

<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
					731.00					869.00
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	103.00		707.50				
					47.38		84.90	132.28		
TOTAL RECOMMENDATION									1001.28	



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CASE NO. 1129

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 14, 1948.

IN THE MATTER OF THE CLAIM OF
KENKICHI NAGATA

PROCEEDINGS AT HEARING.

Original.

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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

HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 14, 1948.

IN THE MATTER OF THE CLAIM OF

KENKITCHI NAGATA

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C. appearing for the
Dominion Government.

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

_____ Secretary.

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

J. B. MCGREGOR, ESQ. Official Reporter.



K. Nagata,
In chf.

1 KENKITCHI NAGATA, the claimant herein, being
2 first duly sworn, testified
3 as follows:

4 DIRECT EXAMINATION BY MR. BEST:

5 Q. Mr. Nagata, is that your signature?

6 A. Yes.

7 Q. Was that form prepared upon your
8 instructions? A. Yes.

9 Q. Do you swear the contents of it are true?

10 A. Yes.

11 (REAL ESTATE, FARMLAND FORM, MARKED EXHIBIT 1)

12 Q. I understand that before the evacuation
13 you lived near Port Alberni, B.C., is that right?

14 A. Yes.

15 Q. And you were how far away from the town?

16 A. About a mile away.

17 Q. And you had a small farm there, did you?

18 A. Yes.

19 Q. How many acres? A. 15 $\frac{3}{4}$ acres.

20 Q. And according to your claim form you
21 purchased that property when it was largely bush, there
22 was just 1 $\frac{1}{2}$ acres of it cleared, is that right?

23 A. Yes.

24 Q. There were no buildings on it at the time?

25 A. No.

26 MR. CHRISTIE: I tender as Exhibit 2, Farm
27 Appraisal Report.

28 (FARM APPRAISAL REPORT, MARKED EXHIBIT 2)

29 MR. BEST: Now, according to your claim you
30 built a house on these premises in 1941, did you?

 A. Yes.



K. Nagata,
In chf.

1
2 Q. That would be less than a year before
3 you were evacuated? A. Yes.

4 Q. I wonder if you would explain to the
5 Commission if you would please, what is meant on your
6 claim form by these dimensions of the house -- 15 x 34,
7 12 x 20 and 6 x 20. Apparently the house was built
8 in a T-shape, was it? A. Yes.

9 Q. One end of the T would be 34 feet long,
10 and the other one 20 feet long? A. Yes.

11 Q. And how about the smaller dimension?

12 A. That is a sun porch.

13 Q. In the enclosed part of the house, was it?

14 A. Yes.

15 Q. And you built that place by yourself,
16 did you? A. Yes.

17 Q. So that you estimate the value of the
18 labour at \$500., and it is your labour? A. Yes.

19 Q. Now, I wonder if you would tell us about
20 these greenhouses, you had two greenhouses? A. Yes.

21 Q. And they were built in 1941? A. Yes.

22 Q. And were they completed at the time of
23 the evacuation? A. Yes.

24 Q. They were completed? A. Yes.

25 Q. Was the glass in them? A. One was
26 completed and one the glass wasn't in.

27 Q. I see, the frame of both of them was
28 completed and there was glass in one but not in the
29 other? A. Yes.

30 THE SUB-COMMISSIONER: The glass was in the
big one? A. Yes.



K. Nagata,
In chf.

1 MR. BEST: Well now, Mr. Nagata, the glass
2 was in one and where was the glass for the other one?

3 A. Just before I was evacuated--?

4 Q. Yes-? You have told us the glass was in
5 one of the greenhouses, but you didn't put it in the
6 other one? A. Yes.

7 Q. Where was the glass for the second green
8 house? A. Sitting under the frame.

9 Q. It was on the premises and ready to go in?

10 A. Yes.

11 Q. What happened to the glass that was already
12 in? A. I took it off.

13 Q. Why did you do that? A. The Provincial
14 Police came down and told me to take it off.

15 Q. You were instructed by the police to take
16 off the glass, were you? A. Yes.

17 Q. And then did you remove the glass from
18 the premises entirely? A. Yes.

19 Q. Now were these 4000 tomato plants actually
20 in the greenhouses at the time of the evacuation?

21 A. Yes.

22 Q. And they were growing there at the time you
23 left? A. Yes.

24 THE SUB-COMMISSIONER: They were young plants
25 to be transplanted, were they? A. Yes.

26 Q. MR. BEST: My friend has already submitted
27 the appraisal, your honour, and there are just one or
28 two questions I wanted to direct to it.

29 Mr. Nagata, according to the appraisal, $1\frac{1}{2}$ acres
30 of your premises only were cleared. Now, I see according



K. Nagata,
In chf.

1 to your claim that apparently was the situation;
2 about $1\frac{1}{2}$ acres of the $15\frac{3}{4}$ was cleared? A. Yes.

3 Q. What type of bush was on the other $14\frac{1}{2}$
4 acres? A. Cord wood.

5 Q. What type of trees? A. Douglas fir.

6 Q. Small Douglas fir? A. Some about 4 feet --
7 they ranged from 2 to about 4 or 5 feet.

8 Q. Pretty big trees? A. Yes.

9 Q. Would that wood have any commercial value
10 other than for cord wood? A. Oh, yes.

11 Q. The valuation placed upon this land
12 uncleared is only \$5.00 and according to the appraiser
13 it would cost \$150. to clear it. What do you say
14 about that? A. The trees were on when I left,
15 but when the appraiser saw the place I don't know
16 whether they were there or not.

17 Q. I think they apparently were. The appraiser's
18 report and your claim jibe as to the amount of bush
19 that there was on the premises, but what I would like
20 to know from you is, what do you say about the value
21 of this bush land per acre; can you give us an estimate
22 of what you think it was worth? A. About \$75. an
23 acre.

24 THE SUB-COMMISSIONER: In 1942? A. Yes.

25 MR. BEST: And you think part of that value
26 would be the commercial value of the wood, do you?

27 A. Yes.

28 THE SUB-COMMISSIONER: You think it is worth
29 about \$75. an acre? A. I am not quite sure how much
30 there was on there.



K. Nagata,
In chf.

1 Q. I was wondering, because you only paid
2 \$30. for it in 1951.

3 MR. BEST: How many rooms were there in this
4 house? A. Four rooms.

5 Q. Was it on one floor? A. Yes.

6 Q. In the remarks on the appraisal we find
7 it said that this dwelling is little more than a
8 shack and although it is habitable it is not finished
9 inside. What do you say about that; were you living
10 in this house? A. Yes.

11 Q. With whom? A. My wife.

12 Q. And any family? A. No.

13 Q. Just the two of you? A. Yes.

14 Q. You had been living in it since you had
15 finished it, had you? A. Yes.

16 Q. Did you have much more work to complete
17 on it before it was finished? A. Yes.

18 Q. What did you intend to do with it?

19 A. Plaster the wall.

20 Q. Were you growing anything on your premises
21 outside of your green houses? A. About a dozen
22 fruit trees we planted.

23 Q. What type of fruit trees? A. Cherry,
24 apple and plums.

25 Q. They would be very young trees if you had
26 just planted them? A. Yes.

27 Q. Now, is that your signature? A. Yes.

28 Q. Was that form prepared on your instructions?

29 A. Yes.

30 Q. Do you swear the contents of it are true?



K. Nagata,
In chf.

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A. Yes.

(PERSONAL CHATTELS CLAIM FORM, MARKED EXHIBIT NO. 3).

MR. CHRISTIE: I am tendering as Exhibit 4, the assessment notice of 1943.

(ASSESSMENT NOTICE FOR 1943, MARKED EXHIBIT 4).

MR. CHRISTIE: I am tendering as Exhibit 5 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 5).

MR. BEST: Now, you have already told us that you had the glass in one of the greenhouses and you had it ready to put in the other when you were instructed to take it out of one. A. Yes.

Q. What did you do with the glass then?

A. I took it off.

Q. And where did you store it? A. Nextdoor with Mr. Green.

Q. Did you inform the Custodian that the glass was in Mr. Green's premises? A. After I went to Vancouver, yes.

Q. That is at the time you were evacuated you informed him you had this green house glass? A. Yes.

Q. And that is exactly the amount you paid for it, \$1315.00? A. Well, that includes transportation up there. I didn't pay it because my father paid for the glass, you know.

Q. He paid it on your account, did he? A. Yes.

Q. But that is the amount that he paid for the glass? A. Yes, I am quite sure that is the amount.

Q. Now, can you tell us something about this



K. Nagata,
In chf.

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double tire truck chains -- did you own a large truck?

A. Yes, I owned a two ton truck.

Q. And these chains you value at \$35. were purchased in 1941, and were for that truck, were they?

A. Yes.

Q. Were they new when you purchased them?

A. Yes.

Q. That was the purchase price, \$35? A. Yes.

Q. And how many times had you used them?

A. Once.

Q. Now these pipe wrenches and the adjustable wrench, were they in your tool box? A. Yes.

Q. And do you know what happened to that tool box? A. I left that with Mr. Green.

Q. And was it turned over to the Custodian by Mr. Green, do you know? A. He informed me, yes, they took it away from Mr. Green's place.

Q. What were all these nuts and bolts for -- this 2000 gallon water tank? Was that part of your green house set up? A. Yes.

Q. And when did you purchase those? A. At the same time in 1941.

Q. Were you going to assemble this water tank?

A. Yes.

Q. How old were these pipe wrenches you are claiming for? A. Some, about half were new, and half were old, about five years old, but the new ones, I had just bought them.

Q. Did you have them just for use on the pipes



K. Nagata,
In chf.

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in the green houses, or were you a plumber?

A. I used them in the green houses.

Q. Have you got a copy now of this insurance policy that you had for \$150. on this box of tools?

You said on your claim form that you appraised your tools for insurance purposes at \$150. and you insured them for that? A. They were insured though I didn't do it.

Q. The Custodian did? A. Yes.

Q. Did you instruct the Custodian to?

A. I did not.

Q. You are saying that the Custodian took the responsibility of insuring these tools for \$150. himself? A. I believe so.

Q. And he insured the glass for \$1250?

A. If they did.

Q. Now you know those policies were put on -- did you instruct the Custodian to insure the glass for \$1250? A. No, I didn't say anything.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. Mr. Nagata, I produce J.P. Form dated, 31st of March, 1942, is that your signature? A. Yes.

Q. I note on it that you said your tools were valued at \$150., but you didn't specify the different tools when you did that? A. Nobody asked me.

Q. I am tendering the J.P. Form as Exhibit 6.

(J.P. FORM MARKED EXHIBIT 6)

Q. This house was a one storey house?

A. Yes.



K. Nagata,
Cr. ex.

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Q. And covered with tar paper? A. Yes.

Q. Was the house painted? A. No.

Q. Was there a chimney? A. No.

Q. Were there any wells? A. Yes.

Q. Now I have a report here that says there were no wells and the water was obtained from a creek nearby; is that correct? A. It is not correct.

Q. There was a well? A. Yes.

Q. What about toilet facilities? A. An outside toilet.

MR. BEST: It says there were three old wells on the property which required cleaning out.

MR. CHRISTIE: Perhaps that is what he means -- there were no wells of any value.

Q. What kind of wood was this house constructed of, was it drop siding or just old lumber?

A. Ship lap.

Q. You stored these chattels with Mr. Green?

A. Yes.

Q. Did you advise the Custodian later you had stored them there? A. Yes.

Q. And did you ever receive any letters from the Custodian asking for a detailed inventory?

A. No, I did not.

Q. Were the tools new when you bought them?

A. Yes, some of them.

Q. And some were used before? A. Yes, some of them I had before, about five years.

Q. When you bought the tools am I correct in saying some were new and some you bought as used tools?

A. Yes.



K. Nagata,
Cr. ex.

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A. When I bought them they were all new.

Q. I think that is all, your honour.

RE-EXAMINATION BY MR. BEST:

Q. About this water supply, where did you get your water? A. From the well.

Q. From the wells on the property? A. Yes.

Q. And you have told my friend that your tool box was left with Mr. Green and was subsequently taken by the Custodian from Mr. Green. Did you ever give Mr. Green the right or privilege to use these tools? A. No.

Q. I am producing to you a letter from the London & Lancashire Insurance Company, Toronto 1, dated March 20th, 1946, and it is not addressed to yourself, it is addressed to your wife. I take it your wife had written some letter about the insurance on your property, had she? A. Yes.

Q. Do you remember getting that letter?

A. Yes.

Q. If I may file it as an exhibit, your honour?

(LETTER FROM LONDON & LANCASHIRE INSURANCE COMPANY, DATED MARCH 20th, 1946, ADDRESSED TO WIFE OF CLAIMANT, MARKED EXHIBIT 7).

Q. It says:

"Following our telephone conversation of Saturday, we communicated with our Vancouver office and have today learned that the only insurance which they had for you was against the risk of fire. They report that the last policy was No. F770531 written in the name



(K. Nagata,
re-exam.

1 "of the Custodian, from May 23rd, 1945.

2 However, it was cancelled on December 3rd.
3 last, and the Company allowed a return
4 premium at that time of \$7.09.

5 They indicate further that the insurance
6 covered \$1250 on 150 boxes of glass, and
7 \$150 on one box of tools.

8 We trust that this information will be
9 sufficient for your purposes."

10 MR. BEST: I think that is all, your honour.

11 MR. CHRISTIE: Your honour, it is submitted
12 that the real property was sold at its fair market
13 value. It is submitted those personal chattels which
14 were sold, were sold at their fair market value. It
15 is submitted that the goods left in custody of a
16 person other than the Custodian, which were not sold
17 by the Custodian, the Custodian assumes no responsib-
18 ility for. It is further submitted that these goods
19 were exorbitantly valued.

20 I will put in as Exhibit 8 the Real Property
21 Summary.

22 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 8)

23 (VALUATION OF GLASS BY WILLIAM BURNIP,
24 AUCTIONEER, DATED JUNE 20th, 1945).

25 Q. I am tendering the various Auctioneer's
26 Sheets and a memoranda of the auctioneer in regard
27 to the chattels as Exhibit 10.

28 (AUCTIONEER'S SHEETS AND MEMORANDA,
29 MARKED EXHIBIT NO. 10)

30 MR. CHRISTIE: That concludes the case.

(PROCEEDINGS ADJOURNED SINE DIE)



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

J. B. McGregor,
Official Reporter.

I, M. A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese-Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M. A. Miller,
Deputy Commissioner.

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

File 136 ✓
Toronto

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

(1) NAME NAGATA, KENKICHI (RCMP) Reg. No. 09490
(Print) Surname Given Name

(2) Pre-Evacuation Address ALBERNI, VANCOUVER ISLD BC.

(3) Present Address 96 SPRINGHURST AVE TORONTO, ONT.

(4) REAL ESTATE

(a) Street Address (if any) CREAMERY ROAD, ALBERNI, BC.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Blocks "A" + "B" of Block 3
Alberni District PLAN 1757
Alberni District PLAN 1757

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business Market Gardening
(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 - - - - - \$ 2000.00
(ii) Buildings - - - - - \$ 1000.00
(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) - - - - - \$ 3000.00
(v) Amount at which Custodian sold property and credited your account - - \$ 731.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2269.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation at Mr. Walker Green, Creamery Road Alberni BC

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

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

(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")

Mr. Walker Green

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

- 1. Greenhouse glass-sold by custodian at \$665.00 Estimated Value \$ 650.00
value - \$1315.00 Estimated Value \$
- 2. _____ Estimated Value \$
- 3. Plumbers and carpenters tools sold for \$8.50 Estimated Value \$ 141.50
value - \$150.00 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 \$ 791.50

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) - - - - - \$ 3060.50

(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 No

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, Kenkichi Nagata of the City of Toronto
of in the County of York

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 15th day of November)
A.D. 1947.)

K. Nagata

R. Best

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.

NAGATA, Kenkichi

(Claimant's Name)

**REAL ESTATE
(Farm Land)**

EXHIBIT No. 1129-1

DATE OCT 14 1948

FILLED BY R. A. Best

07490

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	14 1/4	1941	W. Green	\$500.00	14 1/4 acres uncleared 1 1/2 acres cleared	None	\$1,000.00
Green-house 4,000 Tomato Plants							
Total	15 3/4						

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

Description	When Made	Cost
Well dug 5' x 5'	1941	\$25.00
4,000 Tomato Plants planted in greenhouse	1941	400.00 Labour & Material

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		15 X 34 12 X 20 6 X 20 In "T" shape	Frame	1941	\$ 500.00	--	\$ 500.00	--	\$1,000.00
Greenhouse		24 X 95	Frame	1941	2,500.00 Glass & lumber, etc.		2,500.00		\$1,000.00
Greenhouse		24 X 227	Frame	1941					
									<u>\$ 2,000.00</u>

Deduct 731.5 from this for value of glass claimed as chattel.

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

The claimant was ordered by Provincial police to take glass out of greenhouse. The glass was sold by the Custodian for \$665.00. *- See Chattels claim.*

Assessment 1942:

Land	\$ 1,575.00
Improvements	300.00
	<u>1,875.00</u>

Summary

Estimated Value	Land	\$ 1,000.00
	Bldgs.	2,000.00
		<u>\$ 3,000.00</u>

Original Claim	\$ 3,000.00
Sold by Custodian	731.00
Claim	<u>\$ 2,269.00</u>

K Nagata
Signature

COPY

Farm Appraisal Report

FILED BY *N.A. Christie*
File No. J.L. 771

Land Description Blocks A & B of Block 3, D.L. 100, Amended plan 1757.
No house number _____ Containing 15.75 Acres

Owner's Name K. Nagata Post Office Address Alberni, B. C.

Nearest Rail Point Alberni E. & N. Rly. Distance 1/2 mile

Market Town Port Alberni and Alberni Distance 2 1/2 "

Church (give denomination) All denominations - Alberni Distance 1 "

Nearest School Alberni Distance 1/2 "

State how property was identified: By map, roads, and local inquiry.

Roads: State whether property has access to main road, the kind of road and its condition.
Kitsucksos road runs through property, Gravel, fair.

Is this district a good one? More of an industrial centre than farming.

Employment opportunity Work in mills and woods 2 1/2 - 5 miles.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Just odd bits of barbed wire fencing. Value \$ _____

Water supply: 3 old wells on property which would require cleaning out and deepening. Value \$ _____

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 34	Frame	8'	Roofing	1 yr.	Posts	Fair	250.00
	12 x 20							
	6 x 20							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
Greenhouse (frame only)	24 x 95	Frame	6'	Nil	1 yr.	Posts	Frame	250.00
" " "	24 x 227	"	6'	"	1 "	"	only	500.00
	X							

No electricity available. Total present day value \$ 1000.00

Total Value Buildings add to farm \$ 600.00

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

Describe the basement and chimneys: No basement, stove pipe chimney.

No. rooms downstairs? 6 Upstairs? -- How finished Wood lined.

Are buildings painted? No Condition of paint --

Distance from nearest bush 30 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.5	Sloping	Sandy loam 6" - 12"	Clay, gravel, hard pan	Sod	50.00	75.00
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
14.25	Sloping and fairly steep	Sandy loam 6"-12"	Clay, gravel Hard pan	clearing of bush. fairly heavy clearing. Some cordwood.	150.00	5.00
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 146.25

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 746.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Not being operated, in sod.

L.R. Gill is living in the dwelling, but is not paying any rent.

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

Noxious weeds: Thistles - common weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: taxes - \$19.93. Prov. Government, Alberni, B. C.

Date: August 18, 1942.
Place: Nanaimo, B. C.

I certify that the above report is based on a personal examination of the whole farm made on the 13 day of August 19 42

Inspector's Signature

"R. W. Brown"

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

Farm Appraisal Report

K. Nagata

J.L. 771

Remarks:

Property is located about 1 mile north of Alberni on the Kitsucksos road. It was only acquired by the Jap about one year ago and there is only about 1 1/2 acres of land cleared, the balance being bush, fairly heavy clearing. The shack and greenhouse frames were constructed this spring. The frames are ready for glass, in fact some glass was put in and later was taken out and stored before the Jap. left. The dwelling is little more than a shack and although habitable is not all finished inside. The wells on property can be cleaned out, but at present the water is not useable. There is no electricity available.

(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.

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

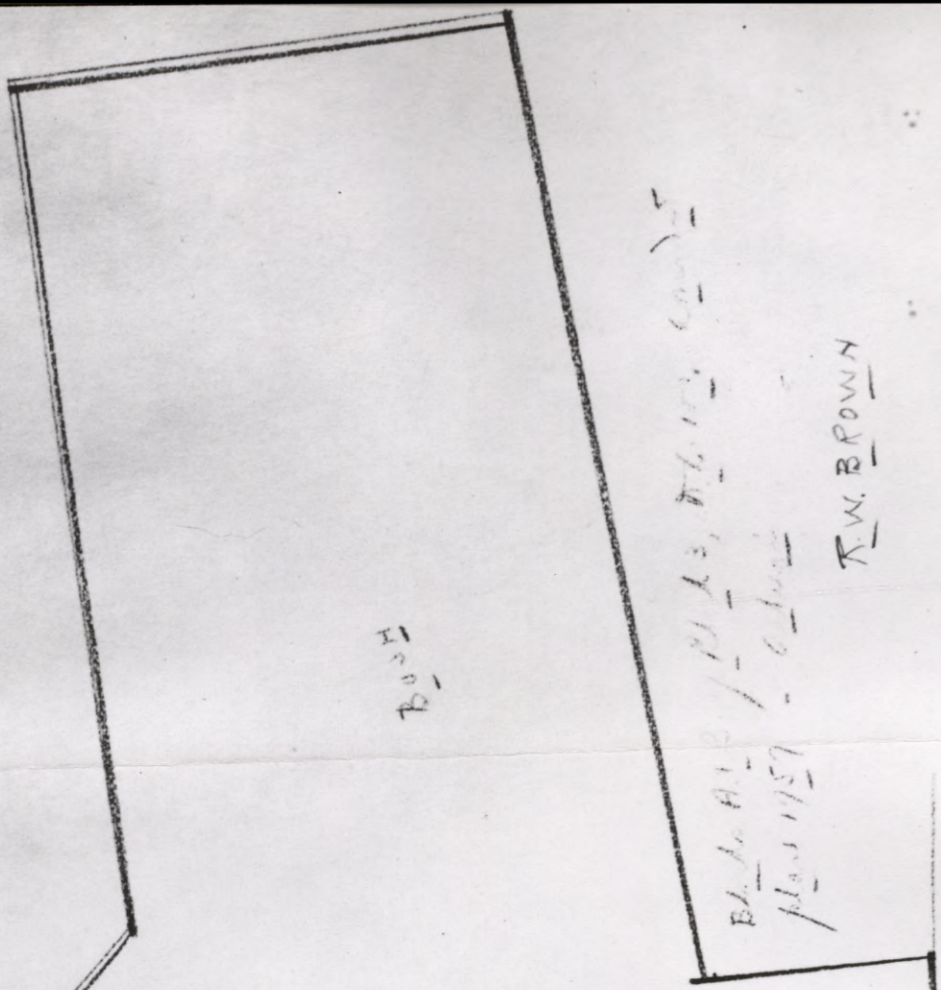
\$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....

Total \$.....

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

10250

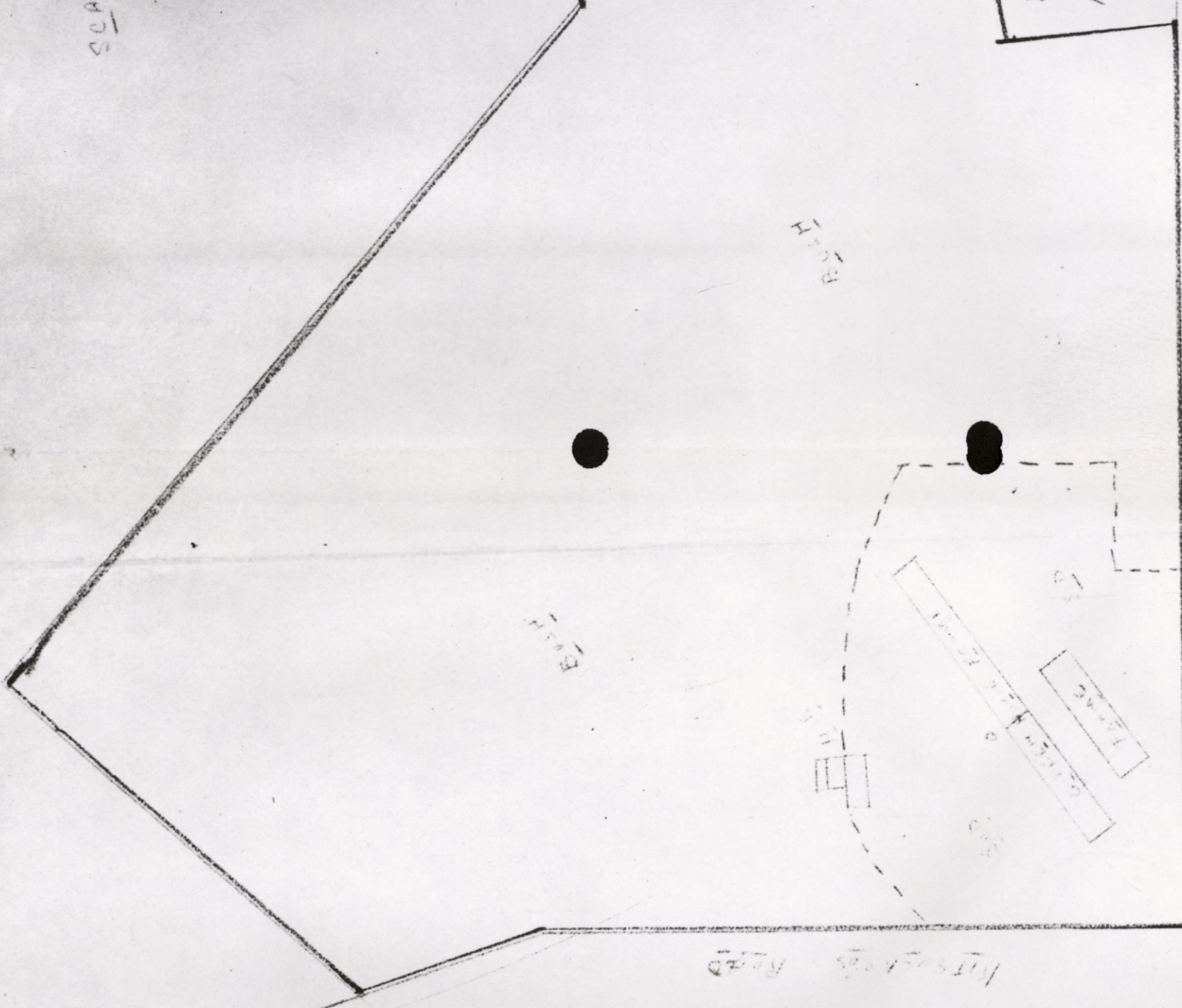
SCALE - 1" = 100'



BUSH

BL. AL. B. / D. L. S. D. L. S. (S. 10) 15
PLAN 1957 - 6/10/57
R. W. BROWN

R. W. BROWN



BUSH

BUSH

MITSUBISHI ROAD

HOUSE
GARAGE
TRUCK

↑ N
RAILWAY

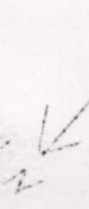


Diagram of Property

See sketch attached.

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

value is \$ 750

Date 19th August 19 42

"I. T. Barnet"
District Superintendent.

NAGATA, Kenkichi
(Claimant's Name)

PERSONAL CHATELS

EXHIBIT No. 1129-4 07490
DATE OCT 14 1945 Reg. No.
FILLED BY R. A. Nest

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
15,000' Sq. Feet Glass	1941	New	1,315.20	Good	\$1,315.00
Double tire truck chains	1941	"	35.00	"	35.00
1 Set of Pipe Diestock $\frac{1}{2}$ " to 1"	1940	"	40.00	"	35.00
Pipe Vise	1940	"	30.00	"	25.00

The claimant is claiming on the chattels listed in Column 3 of the Analysis of Personal Property Claim valued at \$1,465.00

Description of Storage of Goods:

The chattels were stored at Mr. Walter Green at Port Alberni. The claimant did not give Mr. W. Green any right to use the chattels.

General Statement as to Chattels not Described above:

Summary

Estimated Value	\$ 1,465.00
Sold by Custodian	707.50
Claim	\$ 757.50

Additional Comments, if any:

With the exception of the set of truck chains, \$1.50 appraisal and 1 wrench, \$2.75 appraisal, the claimant is not claiming on the other tools appraised. In a letter from the Custodian to Mr. N. Bamp, the appraiser, dated Sept. 5, 1945, it shows ~~the set of car chains in the appraisal should be set of truck chains~~, that all the tools of the claimant were not appraised. The claimant had insurance of \$1,250.00 on 150 boxes of glass and \$150.00 on one box of tools which is the basis of his claim. The set of car chains in the appraisal should be set of Truck chains.

K Nagata
Signature

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE.

Tx. 20.

ASSESSMENT
FARM



NOTICE, 1943.
LAND.

4
X

1962

Owner's name and last-known address:

NAGATA KENKICHI
C/O THE OFFICIAL CUSTODIAN
506 ROYAL BANK BUILDING
VANCOUVER B.C.

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

EXHIBIT No. 1129-4
DATE OCT 14 1948
FILLED BY
R. A. Christie

Folio Number

478

N 27489

C. of T.
Acres, more
or less.

15:75

Take notice that you have been assessed as below:—

W.H. BOOTHROYD PROV ASSESSOR ALBERNI B.C.

Date of Mailing Notice January 15, 1944

Description of Property:

BLOCKS A AND B OF BLOCK 3 OF
D.L. 100 AMENDED PLAN 1757
CONTAINING 3 AND 12 75/100 ACRES
RESPECTIVELY

ALBERNI
ALBERNI

ASSESSMENT DISTRICT.
LAND DISTRICT.

CERTIFICATE OF VESTING JUNE 10, 1943

ASSESSED VALUE (GROSS)		Total Gross Assessed Value	EXEMPTIONS		Total Exemptions	Taxable Value (Net)	Rate, 1/2 of 1%	
Land	Improvements		Improvements up to \$1,500	Pre-emptions			\$	c.
\$	\$	\$	\$	\$	\$	\$	\$	c.
BLK. A 300		300				300	1	50
BLK. B 1275	300	1575	500		300	1275	6	87

Tax on Land upon which no School Tax is payable.

Rate, 1/5 of 1%

SCHOOL TAXES.

SCHOOL DISTRICT.

0111

Amount Requisitioned	Real Property	Personal Property	Total Taxable Value	School Rate in Mills
2400	1275		1575	12.01

12 01

Due Date, April 1st, 194⁴

Total Current Taxes - - - - 4

Delinquent Date, October 31st, 194³

28 83

DELINQUENT TAXES				Interest must be added to Delinquent Taxes See overleaf for rates.	
1939	1940	194 ²	194 ³		
LAND - - -		2.00 6.87	2.80 6.87		3 00 12 74
LAND, 1/5 of 1%					
SCHOOL - -		12.06	11.14	23 80	
PAYMENTS				Total of all Taxes Due - (EXCLUSIVE OF INTEREST)	
1939	1940	1941	1942	Current.	
LAND - - -					
LAND, 1/5 of 1%					
SCHOOL - -					
INTEREST - -					
TOTAL - - -					
RECEIPT No. -					
DATE PAID -					

65 77

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

MAKE ALL REMITTANCES PAYABLE AT PAR TO
PROVINCIAL COLLECTOR AT ABOVE ADDRESS

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1362

EXHIBIT No. _____

NAME Kenkichi NAGATA

REG. No. 07490

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		

DECLARATION Mar. 31/42.
 EVACUATION Mar. 29/42.

TAKEN BY _____
 DATE _____

150 boxes containing
 15000 sq. ft. of glass,
 Value \$1250.00
 Tools valued at \$150.00.
 Both glass and tools are
 stored at Mr. Walker Greens.
 Alberni. B.C.

Greenhouse glass	1315.00	
Double Tire Truck Chains	35.00	703.25
1 Set Pipe Die Stock 1/2 to 1	35.00	1.50
1-36" Pipe Wrench	12.00	2.75
2-24" Pipe Wrench	15.00	
2-16" Pipe Wrench	10.00	
2-8" Adjustable Wrench	5.00	
Pipe Vise	25.00	
Nuts and Bolts for 2000 gal. water tank	13.00	
	1465.00	

Additional Sales:
 Lumber 5.00
 Miscellaneous 4.25

RECAP OF CLAIM:
 \$1362.00 - sold tender & etc. \$707.50
 103.00 - No record at anytime
\$1465.00

FILE No. 1362

EXHIBIT No. _____

EXHIBIT No. 1129-01

DATE OCT 14 1948

CASE No. 1129

REG. No. 07490

FILLED BY R. A. Christie

VENUE Toronto

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
	703.25							
	1.50							
	2.75			35.00				
				15.00				
				10.00				
				5.00				
				25.00				
				13.00				
	<u>707.50</u>			<u>103.00</u>				
	5.00							
	4.25							
.50								

[Handwritten signature]

HASTINGS PARK
OFFICE OF THE CUSTODIAN
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.

PERSONAL INFORMATION

1129 - 6

NAME: NAGATA, Kenkichi

EXHIBIT No. Oct. 14 1948

HOME ADDRESS: Alberni, B. C.

DATE
FILED BY K. A. Christie

REGISTRATION NUMBER 07490

SEX: Male AGE: 28

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: Mary Kiyoko "2989"

ADDRESS OF WIFE OR HUSBAND: Same as above

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Certificate #5803-N #27489-N Blocks A & B

6-6-3 of Lot one hundred (100) Alberni District, Plant 1757.

Title in owners possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: One story house, tar paper roof,

also Green House 24x340 feet, was all glass, but owner has taken glass out

and stored with Walker Green next door.

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

4. TAXES (Amount and where payable) \$19.84 approx. Payable at Municipal Office at Alberni, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state) Mrs. R. Gill living on property now.

Property not leased to her, but arrangement made for her to live on property

and look after it, by "NAGATA"

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Hay and Oats. In Greenhouse
Tomatoes and Cucumbers.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: As under #1 on page 1
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: Hay & Oats
Tomatoes and Cucumbers.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....
150 boxes containing 15000 square feet of glass, value \$1250.00.
Tools valued at \$150.00. Both glass and tools are stored at Mr.
Walker Greens, Alberni, B.C.
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

FORM "J"
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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)
1 - \$100.00 Victory Bond, Second War Loan, # A 071053, Series K. I. 1952.
In owners possession.

8. BANK ACCOUNTS: Royal Bank of Canada, Hastings & Main Branch,
Vancouver, B. C. \$350.00 on deposit.

9. LIFE INSURANCE: None

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 31st day of March 1942.

(Signature) "K. Nagata"

"I. C. Bardwell"
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

Jan. 6, 1949

[Handwritten Signature]

London & Lancashire Insurance Company Ltd.

OF LONDON, ENGLAND



FIRE
INLAND MARINE
AUTOMOBILE

Canada Branch, 19 Richmond St. West Toronto

March 20th, 1946.

EXHIBIT No: 1129-7
DATE OCT 19 1946
FILLED BY R. A. McRae

Mrs. Nagata,
46 Isabella St.,
Toronto.

Dear Madam,

Following our telephone conversation of Saturday, we communicated with our Vancouver office and have today learned that the only insurance which they had for you was against the risk of fire. They report that the last policy was No. F770531 written in the name of the Custodian, from May 23rd, 1945. However, it was cancelled on December 3rd last, and the Company allowed a return premium at that time of \$7.09.

* They indicate further that the insurance covered \$1250 on 150 boxes of glass, and \$150 on one box of tools.

We trust that this information will be sufficient for your purpose.

Yours very truly,

Douglas A. McRae
Asst. Manager

DMcR:F.

EXHIBIT No. _____
 DATE..... Oct. 14 1948
 FILED BY _____
 K. A. Christie

REAL PROPERTY SUMMARY

Catalogue No. S. S. B.

File No. 1362.

Name: Kenkichi NAGATA.

Reg. No. 07490.

Address: Port Alberni, B. C.

Legal Description: Blocks "A" and "B" of Lot 100, Alberni District, Plan 1757.

Classification: 1 - storey Dwelling and Greenhouse.

Registered in the name of: KINKICHI NAGATA

State of Title (No. 27489-N): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT AND VETERANS' LAND ACT for \$731.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of Title (No. 34225-N) acknowledged by Purchasers on: December 19th, 1944.

Completed statement to Evacuee sent on: January 24th, 1945.

Net proceeds (\$689.33) released to credit of Kenkichi NAGATA as of: January 1st, 1944.

Chattels: Not involved.

Insurance: None.

Administration: This property consisted of an unfinished bungalow, with tar paper roof, and a greenhouse (24' x 340') on a parcel of about 15 $\frac{3}{4}$ acres of land, situated on the main road, about 1 mile outside the town of Port Alberni. Owner removed all glass from Greenhouse and stored it with a neighbour next door. He also arranged for a Mrs. L. R. Gill (same neighbour's daughter) to occupy the bungalow with her 2 children, rent free, in exchange for care of the property.

The above summary is certified to be in accordance with the information on file.

5th October, 1946.

"R. G. Bell"

RGB/P.

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

Jan. 6, 1949

[Signature]
 C. McLaughlin

1129 - 9
EXHIBIT No. _____
DATE. Oct. 14 1948
FILED BY K. A. Christie

EVACUATION SECTION	
Rec'd	June 22-45
File No.	1362
Ans.	RGB
Referred	Bell

Box 364,
Port Alberni, B. C.

June 20th, 1945.

Mr. Bell,
Custodian of Japanese Affairs,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Acting upon the advice of Mr. R. Turner, I appraised a quantity of glass stored at the Public Works Department in Alberni, B. C.

For your information there are 175 cases of Greenhouse Glass, size 16 x 16", in sealed cases, totalling approximately 10 tons. My valuation on these goods is \$4.00 per case.

The quality of this glass is used only by florists and I understand that it deteriorates with age. It was not possible to determine the extent of breakage as the cases were sealed.

I feel sure that I could sell this stock at the price quoted, thereby saving you much time and expense in freight and handling same.

Trusting you will favour me with an early reply, I remain,

Yours very truly,

"William Burnip"
William Burnip,
Auctioneer & Valuator.

WB/SM

700.-

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

Jan. 6, 1949

W. Burnip

EXHIBIT No. Oct. 14 1948
 DATE _____
 FILED BY K. A. Christie

W. BURNIP, K. H;
 Auctioneer

First Avenue,
 PORT ALBERNI, B. C.

STORAGE

Kenkichi Nagata

Lumber 5.00

Glass

TOOLS

Wrench	2.75	
Key Hole Saw	.25	} M
Clamp	.50	
Square	.25	
Wood chisel	.25	
3 Wood Planes	.75	} N S
6# Ass. Nails	.35	
Hooks	1.50	
1 Piece of Rope 10 ft.	.40	
4 - 1/2 Tin Paint N.G.	—	
Set Car Chains NS	1.50	N S 1.50

Received from Provincial Work Yard
 where Glass was stored

~~7.00~~

I reported Lumber & Tools
 to Mr. Bell or Green

8.50

instructed to sell

5.00
 13.50

Mr. Burnip called)
 13/5/46 with this)
 list and his cheque) Ref. on lett of 5/9/45.
 in final settlement) "R.G.B."

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

Jan. 6, 1949

L. McLaughan

Attached to 1129 - 10

WILLIAM BURNIP, H. H.
Auctioneer

Sales Room: 1st Avenue - Phone 909

PORT ALBERNI, B. C.

"Kankichi Nagata"

"File 1362"

145	Cases Glass at \$4.85		\$703.25
<u>Expense</u>			
	5% Comm.	35.15	
	Taxi	1.50	
	Telephone	1.60	38.25
			<u>\$665.00</u>

Van:

Fairmont 7596-R bill 23/8
(No. 7 W. 23 Ave.)
c/o Mr. Dickenson

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

Jan. 6, 1949

W. C. McHughan

HOWARD SMITH
GENOA BOND

Box 364,
Pt. Alberni, B. C.,
August 28th, 1945.

Mr. Bell.

Re: Keukichinagata.

Dear Sir:

I am writing you regarding that box of tools I told you about. Did you want it shipped over? It is not worth the expense of shipping as it is nothing but junk.

There is about 300 feet of lumber 2 x 3 which is used only by greenhouses for the glass to slip into. I asked the person who bought the glass to give me an offer for it but he said it was worth nothing as it is poor for glass-houses.

I think the best thing to do is to leave both the box of tools and lumber to me to get anything I can for them. However, I will await your reply before doing anything. It may not pay to bother with it but it will clean up everything over here. I will endeavour to dispose of it for something.

Yours very truly,

"William Burnip"
William Burnip.

BB/SB

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

Jan. 6, 1949

C. Mc Cleghon

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE No. 1362.

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

December 3rd, 1946.

Mr. Kenkichi NAGATA,
Registration No. 07490,
96 Springhurst Avenue,
Toronto 3, Ontario.

EXHIBIT No. 1129-11

DATE Dec-12/1949

FILED BY
M. McArthur

Dear Sir:

Re: Greenhouse Glass.

We are in receipt of your letter of the 21st ultimo on the subject of the price realized for your greenhouse glass.

This letter has been placed on your file and is therefore available for future reference. However, certain statements made therein are not in agreement with the facts as disclosed by our records and we therefore wish to point these out.

While the demand for greenhouse glass exceeded the supply, your glass was stored at Port Alberni, where there was no local market, the efforts of different local agents extending over 2 years, failing to find a buyer. You state in your letter that it cost you \$300.00 to get the glass in question from Victoria to Port Alberni. It would have cost more than that to have repacked and moved it back to Victoria or any other market, and as expert packing was not available breakage would possibly have been heavy.

You state the market price of new glass at time of sale to have been \$9.92 per case of 100 sq. ft. Our records show the price quoted to this office by Messrs. Pilkington Bros. (Canada) Ltd., Vancouver, to have been \$7.46 per 100 sq. ft. ||

Your glass, a lot of it packed by you in odd-size cases, was necessarily sold as second-hand glass. The price realized, \$4.85 per 100 sq. ft., was much the best offer we received and was better than expected under the circumstances. And we would here add that you received the benefit of free storage for the 3 years it was stored in a government warehouse at Port Alberni.

The insured value of your tools (\$150.00) was the value placed on them by you in your Custodian "JP" declaration dated Mar. 31/42. The sale value represented the best price that could be obtained when the case was opened and the contents offered for sale.

It is realized that the sale of any property is a matter of concern, and may even be contrary to the wishes of the owner, but, as advised you in our letter of the 12th October, in carrying out the Government's policy of

(Over)

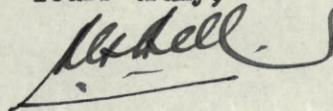
Mr. Kenkichi NAGATA.

Page 2.

December 3rd, 1946.

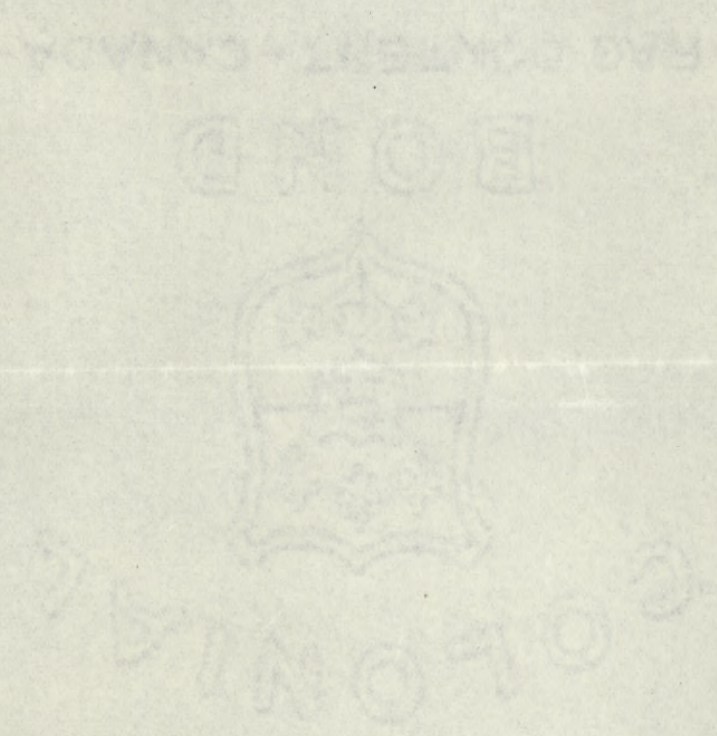
liquidation every effort has been made by this office to secure fair prices, and we hope a reconsideration of the facts as outlined above will satisfy you that we have done so in this case.

Yours truly,



R. G. Bell,
Office of the Custodian.

RGB/P.



9th May 1942.

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

EXHIBIT No. 1129-12
DATE Dec. 12-1949
FILED BY
M. Macdonald

Attention Mr.C.L.Drewry.

Dear Sir:

re: Kenkichi Nagata Registration No.07490.
My file No.2.

In accordance with your request dated 26th March 1942, I have investigated and taken control of the following property as recorded on the above man's registration form dated 31st March 1942.

Real Property:

Land:

Blocks A and B of Lot 100, Alberni District,
Plan 1757.

Buildings, etc.

One-storey house, tar paper roof, also
greenhouse 24' x 340', was all glass but owner
has taken glass out and stored with Walker Green
next door.

Personal Property:

150 boxes containing 15,000 square feet
of glass, value \$1,250.00.

Tools valued at \$150.00.

In connection therewith I have to report as follows:

1. Location:

The property -- about 15 $\frac{3}{4}$ acres -- is about a mile
and a quarter outside town on the main highway.

2. Ownership:

The property is registered in the name of Kenkichi
Nagata and is clear of encumbrance. Certificate of Title
No.27489-N.

3. Building:

The house is a new one about nine months old and is incompleated. It is a frame house with tar paper roof. There is a living room, kitchen, two bedrooms, bathroom (poor) and a small greenhouse. The house is unpainted inside and outside. There is a small porch in front. There is no chimney and there are no wells. Water is obtained from a creek nearby. Toilet facilities are in a privy on the back yard.

The approximate value of the house is difficult to assess as it is incomplete but \$600.00 is a near guess.

There are two frames for greenhouses erected on Lot B (Sizes are 300' x 24' and 150' x 24'). The smaller greenhouse frame is not completed and the glass has been removed from the larger frame.

A Mrs.L.R.Gill and two children are living on the property now. The property is not leased to Mrs.Gill but arrangements were made by Nagata for her to live there free of charge provided she looked after the property. The real reason for Mrs.Gill living there is that her mother and father - Mr. and Mrs.Walker Green - live next door. I would add that Nagata's house has neither water, light nor chimney and but for the fact that Mrs.Gill is near her mother and is occupying the house free of cost she would undoubtedly seek quarters elsewhere.

4. Inventories:

Household furniture:

None.

Glass for greenhouses:

The glass and tools stated on Nagata's registration form were stored in an incompleated garage belonging to Mr.and Mrs.Walker Green who live next door to Nagata's property. In view of the fact that the garage was insecure I considered it advisable to remove them to a safer storage.

I have moved them to the Public Works Store, Alberni, B.C. for safe custody.

5. Insurance:

There is no insurance carried on the house nor the greenhouses, nor on the personal property of this man. There is no chimney to the house and this precludes insurance of the house.

6. Liabilities:

The registration form does not disclose any liabilities.

7. Recommendations:

I recommend:

- (1) that if the owner so desires and will pay for same, the glass and one case of tools be insured.
- (2) that Mrs. Gill be permitted to rent the house free in accordance with the wishes of the owner.

8. Special action taken:

Moving the glass to the Provincial Public Works store at Port Alberni, B.C. at a cost of \$15.00.

Yours faithfully,

"H. G. HINTON"

HGH:LMS

I hereby certify that the foregoing words are a true copy of the original, whereof they purport to be a copy.
December 13th 1949.

