$6000.00
buildings and grounds	1 1/2 acres						

Total 10 acres

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

Description When Made Cost  
 Cleared 7 1/2 acres and partly cleared 2 acres (1931 to 1942) at cost of approximately \$150.00 - \$175.00 per acre  
 dug 1 well 35' for \$200.00 in 1938 and in 1941 equipped with electric pump (\$235.00 pump alone)  
 Planted about 12 mixed fruit trees.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value cost
House	28' x 36'	stucco on frame, full basement (cement), duroid shingle; inside paper and v joints; fir floors	1941-42	House built on contract but was not complete and installation of electricity	\$2000.00	\$700.00		\$2700.00
Garage	18' x 36'	frame, cement blocks ship-lap sides, shingle roof	1941	Bought material and hired labour				\$250.00
Wood shed	26' x 30'	shake on post	1936	" " " " "				\$200.00
Hen house	10' x 12'	frame on blocks shiplap side, shingle roof	1941	" " " " "				\$75.00
Bath House	10' x 12'	frame on blocks shiplap side, shingle roof	1936	" " " " "				\$75.00
Packing shed	10' x 12'	Frame on skids, shiplap side, shingle roof, lumber floor	1938	Bought material and own labour				\$45.00

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

COMMENTS:

I think both the land and the buildings have been undervalued by appraiser; for example, I paid \$60.00 per acre uncleared whereas he values the land at \$50.00 per acre cleared. In my opinion the fair market value at date of sale was at least \$6000.00.

EXHIBIT No.

902-1

DATE

Sept. 14/48

FILLED BY

Claimant

Denshin Nagamatsu  
Signature



(Claimant's Name)

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

I have set out particulars of each item on the analysis sheet opposite each claim

Description of Storage of Goods:

I was evacuated before my wife, and she left these goods at our home.

General Statement as to Chattels not Described above:

I originally showed the cost price on most of these items, but I have now depreciated the values according to age and use.

Additional Comments, if any:

EXHIBIT NO

902-2

DATE

Sept. 14/48

FILLED BY

Claimant.

Denshin Nagamatsu.

Signature



BC-502-1  
BC-272-B

EXHIBIT No. 902-3  
DATE Sept. 14/48  
FILLED BY  
COPY  
Element

BC/502-P  
BC/272-B

Page 1

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

# Farm Appraisal Report

File No. J.L. 383

Land Description Lot 5, Plan of S/D of 50.00 ac.ptn.of Lot 282, Gp.1, Map 4461, N.W.D.

Containing 10.00 acres Acres

Owner's Name Denshin Nagamatsu Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows B.C. Distance 1 mile

Market Town New Westminster " Distance 15 "

Church (give denomination) C.of E. and United, Pitt Meadows, B.C. Distance 1 "

Nearest School Pitt Meadows Distance 1/2 "

State how property was identified: N.W. Corner located and map and road check.

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

Property fronts on Hammond Road - paved.

Is this district a good one? Fair, mostly small holdings in area.

Employment opportunity Fair at Hammond Sawmills and Haney Brick Plant.

Predominating Nationality and religion: British; Protestant.

Describe Fencing and its condition: No fencing Value \$

Water supply: 30' dug well, cribbed with electric pressure; pump Value \$ 150.00

## BUILDINGS ON FARM

7281

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
#2320 HOUSE	27 x 32	Frame Stucco	1 1/2 st	Duroid Shgls.	1 yr.	Cement	Good	\$ 2500.00
Packing shed and garage	18 x 27	Frame	8'	Shgls.	2 "	Cement blocks	Good	200.00
BARN Woodshed	18 x 20	Pole & shake	8'	Shake	5 "	Boles in ground	Poor	nil
BARN Henhouse	9 x 10	Frame	6'	Shgls.	3 "	Cedar blocks	Poor	nil
GRANARY	X							
Bath house	8 x 9	"	8'	"	5 "	Cedar blocks	Poor	"
Packing shed	9 x 12	"	8'	Shake	3 "	Slids		"
	X							
	X							

Electric light installed Total present day value \$ 2700.00

Total Value Buildings add to farm House and woodshed \$ 2100.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Well constructed house not quite one year old. Has full cement basement with pipeless bricked in furnace & electric pressure pump & tank in cellar \$

Describe the basement and chimneys:

No. rooms downstairs? 4 Upstairs? 2 How finished Panelled and papered Unfinished upstairs

Are buildings painted? Yes Condition of paint Good

Distance from nearest bush Unexposed

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.70	Level	12" to 18" sdy. to gravelly loam	Gravel and sand	Small fruit, asparagus and building sites	\$60	\$ 402.00
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
2.55	Level	12" sdy. gravelly loam	Gravel & sand	Partly cleared	\$75 an ac.	\$25
.75	Undulating	12" clay loam	Clay	Heavy bush; some good fir trees for fire wood.	\$150 up per ac.	\$10
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	

10 ac. Total value of Land \$ 473.25  
 Total added by buildings to value of farm \$ 2100.00  
 Well and electric pump \$ 150.00  
~~Total fruit trees add to value of farm (for use in orchard districts only)~~  
 Total value of farm \$ 2723.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
 Japanese owner vacated and property leased for this year for \$540 and from 1st Jany. 1943 at \$10 per month. Growing crops in good fertility. Property has a well balanced home but no bath or toilet in house.

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

Noxious weeds:  
 Some Canadian Thistles, but not bad.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:  
 Corporation of the District of Pitt Meadows.  
 Land assessed at \$1100.00  
 Improvements " 200.00  
 \$2300.00 - 1942 taxes \$24.15.

Date: 26th June, 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 25th day of June 19 42.

Inspector's Signature "L. B. PLUMBLY"

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



# Farm Appraisal Report

Remarks: This property is well located close to schools, and possible work at Hammond 4 miles away. Land is of a light, gravelly, sandy nature, and will dry out badly in hot seasons. With the last wet weather all crops are growing well and appear in good fertility.

Property leased to R.Bouffard of Hammond at \$540 for 1942 and renewal of lease on 1st Jan.1943 at \$10.00 per month for duration of war. You will note that assessments of improvements are only \$200 which apparently does not allow for the new house recently erected. When this is assessed taxes will increase.

### (FOR ORCHARD LANDS ONLY)

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

No fruit trees planted.

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

Nil

### 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

4.10 ac. strawberries; 1st and 2nd year plants.	\$
.75 " asparagus - full bearing	\$
.80 " fallow	\$
.30 " building site	\$
.75 " clear weeds	\$
<u>6.70</u> " cleared land	\$
2.55 " pt. clear.	\$
.75 " bush; some good fir wood trees	\$
<u>10.00</u> "	\$

Total \$ \_\_\_\_\_

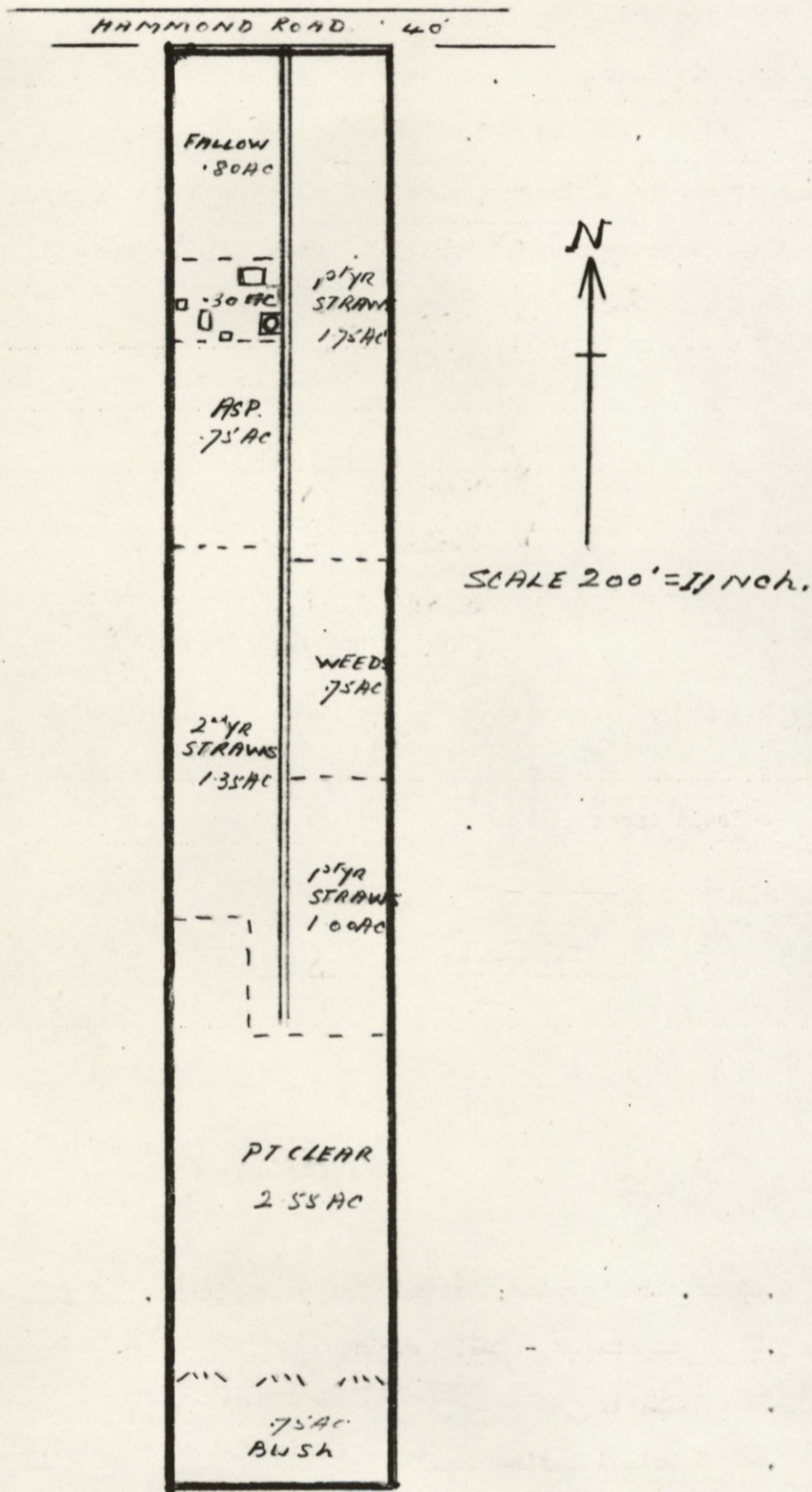
Amount fruit trees add to value of farm \$ \_\_\_\_\_



Diagram of Property

DEKSHIN VAGAMATSU

Lot 5. = Plan of S/D. of 50.00 AC PTN. of Lot 282. G.P. MAP 4461. N.W.D.



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

value is \$ 2000 .....

Date 29th June 19 42.

"I. T. BARNET"  
District Superintendent.



# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7281

EXHIBIT No. \_\_\_\_\_

NAME NAGAMATSU, Denshin (Mr.)

REG. No. 14365.

DATE	INVENTORY	DETAILS OF CLAIM	SALES	SOLD WITH REAL PROP.	Reported RECEIVED NOT FOUND	
DECLARATION <u>May 1/42.</u>	TAKEN BY _____					
EVACUATION <u>Feb. 24/42.</u>	DATE _____					
none		Venetian Blind	100.00	1941 <sup>wholesale</sup> new	85 - 100.00	
		Japanese Dolls	100.00	1937-1939 new	50 -	100.00
		Stove	110.00	1941- new	100 - 110.00	
		Christmas Lights	5.00	1941 new	5 -	
		Gramophone	25.00	1940 used	15 -	
		Dresser	10.00	1936 - new	7.50	
		Bureau	25.00	1936 - used	15.00	
		Berry Picking racks	10.00	1936-41 new	5 -	
		Cultivator	5.00	1938 new	3 -	5.00
		Scale	20.00	1940 - new	17.50	
		Saw	5.00	* 1936. used	2 -	
		Hammer & Wedges	5.00	* 1935 used	2 -	
		Saw Gauge	5.00	* 1939 new	3 -	
		Carpenter's Level	3.50	* 1940 used	2 -	
		Claw Hammer	1.00	* 1940 new	50 -	
		Peevee	4.00	1938 new	2 -	4.00
		Car chain	7.00	1940 new	4 -	
		Car Jacks (2)	25.00	1941 new	20 -	
		Old Vee Joint Lumber 1000 Bd. Ft.	20.00	40 (new)	20	
		Old Doors	10.00		3	
		Digger (farm tool)	1.00	1940 - 12 1/2" new	1	1.00
		Auger	1.00	1939 - 2 1/2" new	1	
		Garden Hoe	.50	* 1939 - 12 1/2" new	50 -	
		10 Gallon Crock	2.00	1939 3 1/2" L	2	
		New Lumber 500 Bd. Ft.	10.00	1940 new	10	
		Beds Complete (3)	75.00	1941 used	60	75.00
		Baby's bed	10.00	1936. used	10	10.00
			595.00		210.00	195.00

*Fair Market Value - 446.*

Reported in letter Feb. 27/43:  
 Venetian blinds  
 Electric pump  
 3 double beds and mattresses  
 furnace  
 chairs  
 table  
 baby bed  
 baby chairs  
 lot of farmers tools  
 childrens toys  
 many kind of tools, plates.

Additional chattels reported  
 in letter Oct. 25/45.  
 Japanese dolls

*7/21/43 found  
 following tools:  
 garden tools  
 2 1/4 m. auger  
 1 large auger.*

**RECAP OF CLAIM:**

\$210.00 - Sold with Real Property.  
 195.00 - Reported not found  
 169.00 - No record at anytime  
 21.00 - Abandoned  
\$595.00

EXHIBIT No. 902-4  
 DATE Sept. 14/48  
 FILLED BY Clasman.



SALES		SOLD WITH REAL PROP.	Reported	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c Value.		RECT. NOT FOUND					
1941 new	85	100.00						Fixtures. See letter Oct. 25/45. <i>desired agree.</i>
1939 new	50		100.00					
new	100	110.00						See letter Oct. 25/45. <i>not furnished</i>
new	5			5.00				
1940 used	15			25.00				
1936 - new	7.50			10.00				
1936 - used	15.00			25.00				
1936-41 new	5			10.00				
1938 new	3		5.00					
1940 - new	17.50			20.00				
1936 used	2							
1936 used	2							
1939 new	3				* 20.00			* Only a few tools (garden) found on property. These were abandoned on the property. See report Feb. 17/43 and letter Oct. 16/45.
1940 used	2							
1940 new	50							
1938 new	2		4.00					
1940 new	4			7.00				
1941 new	20			25.00				
40 (new)	20			20.00				
	3			10.00				
1940 - 12 1/2 new	1		1.00					
1939 - 3 5/8 new	1				1.00			See letter Oct. 16/45.
1939 - 1 2 1/2 new	50							
1939 3 7/8	2			2.00				
1940 new	10			10.00				
1941 used	60		75.00					
1936 used	10		10.00					
		210.00	195.00	169.00	21.00			

Marked 446.

*J. Spratt*



7281

Hammond, B.C.  
**OFFICE OF THE CUSTODIAN**

EXHIBIT No. 902 - 5

DATE Sept. 14/48

FILED BY \_\_\_\_\_

**JAPANESE SECTION**

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

**PERSONAL INFORMATION**

NAME: NAGAMATSU Denshin

HOME ADDRESS: Box 87, Pitt Meadows, B.C.

REGISTRATION NUMBER 14365 SEX: Male AGE: 32

OCCUPATION: Farmer

(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: Katsue 5750 (declared no property)

ADDRESS OF WIFE OR HUSBAND: Box 87 Pitt Meadows, B.C.

NAMES OF ANY LIVING CHILDREN: Tsutomu (M)

ADDRESS OF CHILDREN: Box 87, Pitt Meadows, B. C.

AGE OF CHILDREN: 2

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

1. LOCATION AND DESCRIPTION: Land in Husband's name but registered by wife on April 25, 1942 Lot 5 N.W pt. DL. 282 Map 4461

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) None

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

6. OCCUPANCY AND LEASES (If vacant so state) None



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Own possession

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

9. IF FARM LAND STATE CROPS SOWN: none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Registered by wife on April 25. 1942

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:

none

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

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4. INSURANCE CARRIED ON ABOVE PROPERTY: ..... none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$50.00 War Savings Certificates, In declarants possession

8. BANK ACCOUNTS: ..... none

9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00 Beneficiary  
Wife: Katsue. Policy number unknown. Policy in declarants possession

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 1st day of May 1942.

(Signature) "D. Nagamatsu"

"F.T. Williams"

Witness

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

FOR DEPARTMENTAL USE

December 9th 1948

*m. Scully*