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ACC.: _____

VOL: 58 Box/Boîte: _____

FILE/DOSSIER: 1159-NAKAMURA, Genmatsa

ATIP's Request # : _____

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Reviewd BY/PAR MC

DATE: 10.12.08

IMAGED

ACCESS REVIEWED/DECLASSIFIED:
REVISION D'ACCES/DECLASSIFIE:

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ACC.: _____

VOL: 58 Box/Boîte: _____

FILE/DOSSIER: 1159-Nakamura,
Genmatsu (Toronto)

Request ## de demande: A-2008-00322

Stack: 02

Date: Dec. 15, 2008

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Date: _____

<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
					982.00		453.52			453.52
										945.00
<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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1398.52



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CASE NO: 1159

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 22, 1948.

IN THE MATTER OF THE CLAIM OF
GENMATSU NAKAMURA

PROCEEDINGS AT HEARING

Original.



1 IN THE MATTER OF THE "INQUIRIES ACT"
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E

7 HIS HONOUR, JUDGE J.A. MCGIBBON, SUB-COMMISSIONER.
8

9
10
11 Toronto, Ontario,

12 October 22, 1948.
13

14
15 IN THE MATTER OF THE CLAIM OF

16 GENMATSU NAKAMURA

17 PROCEEDINGS AT HEARING
18

19
20 APPEARANCES:

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

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

25 A. SMITH, ESQ., Secretary,

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

27 A.G. VEITCH, ESQ., Official Reporter.
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GENMATSU NAKAMURA, the claimant herein, being duly sworn, testified as follows:

DIRECT EXAMINATION BY MR BEST:

Q. Mis Nakamura, is that your signature?

A. Yes.

Q. And was that form prepared upon your instructions? A. Yes.

Q. And do you swear the contents are true?

A. Yes.

MR. BEST: I am submitting as Exhibit 1 the Particulars of Real Estate Farm Land.

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

Q. I understand that before evacuation you lived at Eburne, B.C.? Is that correct?

A. Yes.

Q. And you had a small holding there of about three acres? A. Yes.

Q. And it is as a result of the sale of that property that you are making this claim. Is that correct? A. Yes.

Q. Now, Mr. Nakamura, according to your claim you paid a Mr. Inamoto \$2,000. for this property back in 1920? A. Yes.

Q. And at that time the property was cleared and there was a building on it. Is that right?

A. Yes.

Q. What building was standing on the property in 1920? A. The house.

Q. The house? A. Yes.



1 Q. And then apparently in 1921 you made an
2 addition to that house?

3 A. Yes.

4 Q. Could you tell us just what you did to
5 the house at that time? Did you build some extra
6 rooms on the house? A. Yes.

7 Q. How many? A. Two rooms, 12 by 20,
8 with a basement.

9 Q. I understand that this is one of those
10 houses which is built just flush with the ground level
11 and there is a floor above, sort of the main floor of
12 the house and then an attic above that. Is that
13 correct? A. Yes.

14 Q. And, how many rooms are there in the house
15 now? A. Six in the upstairs and two in the
16 basement.

17 Q. Eight rooms altogether?

18 A. That is right.

19 Q. And there is an attic in the house?

20 A. Yes.

21 Q. Was that attic used or was it just used
22 for storing purposes?

23 A. Yes; just for storing and drying purposes,
24 flower bulbs.

25 Q. With respect to this house which was on
26 the property at the time you bought in 1920, how
27 old would it have been at that time?

28 A. I think about 10 years; I am not
29 sure.

30 Q. About 10 years? A. I think so.



1 Q. I see. In addition to this addition to the
2 house you built the other buildings on the property?
3 Is that correct? A. Yes.

4 Q. This packing shed, rather long building,
5 30 feet long; just for what did you use it?

6 A. I used that packing shed for dut flowers,
7 like.

8 Q. You were really in the florist business,
9 I understand?

10 A. Yes. That is right.

11 Q. And that is the building in which you packed
12 up the cut-flowers?

13 A. Yes.

14 Q. With respect to these cold-frames which
15 you built in 1930, were you still using those?

16 A. Yes.

17 Q. At the time you left? A. Yes.

18 Q. You were? A. Yes; sure.

19 MR. CHRISTIE: I am tendering as Exhibit 2,
20 the Farm Appraisal Report.

21 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

22 MR. BEST: Q. Mr. Inamoto is the man from
23 whom you bought this property?

24 A. Yes.

25 MR. CHRISTIE: Perhaps I had better have it
26 noted on the record, on this farm appraisal report
27 it has the owner's name, Denshiro Inamoto. Evidently
28 that is the name of the former owner. I think
29 perhaps that ought to be noted, for the purpose of the
30



1 records.

2 THE SUB-COMMISSIONER: Yes.

3 MR. BEST: Q. Now, Mr. Nakamura, on the
4 appraisal there is a remark that apparently the
5 garage and the packing shed and the cold-frames
6 and the hen-house which you have listed as having
7 a total value of some \$375., while they are apparently
8 acknowledged to be there and the glass is in the cold-
9 frames, the appraiser says that their valuation is nil.
10 What do you say about that?

11 A. I been using it for my business and they are
12 very valuable to me.

13 Q. Do you say they would be of some value to
14 someone else who bought this property and was going to
15 use it for the same purposes?

16 A. I cannot understand.

17 Q. Well, try to answer it.

18 A. They would be valuable to another person
19 in the same line of business and the price of glass
20 has increased very considerably.

21 Q. I see. What do you say about the condition
22 of your house, Mr. Nakamura?

23 A. In fair condition.

24 Q. In fair condition? A. Yes.

25 Q. How about the roof?

26 A. The roof was not very good.

27 Q. The roof was not very good?

28 A. No.

29 Q. Do you think it needed a new roof then?
30



1 A. Yes; sure. Yes, I was repairing it
2 before I go into the road camp and I could not finish
3 it. So, it must look terrible when they get in.
4 I could not finish it.

5 Q. Well, when were you evacuated?

6 A. March 29, I believe. I am not sure.

7 Q. In 1942? A. Yes.

8 Q. And, when did your family move off the
9 place? A. In May, I guess, to Vancouver and
10 they were in Vancouver until about July, the first
11 of July.

12 Q. Well, then, this appraisal having been made
13 on July 8, 1942, that would explain this remark
14 that "Japanese owner vacated and house well-boarded up
15 and no rental arrangements made by owner. Property
16 run as a truck farm, also bulbs and bedding-out
17 plants grown. Land very dirty."

18 And "No crops; land in very weedy condition."
19 Apparently then you had moved off there several
20 months before this appraisal was made and obviously
21 weeds and so on had grown up in the intervening
22 months?

23 A. Yes. That is right. I left there by
24 March. I could not do anything in the garden.
25 There is only my farm.

26 MR. CHRISTIE: I am tendering as Exhibit 3
27 the Tax Notice for the year 1942, together with
28 the Assessment Notice for 143, as one exhibit.

29 (TAX NOTICE, 1942 and ASSESSMENT NOTICE, 1943,
30 MARKED EXHIBIT NO.3)



1 MR. BEST: Q. Apparently your total assessment
2 for this property, land and buildings, on the two
3 lots are totalled as three acres or \$3,866. Do you
4 remember whether that was the assessment on which you
5 paid taxes prior to evacuation?

6 A. Sure. \$70. was the tax.

7 Q. Well now, Mr. Nakamura, you operated
8 this place, you have told us, as a flower grower,
9 really? A. Yes.

10 Q. And, was that a fulltime business with
11 you? A. Yes.

12 Q. Was there anyone else employed there
13 besides yourself?

14 A. Sometimes in the Spring time.

15 Q. You would hire casual labour?

16 A. Yes.

17 Q. To help plant bulbs? A. Yes.

18 Q. And, can you give us an estimate of what
19 your income would be? A. About \$1,500, I guess.

20 Q. About \$1,500? A. Yes.

21 MR. CHRISTIE: Gross?

22 MR. BEST: Q. That is, your gross income?

23 A. Yes.

24 Q. Is that your signature (Indicating)?

25 A. Yes.

26 Q. And, was that form prepared upon your
27 instructions? A. Yes; sure.

28 Q. And you swear the contents of it are true?

29 A. Yes.

30 MR. BEST: I am submitting as Exhibit 4, the



1 Personal Chattels Claim form.

2 (PARTICULARS OF PERSONAL CHATTELS,
3 MARKED EXHIBIT NO.4)

4 Q. Now, you are claiming in addition to
5 your claim for the land and buildings \$1,000. for
6 bulbs which apparently were left on the premises. Is
7 that correct? A. Yes.

8 Q. Your place was leased, I believe, to a
9 man called Harry Gee? A. Yes.

10 Q. Was it not? A. Yes.

11 Q. And what arrangement, if any did you have
12 with him about these bulbs?

13 A. Just cut-flowers, cut and not the bulbs.

14 Q. He was to be permitted to cut the flowers
15 from the bulbs but not to touch the bulbs?

16 A. No.

17 Q. I see. And, you have listed here some
18 gladiola bulbs which you had in the basement. I
19 take it they were not in the ground but just kept in
20 the basement? A. Sure.

21 Q. And the daffodil and narcissus bulbs
22 actually were in the ground?

23 A. Yes.

24 Q. Have you any idea how many you had?

25 A. I do not know how much I have, but you
26 know ---

27 Q. You have told us you made \$1,500.
28 from the sale of the flowers, on them?

29 A. Yes. That is not only flowers but I make
30 about \$500. from tulips and narcissus, so I figure



1 one cent each bulb more than ---

2 Q. Do you mean by, you figure \$500. from
3 daffodil and narcissus, the sale of bulbs?

4 A. No; of cut flowers.

5 Q. Of cut flowers? A. Yes.

6 Q. That would be included in the \$1,500?

7 A. Yes; that is right. That is part of the
8 \$1,500.

9 Q. Now, to what did this one cent per bulb
10 have reference? What did you mean by that?
11 You have put a valuation here of \$950. on these
12 daffodil and narcissus bulbs. Now, what I would
13 like to find out is can you estimate for us approxi-
14 mately how many bulbs there were which were worth
15 \$950.?

16 A. I just figure roughly I bring about \$500.
17 from them daffodils, count five cents a dozen.
18 That is how much?

19 Q. You sold the daffodils at five cents per
20 dozen? A. Yes, for cutting for wholesale.

21 Q. You calculated it that way, the value of
22 your bulbs?

23 THE SUB-COMMISSIONER: Q. How many acres did
24 you have?

25 You can get at it that way.

26 MR. BEST: Q. Three acres. A. I calculated
27 it on the basis of five cents a dozen and each flower
28 had one bulb.

29 Q. I point out if he said he got five cents
30



1 per dozen for the daffodils and his income from
2 daffodils was \$500. he obviously had sold about
3 10,000 dozen flowers, which, at that basis, we would
4 have 120,000 bulbs. A. I think so. It is
5 quite a bit. I build it all my life pretty nearly.

6 Q. You had been in this business on these
7 premises since 1920?

8 A. Yes. I multiply from year to year so
9 long. Of course, I did not buy, just multiply every
10 year.

11 THE SUB-COMMISSIONER: Q. You would not know
12 how many thousand bulbs you had?

13 A. No. I never counted. I just figure
14 lowly. I am sure I got money from them. I take all
15 my life to raise it.

16 MR. BEST: All right; thank you, Mr. Nakamura,
17

18 CROSS-EXAMINATION BY MR. CHRISTIE:

19 Q. I am producing J.P. Form dated March 28,
20 1942. Is that your signature (Indicating)?

21 A. Yes.

22 MR. CHRISTIE: I am filing this as Exhibit 5,
23 J.P. Form.

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

25 Q. Did this house have a basement?

26 A. Yes.

27 Q. What kind of basement was it?

28 A. I had cedar-board flooring on one side.
29 One side was not finished when I left home for the
30 road camp. I had to leave it. So, I did not



- 1 finish it.
- 2 Q. How many rooms were there in the basement?
- 3 A. Two rooms.
- 4 Q. Two rooms? A. Yes.
- 5 Q. And, was it cedar floor?
- 6 A. Yes, cedar flooring.
- 7 Q. Did you use it just for the purpose of
- 8 bulbs or did you use part of it for living?
- 9 A. No, I did not use for living; I just had
- 10 a bath kind of Japanese style in basement.
- 11 Q. I suppose the rooms were quite small?
- 12 A. Yes. They are not very big -- 20 ---
- 13 Q. Now, in 1942 was there anything planted
- 14 in the greenhouses?
- 15 A. No. Not in the greenhouses.
- 16 Q. There was nothing planted in the green-
- 17 houses? A. No. I could not start it because
- 18 I have to move.
- 19 Q. Now, I am showing you here a lease dated
- 20 June 26, 1942 between yourself of the first part and
- 21 Harry Gee. Was he the person to whom you leased
- 22 the property?
- 23 A. Leased the property?
- 24 Q. Leased your farm land?
- 25 A. I think so. This has been made after I
- 26 moved to Ontario. The wife made it and I signed it
- 27 in the road camp.
- 28 Q. Is that your signature? (Indicating)
- 29 A. Yes.
- 30 Q. That is your signature? A. No.



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Q. You rented this property for \$8. a month?

A. Yes.

Q. And the tenant was to have the use of the house and the greenhouses?

A. I do not know. I am not sure. That was made in my absence and forwarded to the road camp for my signature and I do not read English very well.

Q. Did you not look it over or was it not explained to you before you signed it?

A. No, it was not interpreted to me.

THE SUB-COMMISSIONER: It was signed by him?

MR. CHRISTIE: Yes, your honour.

THE SUB-COMMISSIONER: It speaks for itself.

MR. CHRISTIE: I point out for the purpose of the record the inventory first of all contains buildings, the six-room frame house and woodshed and greenhouses, and there is a list of farming tools which included between 400 and 500 flower pots and in the orchard is 21 bearing apple trees, six bearing pear trees, two cherry trees and it says bulb and roots approximately one acre planted in narcissus, peonies, iris and tulips. According to this list apparently there was just one acre planted in bulbs. Have you anything to say about that?

A. There was only one acre. There were other perennial plants there, too, in that one acre.

Q. The whole acre was not in bulbs?

A. Yes. There were other flowers there.

MR. CHRISTIE: I would like to read into the record this paragraph to which I call attention:



1 "It is further understood and agreed that the
2 lessee may cut flowers from the roots now
3 planted as per the inventory attached hereto
4 and may harvest the fruits borne on the trees,
5 but that he will not remove or damage any of
6 the roots or trees."

7 That will be Exhibit 6.

8 (LEASE, DATED JUNE 26, 1942, MARKED EXHIBIT
9 NO.6)

10 Q. Did you derive any income from any of the
11 fruit on the trees?

12 A. Yes, some.

13 Q. Now, I understand that for a while after
14 you were evacuated your wife carried on for a while?

15 A. Yes.

16 Q. And, was that before Mr. Gee took possession?

17 A. Yes.

18 Q. And, did your wife sell any of the flowers?

19 A. Sure.

20 Q. She sold flowers? A. Yes.

21 Q. Did she sell any of the bulbs?

22 A. No.

23 MR. CHRISTIE: I think that is all, your
24 honour. I do not think there is anything to be
25 gained by pursuing the question of bulbs and their
26 valuation.

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1 RE-EXAMINATION BY MR. BEST:

2 Q. Did you know this man Gee before?

3 A. Yes.

4 Q. Was he a neighbour? A. No. He is a
5 buyer.

6 Q. He was one of the buyers? A. Yes.

7 Q. You sold cut flowers to him? A. Yes.

8 Q. Well, now, you told us that you lived in
9 your home up until March and your wife went to
10 Vancouver in May? A. Yes.

11 Q. And, as my friend has pointed out, this
12 lease was dated June 26. Who arranged the lease with
13 Gee? Do you know that? A. No.

14 Q. Did your wife have anything to do with
15 that or was it all done by the Custodian's office
16 and just forwarded to you to the camp for signature?

17 A. I just signed the signature.

18 I think it was my cousin who made the arrange-
19 ments.

20 Q. Did you receive any correspondence about
21 this lease from anyone other than the Custodian?

22 A. I do not know whether it was my wife,
23 whether my wife did it or the Custodian. I do
24 not know.

25 Q. Well, now, just one further question---

26 A. Apparently I did not hear anything about
27 this thing until I received the lease.

28 Q. In what camp were you when you received
29 the lease? A. In Gosnell Camp.

30



1 Q. And did the interpreter at the camp read
2 the lease over to you before you signed it?

3 A. No.

4 Q. He did not? A. No.

5 Q. Would you consider \$8. per month a fair
6 rental for your property if you were leasing it,
7 yourself, at that time?

8 A. The price was cheap so that the property
9 should be looked after, wa_tched.

10 THE SUB-COMMISSIONER: Apparently his wife
11 signed, too.

12 MR. BEST: I see. All right; t hankyou.

13

14

RE- CROSS-EXAMINATION BY MR. CHRISTIE:

15

16 Q. When you estimated the value of your farm
17 at \$3,500., were you thinking of the bulbs being in
18 the ground, when you made that estimate?

18

19 A. The bulb is separate to the \$3,500.

19

20 Q. Then you think the farm would bring \$3,500.,
21 even if the bulbs were not in the ground?

21

22 A. Am I clear on that?

22

23 Q. I did not make myself clear?

23

24 A. I did not get your first question right then.

24

25 My claim is for \$3,500., and \$500. for the bulbs.

25

26 One is separate from the other.

26

27 Q. You are claiming \$1,000. for bulbs?

27

28 A. The \$500. is separate from the other. The
29 bulbs are separate from the property.

29

30 Q. Perhaps we can simplify it. Do you think



1 you could sell this farm for \$3,500., if the bulbs
2 were not in the ground? A. The location was good
3 and I think it would be possible to sell at that price.

4 Q. Thank you.

5 Why I am asking that, your honour, is that I am
6 not so certain, although I do not wish to be technical,
7 that the bulbs in the ground should have been listed
8 under Real Property instead of Personal Chattels.

9 That is all, thank you.

10 I have two more Exhibits to file.

11 Exhibit 7 will be the Certificate of Encumbrance.

12 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT No.7)

13 I tender as Exhibit 8 the Real Property Summary.

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

15 THE SUB-COMMISSIONER: No tenders?

16 MR. CHRISTIE: No tenders, except the Farm
17 Appraisal Report.

18 It is submitted that the Real Property was sold
19 at its fair market value. It is submitted that the
20 valuation of the bulbs is exorbitant. That concludes
21 the defence.

22 THE SUB-COMMISSIONER: Thank you.

23
24 (PROCEEDINGS ADJOURNED SINE DIE)

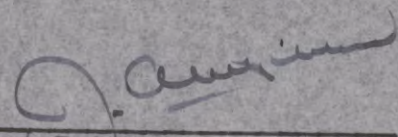
25 I hereby certify the foregoing to be a true
26 and accurate transcript of the proceedings
27 herein.

28 *A.G. Veitch,*
"A.G. VEITCH"
29 Official Reporter.
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I, J.A. McGibbon, 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.



J.A. McGibbon,
Deputy Commissioner.

NOV 28 1947

base 1119

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

[Signature]

[Signature]
Toronto

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

(1) NAME Nakamura Genmatsu (RCMP) Reg. No. 04785
(Print) Surname Given Name

(2) Pre-Evacuation Address Simpson Rd., Eburne, B.C.

(3) Present Address Vineland Station P.O., Ontario.

(4) REAL ESTATE

(a) Street Address (if any) Simpson Rd., Eburne Twp. Richmond, B.C.
City or Municipality, Province

Best

(b) Legal description (lot number, block number, section number, etc.) Lots 26, 27, and 28, blocks 1, 2 and 3, Section 24 and N 1/2 Section 25 Block 5 North, Range 6 West, Map 1539, Municipality of Richmond, District of New Westminster, Certificate #50551

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
- (ii) Residence Type of business Grew flowers and vegetables on property
- (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 - - - - - \$ 1500.00
- (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) - - - - - \$ _____
- (v) Amount at which Custodian sold property and credited your account - - \$ 982.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2518.00

(5) PERSONAL PROPERTY

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

Simpson Rd., Eburne, B.C.

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

Bulbs left in ground at above premises

(c) How stored or packed at time of evacuation Valuable daffodil narcissus bulbs left in ground as they had been planted there for years. Gladiolus bulbs in basement of house. (over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

In no one's care

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

- | | |
|---|----------------------------|
| 1. Daffodil Narcissus bulbs in ground | Estimated Value \$ |
| 2. (several thousand) | Estimated Value \$ |
| 3. Gladiolus bulbs in basement of house | Estimated Value \$ 1000.00 |
| 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 \$ 1000.00

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) - - - - - \$ 3518.00

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Genmatsu Nakamura of the
of Vineland Station in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 22nd day of November)
A.D. 1947.)

A Commissioner &c.

G. Nakamura

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.

NAKAMURA, Genmatsu
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1159-1

DATE OCT 22 1948

FILLED BY R A Beck

04785

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							
Daffodil, Narcissus, Gladiola, Onions, Tomatoes, & Vegetables 35 mixed fruit trees	1 2	1920	Mr. D. Inamoto, Vancouver	\$2,000.00	All cleared building		\$ 3,500.00

Total 3 acres

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

Description	When Made	Cost
-- fencing 300' barb wire	1920	
-- ditching 3' x 2' 500' long with wood lining (underground drainage)	1925	\$ 150.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Addition to house		20 x 12	Frame	1921	\$300.00	\$150.00	\$150.00	\$ 400.00	\$ 200.00
Garage		12 x 18	"	1923	50.00	-----	75.00	75.00	50.00
Packing shed		10 x 30	"	1925	100.00	-----	75.00	125.00	50.00
Hen house		15 x 18	"	1926	75.00	-----	50.00	75.00	50.00
2 Cold frames		10x42 10x28	"	1930 } 1930 }	150.00	-----	150.00	100.00	200.00
4 woodsheds		12 x 20	"	1921	50.00	-----	25.00	50.00	25.00

Summary

Estimated value	\$3500.00
Sold by Custodian	<u>982.00</u>
Amount of claim:	<u>\$2518.00</u>

Comments re Appraiser's report not covered by above information:
 1942 Tax Assessment Lot 26 Land, \$282.00, Improvement \$850.00 - \$1,132.00
 Lot 27&28 " 504.00 " 2230.00 0 2,734.00
\$2,866.00

Insurance policy on house for \$ 700.00, North West Fire Insurance Co.

G. Nakamura
Signature

(Claimant's Name)
 Cultivated and not planted
 Cultivated and not in crop
 Last crop
 1920
 1921
 1922
 1923

REAL ESTATE
 (Farm Land)
 Date of Purchase
 Acres
 1920
 2
 Vancouver

CASES
 Key No.
 Estimated value at Date of Sale
 \$ 2,500.00
 Improvements at date of Purchase
 All electric building

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)
 Total
 1920
 1921
 1922
 1923

1159

Estimated Value	Allowance for Depreciation	Value of Own Labour	Cost for Labour	Material	Date Built	Finish	Size	Use
1,500.00	1,000.00	1,500.00	1,500.00	2,000.00	1921	Frame	30 x 12	Garage
500.00	500.00	500.00	500.00	500.00	1922	"	12 x 12	"
500.00	500.00	500.00	500.00	500.00	1922	"	12 x 12	"
500.00	500.00	500.00	500.00	500.00	1923	"	12 x 12	"
500.00	500.00	500.00	500.00	500.00	1923	"	12 x 12	"
500.00	500.00	500.00	500.00	500.00	1921	"	12 x 12	"

Comments to Appraiser's report not covered by above information:
 1921 Improvement cost \$2,000.00, improvement 1921 - 1,100.00
 for 1922 " " 500.00
 1923 " " 500.00
 1923 " " 500.00
 1923 " " 500.00
 Amount of claim: 2,500.00
 Held by: [Name]
 Sold by: [Name]

Signature

Farm Appraisal Report

by K. A. Christie

File No. JL-493

Land Description Lots 26, 27 & 28 of Blks. 1, 2 & 3, Sec. 24 & N $\frac{1}{2}$ of Sec. 25, Blk. 5, N., Rge. 6, W., Map 1539.

Containing 3.00 Acres

Owner's Name INAMOTO, Denshiro Post Office Address R.R. 2, Eburne, B.C.

Nearest Rail Point Bridgeport - B.C.E.Ry. Distance 1 mile

Market Town Vancouver, B.C. - 7 miles; New Westminster Distance 7 "

Church (give denomination) All denominations Distance 3-4 miles

Nearest School Bridgeport School - Public & High Distance 1 mile

State how property was identified: 1 corner located, measurements & map & road check.

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

Fronts on Simpson Road - paved.

Is this district a good one? Yes. All small holdings & residential sites.

Employment opportunity Good at Marpole industrial plants, Peat Plants, and seasonal farm employment.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Property fenced with 3 B.W. Value \$ Inc. in land

Water supply: City Water - \$2.00 per month rental. Value \$

BUILDINGS ON FARM

BUILDINGS (No house number)	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20x38	Frame	10'	Shgl.	30	Cedar posts	Poor	250.00
Leanto Woodshed	12x20	"	8'	"	30	" "	")
Garage	12x18	"	8'	"	20	Mud sills	"	nil -
BARN	x	"				" "	"	" -
Packing Shed	10x30	"	10'	"	30	" "	"	" -
BARN	x	"				" "	"	" -
Cold Frames	10x42	Frame & Glass	5'	Glass	15	Lt. wood	"	" -
GRANARY	10x28	" " "	5'	"	15	" "	"	" -
Henhouse	15x18	"	8'	Shgl.	20	Ced. Blk.	"	" -
	x							
	x							
	x							

Electric light installed & City water.

Total present day value \$ 250.00

Total Value Buildings add to farm House in very poor shape and badly weathered. \$ 175.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it

habitable? Needs general overhaul and new roof; outbuildings very poor.

\$

Describe the basement and chimneys: 7'6" basement above ground; 1 brick to ground.

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

Are buildings painted? No. Condition of paint -

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
3.00	Level <i>3.00ac</i>	10" to 14" clay loam	Clay	No crops; land in very weedy condition	275.	825.00
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.						

3.00 ac Total value of Land \$ 825.00

Total added by buildings to value of farm \$ 175.00

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

Total value of farm \$ 1000.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Japanese owner vacated and house well boarded up and no rental arrangements made by owner. Property run as a truck farm, also bulbs & bedding-out plants grown-land very dirty.

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

Truck farming, or rural home, and work out.

Noxious weeds:

Thistles, marestail, mustard, sorrell and couch grass.

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

Richmond Municipality.
Land assessed at \$ 756.00
Improvements at 3080.00
\$3836.00

1942 Taxes - \$55.58
(Includes Dyke & Drainage)

Date: 10th July 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 8 day of July 1942

Inspector's Signature

"L.B. PLUMBLY"

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

II-493 - D. INAMOTO

Farm Appraisal Report

Remarks: This property would be better if all buildings on it were scrapped and new ones erected. I am amazed at the assessed value of improvements, which is out of all reason for the condition of the buildings. Property consists of 3, 1 acre lots and most of the buildings are on Lot 28, quite a suitable location for 1 acre holdings, which is common in the area. On the Land Registry office sketch you will note that property is in D. Inamoto's name with Right to Purchase in Yumatsu(?) NAKAMURA'S name.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
35 mixed Fruit Trees in very poor shape.

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

No small fruit.

\$

3.00 acres cleared.

\$

\$

\$

\$

\$

\$

\$

\$

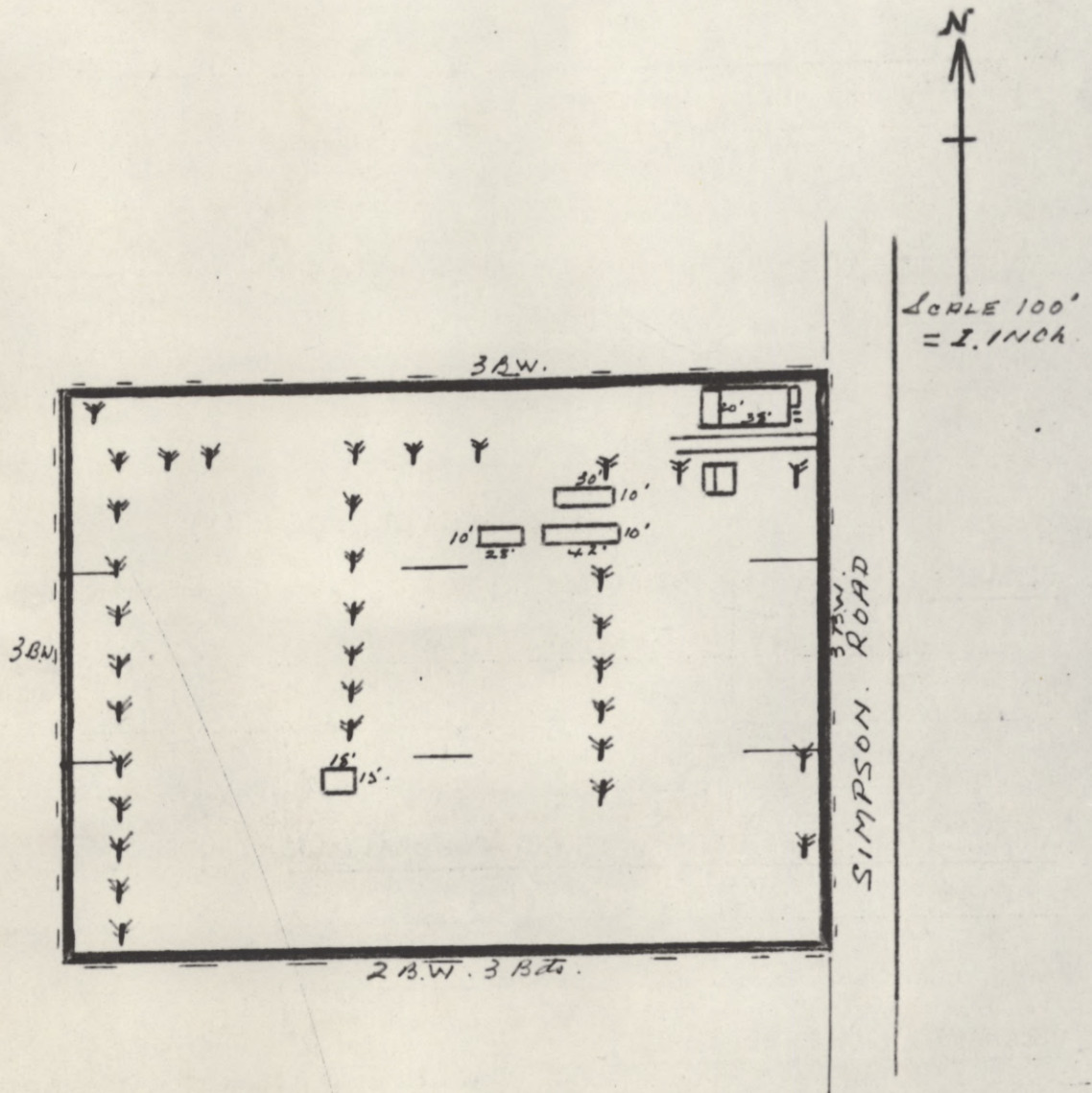
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

DENSHIRO. INAMOTO.

LOTS 26, 27, & 28. OF BLKS. 1, 2 & 3 SEC. 24 & N 1/2 of SEC 25.
BLK. 5N. R. 6 W MAP. 1539.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1,000.00.....

Date..... 13th July 19 42

"I. T. BARNET"
.....
District Superintendent.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
Richmond Town Hall, Brighthouse, B.C.
TAX NOTICE, 1942

TO D. Inomoto
c/o G. Nakamara, R.R. 2 Eburne

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	'Lot	'Block	'Sec.	Block	'Range	'Value of Land	'Value of Improve'nts	' Taxable Value
				North	West	'Map		
393	26	1/2/3	24/25	5	6	1539	252	850 677

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighthouse, B.C.

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3¢ on all cheques up to \$100.00 and 6¢ on all cheques over \$100.00)

Both Notices to be returned when paying rates. DO NOT DETACH.

	PAYMENTS
1942 Rates By law	14.89
Draining and Dyking Bylaws	
Sea Island Dyke	
Sea Island Drainage	
Lulu Island Dyke	.69
No. 8 Road Drainage	
Amalgamated D.&D.Dist.	1
Steveston Local Improvement District No.	
TOTAL for 1942	16.58
Penalty	
Arrears of Taxes for 1941	
" Water for 1941	
Interest	
Delinquent Taxes for 1940	
" Water for 1940	
Interest	
TOTAL	

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
Richmond Town Hall, Brighouse, B.C.
TAX NOTICE, 1942

TO D. Inomoto
c/o G. Nakamara, R.R. 2, Eburne

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'nts	Taxable Value
394	27	1/2/3	24/25	5	6	1539	504	2230	1619
5	28								

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighouse, B.C.

1942 Rates Bylaw 35.62

Draining and Dyking Bylaws

Sea Island Dyke

Sea Island Drainage

Lulu Island Dyke 1.38

No. 8 Road Drainage

Amalgamated D. & D. Dist. 2

Steveston Local

Local Improvement

District No.

TOTAL for 1942 39.00

Penalty

Arrears of Taxes for 1941

" Water for 1941

Interest

Delinquent Taxes for 1940

" Water for 1940

Interest

TOTAL

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3¢ on all cheques up to \$100.00 and 6¢ on all cheques over \$100.00)

Both Notices to be returned when paying rates. DO NOT DETACH.

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

504
2230
252
850

2836

1 -000.60 D 29 13 APR-5 43
PAID - Corp. of Richmond, B.C.

(Part of Exhibit 1159 - 3)

TAXPAYERS COPY

1-000.30 D - 29 14 APR 5 43
PAID--Corp. of Richmond, B.C.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
Richmond Town Hall, Brighthouse, B.C.
TAX NOTICE, 1942

TO D. Inomoto
c/o Custodian File 13201/1444

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block Range North West	Map	Value of Land	Value of Improve'nts	Taxable Value
	26/28		24/25	5	6	1539		

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighthouse, B.C.

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3¢ on all cheques up to \$100.00 and 6¢ on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1942 Rates Bylaw
 Draining and Dyking Bylaws
 Sea Island Dyke
 Sea Island Drainage
 Lulu Island Dyke
 No. 8 Road Drainage
 Amalgamated D.& D. Dist
 Steveston Local
 Local Improvement
 District No.

TOTAL for 1942	90¢
Penalty	

Arrears of Taxes for 1941
 " Water for 1941
 Interest
 Delinquent Taxes for 1940
 " Water for 1940

Interest

TOTAL

(Stamp
 (Evacuation Section)
 (Rec'd APR 6 1943)
 (File No.....)
 (Ans.....)
 (Referred.....)

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

1 - 0 60.63 D - 25 42 MAR 30 - 43

PAID -- Corp of Richmond, B. C.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
Richmond Town Hall, Brighthouse, B. C.
TAX NOTICE, 1942

(Stamp
(Evacuation Section
(Rec'd JAN 13 1943
(Referred Cramer

TO D. Inamoto
c/o Custodian
506 Royal Bank Bldg., Vancouver, B. C.

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'nts	Taxable Value
393	26	1/2/3	24/25	5	6	1539			
4	27								
5	28								

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighthouse, B.C.

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3¢ on all cheques up to \$100.00 and 6¢ on all cheques over \$100.00)

Both Notices to be returned when paying rates. DO NOT DETACH.

"As requested file 13201"

(Stamp
(Evacuation Section)
(Rec'd MAR 31 1943)
(File No. 13201)
(Referred Cramer)

- 1942 Rates Bylaw
- Draining and Dyking Bylaws
- Sea Island Dyke
- Sea Island Drainage
- Lulu Island Dyke
- No. 8 Road Drainage
- Amalgamated D.& D.Dist.
- Steveston Local
- Local Improvement District No.

PART PAYMENT ONLY

TOTAL for 1942	55.58)	59.73
Penalty	5.05)	
Arrears of Taxes for 1941		
" Water for 1941		
Interest	.90	.90
Delinquent Taxes for 1940	61.53	60.63
" Water for 1940		
Interest		
TOTAL.....	60.63	

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.
INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R.C.PALMER, Collector.

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

February 1, 1949.

L. May

aud.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
Richmond Town Hall, Brighthouse, B.C.

ASSESSMENT NOTICE, 1943

TO D. Inamoto

Take notice that the following lands and improvements in the Municipality of Richmond for which you are liable for Municipal Taxes, are respectively assessed as follows:

No. on Roll	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improvements
424	26	1/2/3	24/25	5	6	1539	252	850
5	27						252)	2230
6	28						252)	

No lands are classified as "unimproved."

Any complaint against the assessment must be in writing and must be delivered to the undersigned at least Ten (10) days prior to the First Annual Meeting of the Court of Revision.

The first sitting of the Court of Revision will be held at the Richmond Town Hall on Monday, February 8th, 1943, at 10 a.m.

R. C. PALMER, Assessor

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

February 1, 1949.

L. Gray

NAKAMURA, Genmatsu
(Claimant's Name)

PERSONAL CHATELS

EXHIBIT No. 1159-4
DATE OCT 22 1948
FILLED BY H. A. Christie

04785
Reg. No.

<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>
Gladiola Bulbs in house basement	1920	----	----	Good	\$ 50.00
(1) Daffodil and Narcissus Bulbs in ground	----	----	----	----	950.00

Description of Storage of Goods:

Summary

Estimated value \$ 1,000.00
Claim Value \$ 1,000.00

General Statement as to Chattels not Described above:

- (1) These bulbs, etc. were to be left in ground and person to whom land rented was given permission to harvest crops of flowers from them but not to sell or destroy the bulbs.

Additional Comments, if any:

G. Nakamura

Signature

Powell Street
OFFICE OF THE CUSTODIANDATE Oct. 22/48FILED BY K.A.Christie

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

NAME: NAKAMURA, GenmatsuHOME ADDRESS: Eburne, B. C. (R. R. 2, Simpson Road)REGISTRATION NUMBER 04785 SEX: Male AGE: 47OCCUPATION: 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: SelfMARRIED? yesNAME OF WIFE OR HUSBAND: TomeADDRESS OF WIFE OR HUSBAND: Eburne, B. C. (R.R.2, Simpson Road)NAMES OF ANY LIVING CHILDREN: Mary (F) Misa (F) Tejie (M)ADDRESS OF CHILDREN: Eburne, B. C. (R.R. 2, Simpson Road)AGE OF CHILDREN: 13, 10, 6.

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

1. LOCATION AND DESCRIPTION: Lots 26, 27, and 28, Block 112/3,Section 24/25. North 5, West 6, Map 1539/19. Township of Richmond, B.C.2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room frame house, garage andwood shed, 1 shed, chicken house, 2 green houses, on the above property atR.R. 2, Simpson Road, Eburne, B. C.3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance.Policy No. 193967. \$1,000.00. Premium, \$18.00. Expires June 5, 1943.Premium paid. Policy in owner's possession.4. TAXES (Amount and where payable) \$55.57 payable to the Township of Richmond, B.C.
1941 taxes paid.

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

none6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: at Court House, New Westminster

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

9. IF FARM LAND STATE CROPS SOWN bulbs and flowering plants.

4. INSURAN

5. MORTGA

OTHI

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 6 room frame house at R. R. 2, Simpson Road, Eburne, B.C.

6. MONEYS

2. LANDLORD'S NAME AND ADDRESS: declarant.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

7. BONDS, I

none

\$100.0

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

8. BANK AC

9. LIFE INS

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: bulbs and flowering plants.

10. INTERES

none

11. SAFETY

LIABILITIES

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

1 hand cultivator, 1 Garden truck, (Model T Ford). 1 Singer Sewing machine,

1. PERSONA

1 hand tractor (Spryfu) and garden tools. Furniture for 6 room house. Personal

2. TRADE I

effects in owner's possession at R.R. 2 Simpson Rd., Eburne, B.C.

REMARKS:

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

I, the und
ected area as
tures, bonds or

I certify t
every descript
and indirect.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

Dated thi

FOR DEPART

MEMORANDUM OF FURTHER PARTICULARS.

of registration of

NAKAMURA, Tome (Mrs. Genmatsu)

R.R. #2 Eburne, B. C. (Simpson Rd.)

Reg. No. #04790

June 5, 1942.

Declarant states that of the property registered in husband's name, Genmatsu NAKAMURA, only the following goods have been left:

1-bureau
Kitchen stove
garden tools
Flower pots.

Key to basement door is being left with the
Custodian.

Signed,

"T. Nakamura"

"June 5, 1942
D.M.C."

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) \$100.00 Victory Bond in owner's possession.

8. BANK ACCOUNTS: none

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

REMARKS: 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 28th day of March 1942.

(Signature) "G. Nakamura"

"M. Wright"

Witness

FOR DEPARTMENTAL USE

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

February 2, 1949.

[Handwritten signature]

urne, B.C.

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THIS INDENTURE made the 26th day of June, in the
year of our Lord one thousand nine hundred and forty-two,
PURSUANT TO THE "SHORT FORM OF LEASES ACT".

BETWEEN:

NAKAMURA GENMATSU, Farmer,
formerly of R.R. No. 1,
Eburne, B.C. now of Camp 103-2,
No. 51, Gosnel, B.C.
(hereinafter called the Lessor)

of the First Part

AND:

HARRY GEE, Farmer, of
~~Vancouver, B.C.~~
(hereinafter called the Lessee)

of the First Part

WHEREAS the Lessor is a Japanese and his property is
now being administered through the Custodian, 506 Royal Bank
Building, under file No. 1444.

AND WHEREAS the Lessee has agreed to rent the farm
owned by the Lessor from the date hereof to one (1) month after
the Lessor returns to Vancouver following the termination of the present
war.

NOW THEREFORE this agreement witnesseth as follows:

1. The Lessor doth demise unto the Lessee all and
singular those certain parcels or tracts of land and premises
situate, lying and being in the Municipality of Richmond, and
more particularly described as Lots Twenty-six (26), Twenty-
seven (27) and Twenty-eight (28) of Block One (1), Two (2) and
Three (3) of Section Twenty four (24), and the North One half ($\frac{1}{2}$)
of Section Twenty-five (25), Block Five (5) North, Range Six (6) West,
Group One (1), New Westminster District, from the twenty-sixth day of
June, A.D. 1942, until the Lessor returns to Vancouver or one (1)
month after the termination of the present war, yielding therefore
during the said term a yearly rental of Ninety-six (\$96.00) Dollars,
payable at the rate of Eight (\$8.00) Dollars per month to the Custodian
at 506 Royal Bank Building, Vancouver, B. C. or such other place as
the Custodian may direct.

2. That the Lessee covenants with the Lessee

- (a) To pay rent,
- (b) And to repair,
- (c) And to keep up the fences,
- (d) And the Custodian may enter and view state of repair,
- (e) And that the Lessee will repair according to notice,
- (f) And will not assign without leave of the Custodian,
- (g) And will not sublet,
- (h) And that he will leave the premises in good repair,
- (i) Proviso for re-entry by the Lessor or the Custodian on non-payment of rent or non-performance of covenants.

(j) The Lessor covenants with the Lessee for quiet enjoyment subject to the approval of the Custodian.

3. It is further agreed by and between the parties hereto that the Lessee shall have the use of the farming tools according to the inventory attached hereto, and that he will store the household effects left in the residence in one room, and look after the same to the best of his ability.

4. It is further understood and agreed that the Lessee may cut flowers from the roots now planted as per the inventory attached hereto, and may harvest the fruits born on the trees, but that he will not remove or damage any of the roots or trees.

5. The Lessee will cultivate and till the farm in a husbandlike manner.

6. Should the Lessor return at a time when the annual crops have not been harvested, possession of the farm and the payment for the crops shall be settled by the Custodian who shall be the final authority.

7. It is further understood and agreed between the parties hereto that the Custodian shall pay all taxes, water rates and insurance out of the rental money paid to him under the terms hereof.

8. This agreement shall be binding upon not only the parties hereto, but their and each of their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED)

in the presence of)

"D. Harako")

"G. Nakamura"

"Harry Gee"

"A.J.Cowan")
"as to Harry Gee")

"S. Furukawa"

"Genmatsu Nakamura"

"per T. Nakamura"

"(Mrs. Genmatsu)"



GENOVA BOND
HOWARD SMITH

INVENTORY OF FARMING TOOLS, HOUSEHOLD
FURNITURE, TREES, BULBS, ETC., ON LOTS
26, 27 & 28, of BLOCKS 1, 2 & 3,
SECTION 24, and N $\frac{1}{2}$ SECTION 25, BLOCK
5 N., RANGE 6 W.

BUILDINGS:

- 1 - 6 room Frame House and Wood-shed
 - 2 Greenhouses
-

FARMING TOOLS:

- 27 feet of old hose
 - 2 Garden Forks
 - 1 Pick
 - 1 Scale - Long Arm Balance
 - 1 Large Carpenters Square
 - 1 Small Carpenters Square
 - 1 Sledge Hammer
 - 1 Old Model "T" Ford 1917 Model
(little if any value)
 - 1 Hand Cultivator
 - 1 Hand Tractor Cultivator (Spryfu)
 - Between 400 & 500 flower pots.
-

ORCHARD:

- 21 Bearing Apple Trees
 - 6 Bearing Pear Trees
 - 2 Cherry Trees
 - Bulbs and Roots -
Approximately 1 acre planted in
Narcissus, Peonies, Lilies, Iris
and Tulips.
-

Household FURNITURE

- 3 Bed Frames & Springs
 - 1 Bureau
 - 1 Stove
 - 2 Tables
 - 1 Clothes Wringer
 - 1 Book Shelf
 - 1 Cupboard filled with dolls.
-

"Harry Gee"

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

February 2, 1949.

L. May *mul*

DATED JUNE 26th, 1942

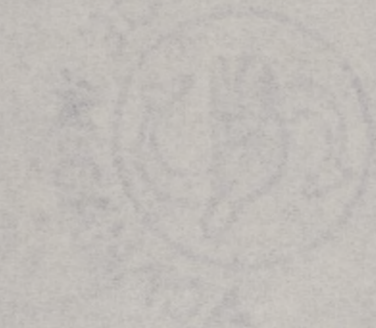
NAKAMURA GENMATSU

to

HARRY GEE

LEASE

A.J.COWAN, ESQ.,
Barrister, etc.,
84- 553 Granville St.
Vancouver, B.C.



HOWARD SMITH
GERRONIA BOND

No. 53937

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

New Westminster, B. C.

- - - minutes 2 o'clock 15th day of May, 1944.

I HEREBY CERTIFY that the following is the state of the title to - - - - -
Lots 26, 27 and 28 of Blocks 1, 2 and 3 of Section 24 and the North half of
Section 25 Block 5 North Range 6 West Map 1539 Municipality of Richmond in
the District of New Westminster

viz:

Registered Owner: GENMATSU NAKAMURA "#04785" "A"

Register of Indefeasible Fees Folio No. 161605E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24985

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"

Registrar.

To Office of the Custodian

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

February 2, 1949.

L. May *ml*

REAL PROPERTY SUMMARY

1159-8

EXHIBIT No. _____

Oct. 22/48

DATE.....

FILED BY K.A.Christie

JAPANESE NAME: Genmatsu NAKAMURA Reg. No. 04785 File No. 1444

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. BC/229-P. First Offer.

PROPERTY ADDRESS: Simpson Road, Eburne, B. C.

LEGAL DESCRIPTION: Lots 26, 27 and 28 of Blocks 1, 2 and 3 of Section 24 and the North half of Section 25, Block 5 North, Range 6 West, Map 1539, Municipality of Richmond in the District of New Westminster.

TITLE: Registered in the name of Genmatsu NAKAMURA.

ENCUMBRANCES: Registered: Vesting Order filed No. 24985 dated Nov. 22/42.
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$ 756.00
Improvements 3080.00
\$3836.00 Taxes - \$55.58

CLASSIFICATION: This is a small Bulb and Flowering Plants farm with dwelling and out buildings. The Custodian's representative reported April 6, 1942 that this property had an area of three (3) acres planted principally to flowering plants and bulbs. There is a six room dwelling of rough construction and the rooms are very small; two Greenhouse in fair condition and some sheds of little use.

We quote from his report as follows:
"Large beds of flowering plants and bulbs are on the premises, and as the flowers bloom they are cut and sold as cut-flowers to truck drivers that call. Mr. Nakamura has been evacuated but the women are still living on the farm, and earning a small revenue from sale of flowers."

HISTORY OF ADMINISTRATION: Mrs. Nakamura, through her brother-in-law acting as her agent, leased the above described property to Harry Gee from 26th June 1942 until the Lessor returns to Vancouver or one month after the termination of the present war, consideration \$96.00 per annum, payable at the rate of \$8.00 per month to the Custodian at 506 Royal Bank Building, Vancouver, B.C. One room is reserved in which to store household and personal effects. Mr. A.J. Cowan, Mr. Gee's solicitor, wrote this office on December 19, 1942, as follows:
"I have been in touch with Mr. Harry Gee and he tells me that he is unable to carry on the lease of his place and is asking to be relieved of it. I informed him

HOWARD SMITH
.....2/
GELDOA BOND

that until the rent was paid up-to-date such a step would not be considered. He then requested me to find out if the rent was paid up to the end of December, if you would like him to turn over the place to you or your nominees."

This officer agreed to cancel the lease if the rent was paid up to December 31, 1942, and Harry Gee vacated the property January 11, 1943.

The Custodian leased this property on February 17, 1943 to Matthew E. Brennan, term from 1st February 1943, to 31st December 1943, consideration \$126.00, payable \$12.00 per month, space reserved for storage of certin chattels and effects now on the premises.

Rents collected from Harry Gee, six months to December 31, 1942 - \$48.00.

Rents collected from Matthew E. Brennan, six months to August 1943 = \$72.00

SOLD:

To: The Director, The Veterans' Land Act for \$982.00 as at January 1st, 1943.

Approval of Advisory Committee June 1st, 1943.

Funds released to the credit of Genmatsu NAKAMURA as at August 8th, 1944, against which were the following charges: Registration Fees \$3.00. Legal Fees \$15.00 = \$18.00 leaving a net credit of \$964.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$1.79 covering Unexpired Fire Insurance Premiums were placed to Genmatsu NAKAMURA's account.

The following Fire Insurance Policy:

North West Fire Insurance Company, Policy No. 210084 - \$1,000.00 - \$700.00 covering on 1½ storey dwelling situate to west side Simpson Road between River and Sturdy Roads, Eburne, B.C. was transferred to The Director, The Veterans' Land Act, and the \$300.00 covering the household effects was cancelled on September 27, 1944, after paying a Fire Loss of \$139.75 - a credit of \$1.05 Unexpired Fire Insurance Premium was placed to Genmatsu NAKAMURA's credit.

In view of the rents for six months up to August 1943 having been collected by the Custodian, viz. \$72.00, a cheque covering same was issued to The Director, The Veterans' Land Act November 17th, 1943.

Certificate of Title No. 174672-E in the name of The Director, The Veterans' Land Act.

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

July 16, 1947

"D.A.Cramer"

D.A. CRAMER.

DAC:ic

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

Feb 3-19 J. May