

<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		
					91.00		129.85			129.85
<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										129.85



CASE NO: 955.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,

April 21st, 1948.

IN THE MATTER OF THE CLAIM OF

SAKUO NAGAMATSU.

PROCEEDINGS AT HEARING.

Original.



CASE NO: 955.

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 H.I. BIRD, COMMISSIONER).

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Fort William, Ontario,  
 April 21st, 1948.

IN THE MATTER OF THE CLAIM OF

SAKUO NAGAMATSU.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the  
 Claimant.

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A. WATSON, Esq., Secretary.  
 D.J. HANDFORD, Esq., Official Interpreter.  
 T.P. HORROBIN, Esq., Official Reporter.

30



S. Nagamatsu,  
In Chief.  
Discussion.

THE COMMISSIONER: Which one do you want to go on with first?

MR. CHERNIACK: N o. 23, Nagamatsu. I ask leave to amend, my lord. The credit to the Custodian should be \$91.00 and the loss therefore \$409.00.

SAKUO NAGAMATSU, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

10 Q Witness, I show you a typewritten statement. Was this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A: Yes.

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

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I would file the S.S.B. appraisal, my lord, as Exhibit 2.

20 (S.S.B. APPRAISAL MARKED EXHIBIT NO. 2)

Q Witness, do you have your certificate of title with you? A: Yes.

MR. CHERNIACK: The witness has produced, my lord, and I will show to my learned friend a certificate of title issued by the Land Titles Office at New Westminster, certificate No. 147062-E, dated November 12th, 1941, covering the land in this claim, my lord, in the name of Sakuo Nagamatsu.

30 This, my lord, confirms the statement filed as Exhibit 1 to the effect that the claimant purchased



S. Nagamatsu,  
In Chief.

the property in November, 1941. He states that he purchased it from a Mr. Ford for \$500.00, at which time it was uncleared. There were no improvements on the property and none made by the claimant, my lord.

10 The S.S.B. appraisal form, Exhibit 2, sets out that this property is some three miles from Pitt Meadows fronting on a good gravelled Municipal road. His comments on page 2 are, "Berries and cane fruits will do well," and his general comment on page 2 is, "Though there is no actual broken land in this parcel, much land work grubbing and burning has been done. For dyking and drainage assessment, the land is classed as high land. Lot 4 adjoining on the north (Japanese) has shown good growth where planted. I believe quite good drinking water could be obtained here, the same as is on Lot 4".

20 May I ask my learned friend, my lord, to state the assessed value of this property?

MR. HUNTER: The assessed value for 1943, my lord, is \$100.00 for improvements and \$500.00 for land, a total of \$600.00.

MR. CHERNIACK: Thank you. Might I also refer to Exhibit 1, my lord, to the fact that this claimant states that he does not believe he overpaid when he paid \$500.00. That is the case, my lord.

30 MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. It seems to be entirely a question of value. There are no questions.



S. Nagamatsu,  
Discussion.

THE COMMISSIONER: Q: You bought in 1941, did you,  
Nagamatsu? A: Yes.

Q In what month? A: November.

THE COMMISSIONER: All right, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*J. P. Horrobin*

"T.P. HORROBIN"  
Official Reporter.

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Case 953

ACKNOWLEDGED

Handwritten initials and notes

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. R. J. McMaster, Co. Campbell, Brazier, Fisher & McMaster 675 Hastings St, W., Vancouver B.C.

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

(1) NAME NAGAMATSU SAKUO (Print) Surname Given Name (RCMP) Reg. No. Fol. 147062F

(2) Pre-Evacuation Address PITT MEADOWS. B.C.

(3) Present Address P. O. BOX 195 GERALDTON, ONT.

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

(b) Legal description (lot number, block number, section number, etc.) LOT THREE (3) OF SECTION TWENTY-NINE (29) BLOCK SIX (6) NORTH RANGE ONE (1) EAST MAP FOUR (4773) IN THE DISTRICT OF NEW WESTMINSTER

(c) Type of Real Property (cross out words which do not apply): C O F E 51558. (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 \$500 (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) \$500.00 (v) Amount at which Custodian sold property and credited your account \$91.00 (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$409.00

(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") IN NO ONE'S CARE

(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) - - - - - \$ \_\_\_\_\_

(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 IF THE CITY I WOULD LIKE TO ATTEND FT. WILLIAM. LAWYER COULD ATTEND THE NEAREST

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 Ontario

TO WIT:

I, Sakuo Nagamatsu  
of Geraldton

of the Town  
in the Province of Ontario

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 Town  
of Geraldton  
in the Province of Ontario  
this 13<sup>th</sup> day of November  
A.D. 1947. A. E. Schuruf

Sakuo Nagamatsu

A Commissioner &c.  
Notary Public, Ontario

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.



S. NAGAMATSU

(Claimant's Name)

REAL ESTATE  
(Farm Land)

14332

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 All bush Cultivated not planted <del>Cultivated and not in crop</del> List Crops	About 10 acres	Nov. 1941	Mr. Ford, Pitt Meadows, B.C.	\$500.00	Uncleared	None	\$500.00

Total

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

Description	When Made	Cost
NONE		

NONE

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

NONE

EXHIBIT NO. 955-1  
DATE 21 apr 1948  
FILED BY D. M. Schumacher

Comments re Appraiser's report not covered by above information: I agree that the land was very good. I bought the land which I was informed consisted of 10 acres for \$500.00 from Mr. Ford and I consider that I did not overpay. I believe that the appraisal and sale price are much too low and that the fair market value at date of sale was at least \$500.00.

S. Nagamatsu  
Signature



COPY

# Farm Appraisal Report

File No. J.L.418

Land Description Lot 3, Sec.29, Blk.6N, R.1E, Map 4773

No house

Containing 9.351 Acres

Owner's Name Sakno NAGAMATSU Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows - C.P.R. Distance 3 miles

Market Town New Westminster Distance 13 "

Church (give denomination) C. of E. and United Distance 3 "

Nearest School Pitt Meadows (School bus) Distance 3 "

State how property was identified: Corner post, Cross Roads & map check.

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

Yes. It fronts on good gravelled municipal road (Wooldridge Road)

Is this district a good one? Improving every year as water table is controlled by pumps.

Employment opportunity Local peat plant, brickyard and mills - 5 - 8 miles.

Predominating Nationality and religion: Just here: European - Catholic and Lutheran.

Describe Fencing and its condition: Fair line along road. Value \$

Water supply: None dug for: good water I believe will be found at less than 20 feet. Value \$

## BUILDINGS ON FARM

7379

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	N						
	X	O						
	X							
BARN	X	B						
	X	U						
BARN	X	I						
	X	L						
	X	D						
GRANARY	X	I						
	X	N						
	X	G						
	X	S						
	X							

Electric light at Pump House - 600 yards.

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

EXHIBIT No. 955-2  
DATE 21 April 1948  
FILED BY R.M. Chermack

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
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
9.351	Practically level <i>9.351</i>	Clay loam 10" - 1'	Clay	Clear hardhack, brush and bracken	\$50 - \$60	\$10 \$ 93.51
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	
NOTE There has been considerable land grubbing and burning done here.						

Total value of Land \$ 93.51

Total added by buildings to value of farm \$

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

Total value of farm \$ 93.51

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Has never been occupied. I am informed owner is one of five brothers, owners in the municipality; lived with a brother and put in spare time on this parcel.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Berries and cane fruits will do well.

Noxious weeds:  
Not yet in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:  
Pitt Meadows Municipal Land School and Library - \$11.03  
Maple Ridge Dyking & Drainage Commission - Dykes- 9.30  
Drainage 5.77  
8 acres are classed as high land.

Date: July 2nd, 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 30th day of June 19 42.

Inspector's Signature  
"T. GODFREY"

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



# Farm Appraisal Report

Remarks: Though there is no actual broken land in this parcel, much land work grubbing and burning has been done.

For dyking and drainage assessment the land is classed as high land.

Lot 4 adjoining on the north (Japanese) has shown good growth where planted.

I believe quite good drinking water could be obtained here, the same as is on on Lot 4.

## (FOR ORCHARD LANDS ONLY)

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

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

See Taxes

### ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all free fruits, condition and area of each kind of small fruits.)

Present Value

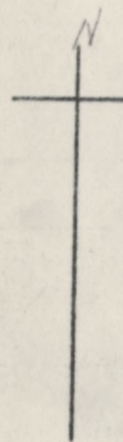
\$ .....  
\$ .....  
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\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....

Total \$ .....

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



Diagram of Property



Scale 1 inch = 1"

Following careful review of this appraisal report, it is my opinion that the present value is \$ 100.....

Date 3rd July 19 42.

"I.T.BARNET"  
District Superintendent.