

<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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1689.00		475.33			475.33
<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		
						% of Total	Amount			
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
573.70	236.95	71.05	41.28%	180.00		74.30		145.38		
TOTAL RECOMMENDATION									620.71	

CASE NO: 1010

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario

May 5, 1948.

IN THE MATTER OF THE CLAIM OF

RIKIME NAKANO

PROCEEDINGS AT HEARING.

Original.

CASE NO. 1010.

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).

10

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIM OFRIKIME NAKANOPROCEEDINGS AT HEARING.20 APPEARANCES:

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

R.A. BEST, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 MRS. D.J. HANDFORD, Official Interpreter.
 A.G. VEITCH, Esq., C.S.R. Official Reporter.

30

R. Nakano
In-Chief.

RIKIME NAKANO, the Claimant herein, being
first duly sworn, testified as
follows:

DIRECT EXAMINATION BY MR. BEST:

Q. I am producing a real estate farm land form to you.

Is that your signature? A. Yes.

Q. And was that form prepared on instructions from you?

A. Yes.

MR. BEST: I tender the form as Exhibit No. 1.

THE COMMISSIONER: Very well.

10 (PARTICULARS OF REAL ESTATE, FARM LAND,
MARKED EXHIBIT NO. 1)

MR. BEST: Q. I understand this farm land is close
to Ruskin, British Columbia. Is that correct?

A. One mile.

Q. Thank you.

First of all, my lord, there seems to be a little
confusion, perhaps, about the title, and unless
my friend, Mr. Hunter, is prepared to admit it,
I think we had better have some evidence as to
how it stands at the moment.

20 MR. HUNTER: Perhaps my friend could tell me what I am
supposed to admit.

MR. BEST: As I understand the situation, I have a
deed ^{here} dated March 25, 1919, from John Timms to
Hikosaku Fujita, Rikima Nakano and Shiosaku Iwato,
with respect to this particular property.

MR. HUNTER: I am prepared to admit that they are the
registered owners.

THE COMMISSIONER: Very well.

30 Just what is the situation? Have these other
persons filed a claim?

MR. BEST: No, Mr. Commissioner.

I would like to bring out now that Iwato apparently returned to Japan some 15 years ago and has relinquished his interest. The other man has not filed claim. It is not, unfortunately, a simple case of a 50-50 split. I wanted to bring that out before your lordship.

THE COMMISSIONER: Very well.

MR. BEST: Q. I understand that one of your co-owners,
10 Mr. Iwato, returned to Japan some years ago.
Would you tell us when?

A. About 16 or 17 years ago he left for Japan.

Q. And what arrangement did you and Mr. Fujita make with him about this land?

THE COMMISSIONER: That, of course, will have to be a matter of documentary proof? Is not that so?

MR. BEST: I believe we may be able to produce a mortgage. There was an arrangement and I think the witness will tell us now about how it was
20 handled.

THE COMMISSIONER: All right.

MR. BEST: We will endeavour to get that document.

THE WITNESS: Repeat that, please.

Q. What arrangement did you make with Mr. Iwato about this land?

A. It was mortgaged at \$1,500 and the three of us were responsible for \$500 each. Would that be correct?

Q. Then, was \$500 of that \$1,500 raised by way of
30 mortgage paid to Iwato presumably for his interest

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In-Chief.

in the land? Was that the arrangement?

A. When he returned to Japan - I am sorry, this is most difficult, my lord ---

MR. BEST: With my friend's permission I could perhaps lead the witness a little bit in order to get this out and get an answer of "yes" or "no".

10 As I understand the situation there was no quit-claim of his interest given but the land was free of encumbrance and a mortgage of \$1,500 was placed upon it and \$500 of that was given to this man Iwato and he released any interest he had in the land. That is my understanding of the arrangement.

THE INTERPRETER: Yes, when he returned to Japan.

THE COMMISSIONER: That coincides with what he told you?

THE INTERPRETER: Yes.

MR. HUNTER: The Custodian's position is that we would have to have some registered document.

THE COMMISSIONER: There is no question about that.

20 I would have to have something to show that this man has title to the whole, apart from his statement.

MR. BEST: Fujita is not claiming the whole thing; he is only claiming a little more than a half interest. If we are able to produce that mortgage we will be able to produce affidavit evidence as to Iwato accepting \$500 for his interest in the land. That would be sufficient. Obviously there is no quit-claim drawn. It does not exist.

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Discussion.

I am advised that is the situation and I am prepared to do what I can to track down that mortgage, for what it is worth.

THE COMMISSIONER: I do not appreciate how that is going to help you. After all we are concerned here with a transfer of interest in land. As you and I know that cannot be affected in law except by an appropriate document.

10 MR. BEST: I appreciate that, my lord. It is
unfortunate for the claimant that apparently
he had no legal advice or apparently very poor
legal advice at the time this arrangement was
made. I think it is admitted on the basis of
the remarks made on the Soldiers Settlement
Board appraisal that this property was split
between this claimant and another man who
apparently is not making a claim. That situation
has prevailed for some 10 years prior to evacuation.
I appreciate our legal difficulty. I am
20 wondering if any independent evidence, possibly
heard in Vancouver, possibly by way of affidavit
from some disinterested party as to this arrange-
ment, would be accepted in lieu of a proper quit-
claim deed.

THE COMMISSIONER: We start with this situation, that
the title is registered in three men. The only
suggestion I can make to you is that we proceed
on the assumption that the title does stand so
and assuming that I will make a recommendation
30 favourable to the property. It is then for the

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Executive Council to determine whether they will authorize a payment to this man and if so what proportion of the whole this man shall be entitled to.

MR. BEST: I see, my lord.

THE COMMISSIONER: I do not see how it could be dealt with on any other footing.

10 MR. BEST: It means then that you are not really concerned with what endeavours the claimant may make to prove his legal title beyond the present document. On the assumption a recommendation is made we will simply have ^{to} satisfy the Custodian's office that this man has more than a one-third interest.

THE COMMISSIONER: Or, the Executive Council, when the time comes.

20 MR. HUNTER: For my friend's information it would be quite impossible for the Custodian to admit anything unless he either produces a document transferring some interest, or an order of the Court.

THE COMMISSIONER: Yes. I do not see how that can help at all.

At least you can proceed with the proof of the claim, conceding that you have not established title in this man to the extent beyond more than an undivided one-third interest.

MR. BEST: That is fine.

30 You will be aware already, probably, having heard the claim, that there are certain buildings,

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evidence with respect to which I will bring out, which he erected, the others which Fujita erected on his half and of course the man who went back to Japan has never done anything with the land.

THE COMMISSIONER: I see.

MR. BEST: Perhaps we can get that evidence in and I concede it is up to us to establish our legal title.

10 THE COMMISSIONER: Yes. In order to dispose of the matter a little more quickly I take it that Nakano claims to own the buildings first mentioned on Exhibit 1.

MR. BEST: That is it, my lord.

THE COMMISSIONER: But Nakano acknowledges that Fujita owns the building, No. 2?

MR. BEST: Yes. That is correct, my lord.

THE COMMISSIONER: Can we not take the statement as establishing that?

MR. BEST: I believe we can, my lord.

20 There is one further matter which perhaps I should put in evidence, that Nakano has paid more than Fujita on this mortgage.

I have a receipt here for \$200 which perhaps may be of some help.

THE COMMISSIONER: You can put it in, in any case.

MR. BEST: Yes, my lord.

Q. Mr. Nakano, I am showing you a receipt dated May 2, 1942, signed by J. M. Streight, for \$200, made out to "Nakano", with no initial. Is that
30 a receipt you received from the mortgagee for a

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In-Chief

payment on the mortgage on your land?

A. Yes.

(RECEIPT DATED MAY 2, 1942, MARKED EXHIBIT NO. 2)

THE COMMISSIONER: What is the name of the man who
has returned to Japan?

MR. HUNTER: Iwato, my lord. His full name is
Shiosaku Iwato.

THE COMMISSIONER: Thank you.

MR. BEST: And if my friend cares to put in the S.S.B.
10 appraisal form as a further exhibit I may ask one
or two further questions in relation to it.

MR. HUNTER: I tender that as Exhibit 3.

(S.S.B. APPRAISAL FORM, MARKED EXHIBIT NO. 3)

MR. BEST: Q. Mr. Nakano, according to the farm
appraisal report made by the Soldiers Settlement
Board on your land, the total acreage being 22.38
acres, it is stated that 6 acres of that land is
occupied by a creek and steep banks and a ravine.
Do you concede that that is the correct amount of
uncultivated or uncleared land? A. 22. ---

Q. 22.3 or .4? A. What is the other figure?

Q. Six acres is shown as creek and steep banks?

A. It cannot be cultivated.

Q. Six acres is the amount which cannot be cultivated.

That is fine, thank you. That is what we want.

Again, according to this appraisal, you
occupied the south half of these 22 acres and
Fujita the north half. Is that correct?

A. Yes.

90 Q. With respect to this box factory, I assume that

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In-Chief.

is this barn?

MR. HUNTER: No. It is shown on your Exhibit 1.

MR. BEST: Yes. But, that does not jibe. I want it cleared up.

Q. You did the farming on the land and Mr. Fujita conducted the box factory on the other half?

Is that the situation? A. Yes.

Q. Which half do you say is Fujita's?

MR. BEST: The north half, my lord.

10 THE COMMISSIONER: All right.

MR. BEST: Q. Now, where in relation to your property was this creek and steep bank? I understand that the creek ---

THE COMMISSIONER: Do not put your question to him in that way.

MR. BEST: I am sorry.

Q. The creek runs through the property from the north to south. Is that correct?

A. Yes.

20 Q. So about half of it would be on your land and half on Fujita's? A. Yes.

Q. Now, Mr. Nakano, I am producing to you a personal chattels claim. Is that your signature?

A. Yes.

Q. Was that prepared on your instructions? A. Yes.

THE COMMISSIONER: Just one moment, now. Before you go on with the chattel claim, what am I to take to be the real estate claim now presented by this man? Is it based on an estimated value of \$2,500 for his interest?

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MR. BEST: No, my lord. Perhaps we will have to amend that slightly. In view of your lordship's ruling it would be 1/3, I take it, subject to us proving that he had paid a little more on the mortgage, of \$6,500, which is his total claim for land and buildings.

THE COMMISSIONER: I see.

MR. BEST: The reason we did not break it up was that we hoped to establish that he had at least possibly a 50% interest in it. He was the one who was cultivating the land.

THE COMMISSIONER: Yes.

MR. BEST: And had erected most of the buildings.

(PARTICULARS OF PERSON CHATTELS, MARKED
EXHIBIT NO. 4)

Q. You have claimed for personal chattels an electric pump and pipes?

THE COMMISSIONER: Well now, was that for electric pump and pipes installed in the ground?

MR. BEST: Q. Where were those pump and pipes installed?

20 A. The pump was situated at the well. The pipes were about one foot underground.

Q. And this was all at your farm about which we have been talking?

A. Around the chicken house into the house.

Q. You did not include that in your value of the land and buildings, then. I am rather anxious to know whether you had included this electric pump which was apparently installed in these premises in the value of the real estate claim.

30 The witness is claiming it separately now.

R. Nakano
In-Chief.

THE COMMISSIONER: Is it not obvious he did not? There is no mention in the real estate claim of the pipe and pump and we find it set up as a chattel claim on Exhibit 3. Is it ^{not} quite obvious he did not include it?

MR. BEST: Possibly through an error on his part or on the part of whoever prepared that form it should have been included in the real estate instead of the chattels.

10 THE COMMISSIONER: I will allow you to claim for it. In other cases we have taken it into account as part of the real estate. It is open to question as to how much more increase in value has to be added to the value of the land on the basis of the pump. I will deal with it on that basis.

MR. BEST: I am satisfied with respect to that. I think so far as the balance of the chattel claim is concerned it is pretty much a question of valuation.

20 THE COMMISSIONER: Very well.

Mr. Hunter, you have not any objection to my dealing with the pump and pipes on the basis I have outlined?

MR. HUNTER: No, my lord, not the slightest.

THE COMMISSIONER: Very well, thank you.

MR. HUNTER: My lord, it is submitted the real property was sold for its fair market value.

30 It is submitted that the personal property sold was sold for its fair market value.

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In-Chief.
Cross-Exam.

It is submitted that the claims made for personal property not sold by the Custodian are excessive.

CROSS-EXAMINATION BY MR. HUNTER:

Q. Is this your signature on this J.P. form, Mr. Nakano? A. Yes.

Q. And that J.P. form was made out according to your instructions? A. Yes.

10 MR. HUNTER: My lord, it will be observed in this J.P. form dated April 22, 1942, that under the statement of personal property owned he declares none.

I tender that as Exhibit No. 5.

(J.P. FORM, MARKED EXHIBIT NO. 5)

MR. HUNTER: I tender the analysis of personal property claim as Exhibit No. 6.

THE COMMISSIONER: Very well.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 6)

MR. HUNTER: Q. Is that a photograph of your property?

20 A. Yes.

Q. Thank you.

I tender this photograph, dated March, 1943, as Exhibit No. 7.

(PHOTOGRAPH, MARCH, 1943, MARKED EXHIBIT NO. 7)

Reference is made to Exhibit 6, the analysis, where it will be observed that goods which the claimant values at \$573.70 were sold at auction for \$236.95.

THE COMMISSIONER: May I have those figures again?

30 MR. HUNTER: \$573.70. They were sold for \$236.95.

We have already dealt with the second item, which is obviously a picture.

Goods valued at \$45 were abandoned and goods which the claimant values at \$100, there is no record of them at any time.

You will notice these three items are the gramophone, the ultra-violet ray machine and the record player. The things which were abandoned are the curtains, blinds and carpet, and the beds.

10 I see a note here of W. Anderson, in which he says, "abandoned as of no value, curtains, 5 beds, broken clock and hose."

It will be noticed also, my lord, that the only real large discrepancy in that sheet is the power cultivator which the claimant in Exhibit No. 4 states he purchased in 1941 for \$450, and it was sold at public auction in 1944 for \$125.

Q. The power cultivator which you left on your farm, that was used by your tenant?

20 A. It was mine.

Q. I am quite convinced it was yours but was it used by your tenant?

THE COMMISSIONER: Q. Did you leave the power cultivator with your tenant when you were evacuated?

A. Yes. It was left with the tenant.

MR. HUNTER: Q. And he was allowed to use it?

A. He was allowed to use it.

MR. HUNTER: I suggest that would be a partial explanation, anyway, of the difference, although
30 purchased in 1941 it was not sold until 1944, so

R. Nakano
Cross-Exam.

that it was sold on January 5, 1944, for \$125 at a public auction at Abbotsford, British Columbia.

THE COMMISSIONER: Then he got as good a market price at Abbotsford as he would anywhere. It is one of the larger centres in the Fraser Valley.

MR. HUNTER: I am suggesting it is larger than would be apparent on the first exhibit.

THE COMMISSIONER: What was the date of sale in 1944?

MR. HUNTER: January, my lord.

10 MR. BEST: January 5, I believe, my lord.

MR. HUNTER: January 5.

I would call your attention also to Exhibit No. 1 which shows the sale price of the real property as \$1,017.62. The sale price was \$2,757.

MR. BEST: I think we acknowledge there is an error there.

Apparently the explanation is this, that there was still a \$1,500 mortgage outstanding and of course that mortgage was paid off to give the purchaser a clear title.

20

THE COMMISSIONER: A selling price of \$2,757?

MR. HUNTER: Yes, my lord, \$2,757.

MR. BEST: It does not quite jibe. I am not prepared to argue at this point, but I suppose the discrepancy would be any interest on the mortgage. Do you know that, Mr. Hunter?

MR. HUNTER: There is the statement of adjustments.

MR. BEST: Yes; \$165 interest. All right, then.

MR. HUNTER: The assessed value was \$1,200 for the land, \$2,800 for the improvements, a total of

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\$4,000.

THE COMMISSIONER: Was that in 1942?

MR. HUNTER: I am just checking to make sure for which year it is.

MR. BEST: I have those figures for 1943, my lord.

MR. HUNTER: It is exactly the same for 1942, my lord.

THE COMMISSIONER: And this was a V.L.A. sale?

MR. HUNTER: Yes, my lord.

10 RE-EXAMINATION BY MR. BEST:

Q. In relation to Exhibit No. 6, chattels, can you tell us have you any knowledge of what happened to this ultra-violet ray machine, record player and gramophone about which apparently the Custodian never knew?

A. They disappeared.

Q. That is rather obvious. Were they left with the other chattels?

A. Everything, yes.

20 Q. They were in the same place with them?

A. Yes, yes.

Q. You have no knowledge as to what happened to them after that?

A. No.

THE COMMISSIONER: Were those three articles left with your tenant when you went away?

A. I left everything with the tenants but these three particular articles have disappeared, obviously stolen.

THE COMMISSIONER: Yes.

30 MR. HUNTER: I would like to make the statement that

R. Nakano
Re-Exam.

all these chattels being left under the custody and control and management of a person other than the Custodian, that none other than those which come under the custody, control and management of the Custodian are within the terms of reference.

THE COMMISSIONER: Is that all?

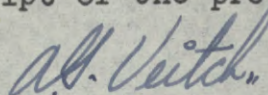
MR. BEST: That is all, my lord. That is all, Mr. Nakano.

HIS LORDSHIP: Very well. Thank you, Mr. Nakano.

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(PROCEEDINGS ADJOURNED SINE DIE)

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



"A. G. VEITCH"
Official Reporter

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5331

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

new Address 710 Cecelia Homeside Rd. Vancouver B.C.

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

(1) NAME NAKANO Rikima (RCMP) Reg. No. 13381
(Print) Surname Given Name

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

(3) Present Address 72 1/2 King Street East, Chatham, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) Ruskin British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Part of west half South-west quarter Section 4 Township 15, Maple Ridge B.C.

(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.) owner of one-half interest, other interest being owned by Hikosoku, Fugita.

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

- (i) Land - - - - - \$ 2500.00
- (ii) Buildings - - - - - \$ 4000.00
- (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) - - - - - \$ 6500.00
- (v) Amount at which Custodian sold property and credited your account About \$ 2400.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2050.00
1/2 interest \$4100.00

(5) PERSONAL PROPERTY

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

At the above property

(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

To show land Toronto from home had may 4 d

(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 the care of the 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 \$ 661.75

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) - - - - - \$ 2711.75

(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

Toronto

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 }
 of)
 TO WIT: }

I, Rikima Nakano of the City
 of Chatham in the County of Kent

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 Toronto)
 in the County of York)
 this 13th day of November)
 A.D. 1947.)

Rikima Nakano

A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

	<u>Value</u>	<u>Sold by Custodian</u>
Dresser Set and Chairs	\$15.00	\$10.50
1 Heater	2.00	.50
1 Heater	10.00	.75
1 Range	25.00	4.00
4 Chairs	1.25	1.25
1 Chesterfield	80.00	60.00
1 Lamp	1.50	1.50
1 Clock	1.00	1.00
1 Bar and 2 hoes	2.00	.50
1 Hoe and Shovel	1.00	.25
1 Hoe and Shovel	1.50	.70
1 Shovel, hoe and auger	2.50	1.25
2 Bars and axe head	1.00	.60
1 Pruning Knife	1.00	.35
6 Feed troughs	1.00	1.00
3 Feed troughs	.35	.35
3 Feed troughs	.60	.60
2 Electric Brooders	20.00	4.50
1 Electric Brooder	20.00	11.00
1 Electric Brooder	10.00	6.75
1 Saw	1.00	.40
1 Saw	1.00	.35
4 Saws	10.00	.50
Scales (Poor)	10.00	.75
1 Wheelbarrow	2.00	.75
1 Axe Head and hatchet head	1.50	.35
1 Arm Chair	1.50	1.50
Power Cultivator	350.00	125.00
Washing Machine		
Radio		
Gramophone	10.00	
Ultra Violet Ray Machine	75.00	
Record Player	15.00	
15 Piece Curtain blind & carpet	30.00	
Beds	15.00	
Electric Pump and Pipes	180.00	
Power Spray.		
	898.70	236.95
	236.95	
	\$661.75	

NAKANO, Rikima
(Claimant's Name)

REAL ESTATE
(Farm Land)

13381

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	6	1920	Mr, Tims	\$3000.			
Cultivated not planted	4						
Cultivated and not in crop							
List Crops							\$2500.
Strawberries	2 1/4				3 acres cleared		4000
Raspberries	1				(not suitable for crops)		\$6500
Asparagus	3/4				5 acres were roughly cleared		13216L
Fruit Trees	1 1/2						1010-1
Rhubarb	2						5-may 1948
Hops	1						EXHIBIT NO. 1010-1
Total							DATE 5-may 1948
							FILED BY R. a. Best

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

Description	When Made	Cost	
Cleared, cultivated and planted	1920 etc. up to 1942	\$4200.	Labour & Materials

BUILDINGS

#	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
#1	House	24 x 24	Frame	1937	\$1100.00		\$500.	\$200.	\$1400.
	Lean to	10 x 20							
	Barn	34 x 36	"	1928	400.00		200.	400.	200.
6	Henhouses	18 x 78	"	Started about 1928	1300.00		485.	500.	1285.
		18 x 52		last one in 1942					
		18 x 48		(18 x 80)					
		18 x 80							
		18 x 34							
	Brooder	16 x 16	"	1940	150.00		50.	30.	170.

Electric pump. \$180

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

#2	House	24 x 32	"	1930	500.		300.		520.
	Shed	10 x 20	"	1930					
	Garage	20 x 24	"	1928	100.		50.	75.	75.
	Box Factory	20 x 50	"	1933	400.		200.	250.	350.

Mortgage on home for about \$1500.
Leased by claimant for \$500. per yr.
Sold by custodian in 1942.

Estimated Value \$2500. (Land) \$4000. (Buildings) \$6500.00

Sold by Custodian - CLAIM -

1017.62
~~5482.38~~
2759
3743

Rikima Nakano
Signature



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

SPECIAL RECEIPT.

No 93292 B

May 2, 1942

RECEIVED from

Natano

Two hundred

00

being

Payment re Peter Brass mtge

\$ 200⁰⁰

Signature

J. M. Straight

Position

off. adm. p

EXHIBIT NO. 1010-2
 DATE 5 May 1948
 FILED BY R. A. Best

BC-10-P
BC-196-A

Farm Appraisal Report

File No. JL-391

Land Description Pt. 22.38 acs. of SW $\frac{1}{4}$, Sec. 4, Tp. 15, Sk. 54135-F, N.W.D.

Owner's Name FUJITA, H. Containing 22.38 more or less Acres
NAKANO, R.

Owner's Name IWATO, S. Post Office Address Ruskin, B.C.

Nearest Rail Point Ruskin on C.P.R. Distance 1 $\frac{1}{4}$ miles

Market Town Whonnock - 2 miles, or New Westminster - - Distance 29 "

Church (give denomination) Whonnock-2 miles-Presby., & Anglican Distance

Nearest School Ruskin Public-1 mile; Haney High School - Distance 9 "

State how property was identified: Regst., Plan, road and owner.

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

Direct access to a good gravel road (32nd Ave.,) along West boundary & lies about $\frac{1}{2}$ mile North of Lougheed Highway & the Fraser River.

Is this district a good one? Only fair.

Employment opportunity Very limited.

Predominating Nationality and religion: British & Protestant, with some Japanese.

Describe Fencing and its condition: Fencing negligible. Value \$

Water supply: Adequate from 2 wells about 14' deep, pumped by electric pump & on tap in dwelling #1 & poultry houses. Similar well at #2 house near old box plant, but no pump or pipe. Value \$

BUILDINGS ON FARM

5331

#274	BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
#1-HOUSE	House Leanto	24x 42	Lumber	14'	Shgl.	20	Post	Fair	900.00
	" "	10x 20	"	8'	"	20	"	"	
	Henhouse	18x 78	"	7'	Shke.	20	"	Only	
	" "	18x 52	"	7'	"	20	"	"	
BARN		34x 36	Rough	12'	"	20	"	Poor	100.00
BARN	Henhouse	20x 48	"	7'	"	20	"	Fair	60.00
BARN	" "	18x 48	"	7'	"	3	"	Vy. "	70.00
BARN	" "	18x 80	"	7'	"	1	"	"	180.00
GRANARY	" "	18x 34	"	7'	"	1	"	"	70.00
	Brooder	16x 16	"	6'	"	3	"	"	20.00
#2-HOUSE	House	24x 32	"	14'	Shgl.	10	"	Fair	500.00
	Shed	10x 20	"	6'	Shke.	10	"	Poor	-
	Garage	20x 24	"	8'	Shgl.	10	"	Fair	20.00
	(Old Box Factory)	24x 50	"	14'	Shke.	10	"	Poor	150.00
	(Leantos at N.S. & W. each 14' wide-R. Lbr. 8'		"		"	10	"	"	-
	Old shack	24x 24	Rough Lbr.	8'	"	10	"	"	-
Total present day value									\$ 2200.00

Electric light installed in both dwellings & outbuildings. Total Value Buildings add to farm \$ 1650.00

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

Both houses fairly serviceable, but cheap construction & cut up rooms. Outbuildings fairly adequate and serviceable. Box factory very dilapidated and makeshift and no asset to the property.

Describe the basement and chimneys: No cellar in House #1. 2 Br. chimneys on bracket. 6' cellar (poor) in #2. Brick chimney to ground.

#1- No. rooms downstairs? 5 Upstairs? 3 How finished V. Joint
#2- " " " 4 " " - " " Lath covered with brown paper
Are buildings painted? #1 dwelling only. Condition of paint Poor.

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
16.38	About 12 acs. level or sloping, balce. side-hill or steep banks.	Clay loam 12"-15"	Clay	Straws;rasps;hops; rhubarb;asparagus; oats & mixed crops. Fair condition.	70.00	1146.60
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
Area Unsuitable for Cultivation.						
6.00	Creek & steep banks & ravine towards East boundary.			Logged over scrub bush and stumps. No marketable timber left.	2.00	12.00

Total value of Land \$1158.60

Total added by buildings to value of farm \$1650.00

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

Total value of farm \$2808.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied: Land in fair condition & tillage. Farm buildings only fair, but serviceable & adequate. 2nd dwelling & old box factory unnecessary & a liability. Property occupied & developed by Japanese owners in the last 24 years & Fujita & Nakana still in residence.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any. Diversified farming along with small fruit and poultry.

Noxious weeds:
Fairly clean.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipality of Maple Ridge - 1942 Land & School taxes - \$69.47.

Date: June 26th, 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 24 day of June 1942.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

JL-391 - H. FUJITA,
R. NAKANO,
S. IWATO

Remarks:

Property was acquired by the 3 Japanese owners about 24 years ago when largely in bush. Iwata, I understand, returned to Japan 10 years ago and more recently Fujita and Nakano have been endeavouring to close out his interest. The latter have a tentative arrangement to split the property in half and have operated it on this basis for about the last 10 years, (Fujita on the N $\frac{1}{2}$ and Nakano on the S $\frac{1}{2}$). The former evidently was not much interested in farming and established the small box factory from which he has made a bare living in the last 10 years. The building is a makeshift affair, built by him largely with rough lumber, poles, shakes and timber from the bush. It is about done and has no practical value today. As stated foregoing, Fujita only made a bare living from this business, so that this is no asset either.

(FOR ORCHARD LANDS ONLY)

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

Property situated on 32nd Avenue, about $\frac{1}{2}$ mile North of the Fraser River and Lougheed Highway. Fertile undulating or rolling land with a South exposure and cut by a creek and ravine towards its East boundary. Fair natural drainage and cultivated area fairly well underdrained with cedar.

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

3 $\frac{1}{2}$ acres	Straws	-	Fair Condition	\$
1	" Rasps	-	" "	\$
1	" Hops	-	" "	\$
1	" Asparagus	-	" "	\$
$\frac{1}{2}$	" Rhubarb	-	" "	\$
4 $\frac{1}{2}$	" Oats	-	" "	\$

30 mixed fruit trees- Only fair. \$

Balance old seeding, yard, and buildings, etc. \$

Total \$

Amount fruit trees add to value of farm \$

Scale 200' = 1 inch In Red:

H. Fujita, R. Nakano
and S. Iwato.

Diagram of Property

Pt 22.38 Acs. of the S.W 1/4 Sec. 4 T₁₅S. Sketch S 4135' F. N.W.D.



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

value is \$ 2500.00

Date 29th June 1942.

"I.T. BARNET"

District Superintendent.

#7

NAKANO, Rikima
(Claimant's Name)

PERSONAL CHATTELS

13381
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
Chesterfield	1941	New	\$100.	Good	\$80.00
Power Cultivator	1941	"	450.	"	350.00
Electric Pump & Pipes	1939	"	215.	"	180.00
Ultra Violet Ray Machine	1937	"	135.	"	75.00
Range	1930	"	100.	"	25.00
Household goods and garden implements etc. (as per attached statement)					188.70
				Estimated Value	\$ 898.70
				Sold by Custodian	236.95
				CLAIM	\$ 661.75

*add to
real property.*

Description of Storage of Goods:

General Statement as to Chattels not Described above:

EXHIBIT NO. 1010-4
DATE 5 May 1948
FILED BY R. a. Best

Additional Comments, if any:

No goods returned to claimant by custodian after sale.

Rikima NAKANO
Signature

OFFICE OF THE CUSTODIAN

EXHIBIT No. 1010-5

JAPANESE SECTION

DATE FILLED BY 5 May 1948
J. W. G. Hunter

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

PERSONAL INFORMATION

NAME: NAKANO Rikima

HOME ADDRESS: 32nd Ave. Ruskin B.C.

REGISTRATION NUMBER 13381 SEX: Male AGE: 53

OCCUPATION: Fruit 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? Widower

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: (M) Koichiro, Tutomu, Kioshi, Kenichi, Kiko
(F) Kayoko, Ayaku, Mari

ADDRESS OF CHILDREN: 32nd Ave, Ruskin B.C.

AGE OF CHILDREN: 23, 21, 17, 10, 22, 15, 12, 8.

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

1. LOCATION AND DESCRIPTION: None

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: **None**
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: **10 room house**
2. LANDLORD'S NAME AND ADDRESS: **Koichiro Nakano**
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**

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) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1,000.00 in Sun Life, Vancouver, B. C.
Beneficiary Koichiro NAKANO

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 22 day of April 1942

"M. Wright" (Signature) "Rikima Nakano"

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

July 6th 1948

[Handwritten signature]

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5331

EXHIBIT No. _____

NAME Rikima NAKANO

REG. No. 13381

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 22/42</u>	TAKEN BY _____					
EVACUATION <u>Oct. 13/42</u>	DATE _____					
None		1. Dresser Set & chairs 15 00	10	50		
		2. 1 heater 2 00		50		
		3. 1 heater 10 00		75		
		4. 1 range 25 00	4	00		
		5. 4 chairs 1 25	1	25		
		6. 1 chesterfield 80 00	60	00		
		7. 1 lamp 1 50	1	50		
		8. 1 clock 1 00	1	00		
		9. 1 bar & 2 hoes 2 00		50		
		10. 1 hoe & shovel 1.00		25		
		11. 1 hoe & shovel 1 50		70		
		12. 1 shovel, hoe & auger 2 50	1	25		
		13. 2 bars & axe head 1 00		60		
		14. 1 pruning knife 1 00		35		
		15. 6 feed troughs 1 00	1	00		
		16. 3 Feed troughs 35		35		
		17. 3 feed troughs 60		60		
		18. 2 electric brooders 20 00	4	50		
		19. 1 electric brooder 20 00	11	00		
		20. 1 electric brooder 10 00	0	75		
		21. 1 saw 1 00		40		
		22. 1 saw 1 00		35		
		23. 4 saws 10 00		50		
		24. Scales (poor) 10 00		75		
		25. 1 wheelbarrow 2 00		75		
		26. 1 axe head & hatchet head 1 50		35		
		27. 1 arm chair 1 50	1	50		
		28. Power cultivator 350 00	125	00		
		29. Gramophone 10 00				
		30. Ultra Violet ray machine 75 00				
		31. Record player 15 00				
		32. 15 piece curtain, blind & carpet 30 00				
		33. Beds 15 00				
		34. Electric pump & pipes 180 00			180	00
		\$898 70			180	00
			\$236 95			

Sold at auction in 1944

EXHIBIT No. 1010-6
 DATE 5 May 1948
 FILED BY J. W. E. Hunter

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
10 50								
50								
75								
4 00								
1 25								
60 00								
1 50								
1 00								
50								
25								
70								
1 25								
60								
35								
1 00								
35								
60								
4 50								
11 00								
0 75								
40								
35								
50								
75								
75								
35								
1 50								
125 00								
				10 00				
				75 00				
				15 00				
					30 00			
					15 00			
		180 00						Fixture, sold with real ppty.
		180 00		100 00	45 00	100 00		

sold at auction in 1944

Goods for which Japanese claims \$ 7.20 sold by auction for \$7.20

"	"	"	"	"	566.50	"	"	"	"	\$229.75
"	"	"	"	"	180.00	fixture				
"	"	"	"	"	45.00	abandoned				
"	"	"	"	"	100.00	no record at any time				

\$898.70

FILE NO: 5331

Rikima NAKANO

32nd Ave., Ruskin, B. C.

Taken March, 1943.



Interior finished with boards and part paper.

Exterior well painted with cream paint with white trim.

The house is fair but could stand some inside.

EXHIBIT NO.

1010-7

DATE

5 May 1948

FILED BY

J. W. G. Hunter

FILE NO: 5331

Rikima NAKANO

32nd Ave., Ruskin, B. C.

Taken March, 1943.



Interior finished with boards and part paper.

Exterior well painted with cream paint with white trim.

The house is fair but could stand some inside.

EXHIBIT NO.

1010 - 7

DATE

5 May 1948

FILED BY

J. W. G. Hunter

January 12th 1950.

D.T.Braidwood, Esq.,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir,

Re Rikima NAKANO (Claim #1010)

Kindly note that the above named claimant
has changed his address from 72½ King St. East, Chatham
to 710 Centre St., Homeside P.O., Hamilton, Ontario,
according to notification from him received at this
office.

Yours truly,

Secretary.

Copy to Custodian.
" " Mr. McMaster

R.J.McMaster, Esq.,
Royal Bank Bldg.,
Vancouver.

December 14th 1949.

-and-

J. A. MacDonald, Esq.,
Barrister and Solicitor,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir,

Re: Claim No.1010 - Rikima NAKANO

Please examine the enclosed memorandum,
calculate the sums of money which should be shewn
in the blanks, and advise me whether the memorandum
so completed carries out your joint recommendation.

After you have had an opportunity to
discuss the memorandum, I would like you to speak to
the claim again.

Yours truly,

Commissioner.

Enc.

HIB/W.

CANADA POST CARD



*Japanese Property Claims
Commission
Court House
Vancouver B.C.*

710 Centre St.
Homeside P. O.
Hamilton Ont.
Jan. 4th 1950

Dear sir: —

Please send further correspondence
to the above address as we have
moved from 72½ King St. E. Chatham.
Thanking you I am

Yours truly
Rikima Nakano