

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
600	30.00 6.25									36.25
<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									36.25	



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CASE NO: 1271

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 19, 1948.

IN THE MATTER OF THE CLAIM OF
FRANK MATSUO NAKASHIMA

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 J.A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 19, 1948.

IN THE MATTER OF THE CLAIM OF

FRANK MATSUC NAKASHIMA

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

A. SMITH, ESQ., Secretary,

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

A.G. VEITCH, ESQ., Official Reporter.



1 MR. CHRISTIE: This man is a brother of the
2 last claimant. I suggest that the evidence and the
3 exhibits be applied to this claim of the brother.

4 THE SUB-COMMISSIONER: If Mr. Best calls the
5 brother to prove that he is the joint owner and just
6 make the broad statement that all the previous evid-
7 ence and exhibits shall apply in this case---?

8 MR. CHRISTIE: I think that is all right.

9 MR. BEST: He is joint owner of Lot 3.

10
11 FRANK MATSUO NAKASHIMA, the claimant herein,
12 being first duly sworn,
13 testified as follows:

14 DIRECT EXAMINATION BY MR. BEST:

15 Q. Is that your signature (Indicating)?

16 A. Yes.

17 Q. Was that form prepared upon your instructions

18 A. Yes.

19 Q. And do you swear the contents of it are
20 true? A. Yes.

21 Q. I understand that you were a joint owner of
22 Lot No.3 together with your brother John Goro Naka-
23 shima? A. That is right.

24 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,
25 MARKED EXHIBIT NO.1)

26 MR. BEST: I would suggest then your honour
27 that all the evidence in the case of John Goro Naka-
28 shima as it pertains to Lot No.3 only be used in this
29 particular claim. I do not think there is any need
30 of any further evidence.

MR. CHRISTIE: That is satisfactory, your honour.



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THE SUB-COMMISSIONER: The same defence?

MR. CHRISTIE: The same defence, your honour.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch,
Official Reporter.

I, John 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.

John A. McGibbon,
Deputy Commissioner.

FORM FOR CO-OPERATIVE COMMITTEE

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

(1) NAME NAKASHIMA FRANK, MUTSUO (RCMP) Reg. No. 05537
(Print) Surname Given Name

(2) Pre-Evacuation Address 344 West Fourth Ave., Vancouver, B. C.

(3) Present Address 117 Alton Ave., Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 300 Block West Fourth Ave., Vancouver, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 3, Block 11, District Lot 302

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

- (i) ~~Farm~~
- (ii) ~~Residence~~ Type of business _____
- (iii) ~~Business~~
- (iv) Any other type of property (describe) Garden and Garage

(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.) Half owner

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

- (i) Land - 1800.00 - - - - - \$ 900.00
- (ii) Buildings - Garage 100.00 - - - - - \$ 50.00
- (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) - - - - - \$ 950.00

(v) Amount at which Custodian sold property and credited your account - - \$ 600.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 350.00

(5) PERSONAL PROPERTY

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

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

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

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

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

- 1. _____ Estimated Value \$ _____
- 2. _____ Estimated Value \$ _____
- 3. _____ Estimated Value \$ _____
- 4. _____ Estimated Value \$ _____
- 5. _____ Estimated Value \$ _____
- 6. _____ Estimated Value \$ _____
- 7. _____ Estimated Value \$ _____
- 8. _____ Estimated Value \$ _____
- 9. _____ Estimated Value \$ _____
- 10. _____ Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 350.00

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

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

DOMINION OF CANADA }
PROVINCE of ONTARIO }
TO WIT: }

I, FRANK MUTSUO NAKASHIMA of the CITY
of TORONTO 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 PROVINCE of ONTARIO }
this 8th day of JANUARY }
A.D. 1948 }

Frank M Nakashima
A Commissioner &c.

Geo. J. Kudala

NAKASHIMA FRANK MUTSUO

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1271-1

05537

DATE NOV 19 1948

Reg. No.

FILLED BY R. A. Nye
K. A. Christie

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Vacant Lot	50' x 120'			50' x 120'	1928	
Garage	10' x 20'					
Greenhouse	10 x 14'					

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
	\$1000	1938--Garage \$150 1935--Greenhouse \$500 200 1928-1932 Land cleared \$300 and graded and converted into garden and lawn	Garage \$100 Land \$1800	
			\$1900	

Comments re upkeep of premises:

Assessment 1943 land 1385
Improvements 100

\$1485

Land valuable as an industrial site.

Comments re Appraiser's report not covered above:

Summary
Estimated value \$1900
Sold by Custodian 1200

Claim \$700

Claimant's interest $\frac{1}{2}$ \$350

*Completion July
R.A.N.*

Frank M. Nakashima
Signature

1271

Each 2, 3, 4, 5
with 11 1271

1900

Estimated value \$1000
Sold by Custodian \$1000

Chairman's interest - \$250

Signature

REAL ESTATE
(Other than farms)

Type of Tenure

Improvements made in Tenure

1938 - Garage \$150
1937 - Greenhouse \$200
1936-1938 Land cleared \$200
and graded
and converted
into garden and
lawn

No. of Rooms

Cost Price

\$1000

Type of Premises
(e.g. House, Shop, etc.)

Yearly Rent
\$10 x 120'
\$10 x 20'
\$10 x 14'

Type of Locality

Comments to support of premises

Assessment 1943 Land 1938
Improvements 100

land value is on industrial site.

Comments to support of report not covered above.