Name of Claimant NAKASHIMA, Teizo

Case 1344 ~~1344~~

Custodian File 5419

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					805.		431.76				75.90
					3760.		3263.03				431.76 3263.03

PERSONAL PROPERTY								
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
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	

MISCELLANEOUS CHATTELS								
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	

TOTAL RECOMMENDATION	3770.69

1540

CASE NO: 1344.

JAPANESE PROPERTY CLAIMS COMMISSION

Montreal, P.Q.,
June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
TEIZO NAKASHIMA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1344.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10 Montreal, P.Q.,

June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

TEIZO NAKASHIMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
ROGER OUIMET, Esq., K.C.,	appearing for the Claimant.

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

30

MR. OUIMET: My lord, may we start this morning with Mrs. Teizo Nakashima? but I haven't had her sign her claim.

THE COMMISSIONER: Very good.

MR. OUIMET: I am sorry, it is Mr. Nakashima.

TEIZO NAKASHIMA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. OUIMET: My lord, the original claim was for
10 $13,000.00 for the farm, less $4,565.00, the amount at which the Custodian sold the property, leaving a net claim of $8,435.00, but the original claim must be amended by striking off a claim for interest loss of $2,432.10, which was originally to be added to the $8000.00.

THE COMMISSIONER: It shows some ingenuity, but I am afraid I have not jurisdiction to entertain it.

MR. OUIMET: Yes, my lord, we thought so.

20 DIRECT EXAMINATION BY MR. OUIMET:

Q Mr. Nakashima, you are the claimant, I take it?

A Yes.

Q Would you take communication of a real estate claim for $8,435.00, the real estate claim being contained on two sheets which bear your signature?

A Yes, those are my signatures.

Q And would you file those two sheets together as one claim as Exhibit 1?

A Yes.

30 THE COMMISSIONER: Yes, I appreciate your evidence relates

to both properties.

MR. OUIMET: Yes, and there is a full summary of both properties on the second sheet. I would suggest, my lord, perhaps for better understanding, I should correct them and say 1(a) and 1(b).

THE COMMISSIONER: It would be as well, 1(a) being the 24.4 acre parcel in the district of New Westminster.

MR. OUIMET: The 24.4 is 1(a) and 1(b) the 15 acres.

(STATEMENT MARKED EXHIBIT NO. 1-A).

10 (STATEMENT MARKED EXHIBIT NO. 1-B).

MR. OUIMET: Now, before we go any further, my lord, I have some pictures to offer and I don't know whether my learned friend will admit that those pictures are authentic, but I am ready to have them identified by the witness.

THE COMMISSIONER: I do not suppose your friend knows very much about them, so perhaps you better have them identified.

MR. OUIMET: I have 11 pictures, and I will have them

20 identified, I believe one after the other, as separate exhibits, because they relate to different parts of the farm.

THE COMMISSIONER: Very good.

MR. OUIMET: Q: Mr. Nakashima, I am showing you here one photograph which I will ask you to identify.

A This is a photograph of a 15-acre lot.

Q A 15-acre lot. When was it taken?

A In 1940.

Q By whom was it taken?

30 A My boy.

Q What is the name of your boy? Don't answer in English. The interpreter has to translate it.

A Kimaki.

Q Were you present when they were taken?

A No, I wasn't present at the time.

Q But are you sure it does represent the 15 acre farm? A: Oh yes, it does.

Q There are notations in writing on the picture, this being Lot No. 2, 15 acres, and orchard.

10 Who wrote those notations?

A My boy wrote them.

THE COMMISSIONER: Mr.Ouimet, may I suggest you mark these photos all as one exhibit and show them as "A", "B" and "C". In that way it will avoid a little clerical work for the secretary.

MR. OUIMET: Q: Will you file this photograph of Lot No. 2, the 15 acre farm, as Exhibit No. 2-A?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-A).

20 Q Do I take it, Mr. Nakashima, that these photographs were all taken at the same time?

A No. Some were taken in 1935 and some in 1936.

Q So as we go on and I show you each individual photograph, will you kindly say what year it was taken?

MR. HUNTER: Excuse me. The first one was 1940, was it?

MR. OUIMET: 1940.

Q I am showing you a photograph and I would ask you to identify the same and file it as Exhibit 2-B and say what year it was taken?

30 A The large house on the right is my home and the

building on the left of No. 2-B is the picker house.

Q The what? A: The pickers' house. The fruit pickers' house.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-B).

MR. OUIMET: I see there are 3 picker houses.

MR. HUNTER: The year taken?

MR. OUIMET: Q: Oh yes. What year was it taken, approximately? A: I think that one was taken in 1935.

Q Now, there are 3 picker houses mentioned in Exhibit 1-A. Would you say which picker house that would refer to, by looking at the exhibit?

THE COMMISSIONER: I think we might dispense with the detail of identification of buildings.

MR. OUIMET: Well, if your Lordship feels that is sufficient.

THE COMMISSIONER: I think so.

MR. OUIMET: Then I won't insist, because it is going into details.

Q Here is a picture of a young boy apparently working a rototiller. When was that taken and would you file it as Exhibit No. 2-C?

A 1938, I think.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-C).

Q To whom did that roto-tiller belong?

A This was my property.

Q Very well. I am showing you a picture of a forcing house and blackberries in winter as well as orchard in 1937. Would you identify it and

say in what year it was taken, and file it as Exhibit 2-D? A: Yes, this wastaken in 1937.

Q By the same person? A: Yes.

MR. HUNTER: What is that of?

MR. OUIMET: The forcing house, orchard, and the blackberries in winter.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-D).

Q Wouldyou please identify this picture in which appear two people and two buildings, with notations "strawberries and blackberries and orchard, 1936, " and file it as Exhibit 2-E?

A Yes, this was taken in 1936.

Q What property does it indicate?

A This is the large lot, No. 1.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-E).

Q Will you examine the picture I am showing you and say what property it relates to, identify it and file it as Exhibit 2-F?

A A This is also part of the large lot No. 1. It was taken, I think, in 1939.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-F).

Q Would you look at two other pictures -- I am sorry -- one other picture, which I will ask you to identify, telling me what year it was taken in and filing it as Exhibit 2-G? A: This is also a part of the large lot, No. 1, and was taken approximately in 1938.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-G).

Q Would you look at another picture which appears to be of the same property and tell me what it is

of and tell me in what year it was taken and file it as Exhibit 2-H?

A These are strawberry beds on the large lot, taken about 1938.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-H).

Q Would you look at a further picture and identify it in a similar manner to the others, and file it as Exhibit 2-I?

A This is a closer view of the strawberry beds on

10 the large lot taken in 1938.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-I).

Q Will you identify this picture I am showing you and say in what year it was taken, and file it as Exhibit 2-J? A: This is a general view of all the buildings taken in 1938.

(PHOTOGRAPH MARKED EXHIBIT NO. 2-J).

Q Looking at Exhibit 2-E, would you tell me what are the names of the people appearing in it?

A These are my friends.

20 Q Who? A: Yamada.

Q And who else?

THE COMMISSIONER: It is very interesting, Mr. Ouimet, but it will not help me.

A The picture of my friend on the left and myself on the right.

MR. OUIMET: Q: Would you identify the last picture which I would ask you to file as Exhibit 2-K and give as well as you can the names of the persons who appear in the picture?

30 A The tall person in the middle is my son who took

the pictures, Kimaki, and the two smaller children in front are two of my daughters and my wife is on t the right, and the plants in the background are hops. Taken in 1941.

MR. OUIMET: My lord, my learned friend says he will kindly admit that there was an rental between Mr. Teizo Nakashima, the claimant, and one Frank Shimek of Hatzic for the rental of the crops at $3000.00 the first year in 1942 from April, 1942, and a thousand dollars each subsequent year.

MR. HUNTER: That would be for the farm and crops.

MR. OUIMET: Yes. It was.

THE COMMISSIONER: It was the sale of the growing crop in 1942 and a rental of the farm in the subsequent years?

MR. OUIMET: Yes. I have here a form of lease, but it is admitted. I would ask my learned friend kindly to tender the farm appraisal reports.

MR. HUNTER: I tender the farm appraisal reports, Exhibit 3-A, being of the 24 acre parcel, and 3-B being the 15 acre parcel.

(PHOTOGRAPH MARKED EXHIBIT NO. 3-A).

(PHOTOGRAPH MARKED EXHIBIT NO. 3-B).

MR. OUIMET: Q: Mr. Nakashima, have you ever used your land for dairying purposes? I will ask my learned friend to tender -- oh, I am sorry, the witness hasn't finished answering.

A At the time I bought it, it had been used for growing hay -- prior to the time I bought it,-- but since then it has never been used for a

dairy farm.

Q Because in the farm appraisal report, the appraiser says this would make an excellent dairy farm.

A Yes. I have informed him of what you said.

Q Now in the farm appraisal report, Exhibit 3-A, the appraiser says that the buildings are numerous but on the whole they are poor. What have you to say to that? A: That is possibly so to some extent because they were unpainted buildings, and unpainted buildings deteriorate fairly rapidly, but these buildings were about ten years and there was just about ten years' deterioration.

10

Q When you made your claim, did you take into account the ten years' deterioration?

A Yes, that was my intention when I fixed the price in the claim.

Q Now the photographs you filed have been taken prior to your departure and your evacuation? Would you say they gave a fair idea of the farm and the properties at the time you were evacuated?

20

A Yes. The actual condition of the farm when we left was as good or in some places better than when the pictures were taken.

MR. OUIMET: Very well. I would like my learned friend to tender the summary relative to the claim of Teizo Nakashima made April 10th, 1948, to complete the picture, and I have nothing else to ask the witness.

30

THE COMMISSIONER: The appraiser is under restraint in

regard to both places. Obviously the larger farm was something that caught the eye of the farm inspector.

MR. OUIMET: Yes, quite right.

MR. HUNTER: I would tender the real property summary, my lord, as Exhibit 4. Your Lordship will notice there is one slight correction I have made in the assessment for the year 1940--for the year 1943 -- it was $40.00 lower on the sheet than it should have been and it is added on.

10

(SUMMARY MARKED EXHIBIT NO. 4).

MR. OUIMET: That is the case, my lord.

MR. HUNTER: I have also written in that the assessments are for the year 1943.

THE COMMISSIONER: I notice they are endorsed on Exhibits 1 and 2.

MR. HUNTER: It is submitted, my lord, that these properties were sold for their fair market value.

20

There are no questions; it appears to be entirely a question of value.

MR. OUIMET: No questions? No further questions, my lord, thank you.

THE COMMISSIONER: That is all, thank you, Mr. Nakashima.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
OFFICIAL REPORTER.

30

Case 1344 NOV 28 1947

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

5419 Montreal

28

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

(1) NAME NAKASHIMA (Print) Surname , TEIZO Given Name (RCMP) Reg. No. 13407

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

(3) Present Address 7375 Denormanville St., Montreal 10, P.Q.

(4) REAL ESTATE

(a) Street Address (if any) _____ City or Municipality, _____ Province

(b) Legal description (lot number, block number, section number, etc.)

(1) Lot 1 of part of Lot 483, Gp. 1, Map 4413, District of New Westminster, C. of E. 51343 - 24.4 acres.

(2) Mun. of Mission, Lot 1 of the frantional E. ½ of Sec. 25, Tp. 17, Map 6546, Dis. of New Westminster, C. of E. 51344 - 15 acres

Total acreage 39.4 ac.

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

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

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

(i) Land - (Schedule A) - - - - - - - - - $ 13,000.00

(ii) Buildings - - - - - - - - - - - - - - - - $ _____

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 13,000.00

(v) Amount at which Custodian sold property and credited your account - - $ 4,565.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 8,435.00

(5) PERSONAL PROPERTY

(a) ~~Place of Property was Last Located Immediately Before Evacuation~~
~~Interest Loss on above Real Property Loss (Schedule B) $2,432.10~~

(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

(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") .....

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

1. ..... Estimated Value $.....
2. Interest Loss (Schedule B) ..... ~~Estimated Value~~ $ $2,432.10
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) - $ 10,867.10

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
Montreal

(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, Teizo Nakashima of the Province
of Quebec in the city of Montreal

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)
of)
in the of)
this day of)
A.D. 1947.) A Commissioner &c.

T. Nakashima

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.

Teizo Nakashima
Registration #13407

(4)(e)(i) Schedule A:

Land: Purchase Price	(1) 24.4 acres	(1930)		$2,500.00
	(2) 15 acres	(1942)		1,200.00
				$3,700.00
Add: Improvements to Land:				
	Clearing 4 acres		$1,500.00	
	Orchard planted (5 acres)		600.00	
	Grapes planted (4 acres)		600.00	
	Hops planted (6 acres)		1,200.00	
	Raspberry planted (8 acres)		2,400.00	
	Strawberry planted (4 acres)		800.00	
	Blackberry planted (1 acre)		300.00	
				7,400.00
Total value of Land and Improvements				$11,100.00
Buildings:				
Residence		$1,500.00		
-Water system installed (pumping)		165.00		
-Light and power lines installed		200.00		
			$1,865.00	
Bunk House			1,000.00	
Rhubarb Hothouses (2)			1,200.00	
Total value of Buildings				4,065.00
Fair Market Value of Land and Buildings at date of sale				$15,165.00

Willing to dispose of the above farms as at date of sale for $13,000.00.

Teizo Nakashima
Registration #13407

(5)(a) SCHEDULE B: INTEREST LOSS

Fair market value of Real Property sold, per (4)(e)(iv)	$13,000.00
Amount at which Custodian sold property and credited my account, per (4)(e)(v)	4,565.00
Loss, per (4)(f) above	$8,435.00

Interest Loss on $8,435.00 @ 5% from Jan 1, 1943 to Dec 31, 1947 (5 years)	$2,108.75
Interest Loss on $4,565.00 @ 5% from date of sale of Real Property (January 1, 1943) to date at which this sale price was made available to me for withdrawal and re-investment (June 8, 1944), 1 year 5 months	323.35
Total Interest Loss incurred	$2,432.10

Teizo Nakashima
Registration #13407

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

Dear Sir: Re: Additional Information

Lease on Farm: The farm was leased to Mr. Frank Shimek, Hatzic, B.C., for the year 1943 for the sum of $1,000.00, but because the farm was sold (without my consent and against my wishes) I suffered an immediate loss of this amount. The sale, moreover, was actually made late in 1943 but was made retroactive to January1, 1943. Because of this forced sale the loss in rental income from the farm over the past five years has totalled $5,000.00.

Income from Farm: The following are the plantations on this farm:

(1) Young orchard (5 acres) now 8 to 10 years old.
(2) Young grapes (4 acres) now 5 to 7 years old. A heavy investment of supporting wires and posts was made.
(3) Young hops (6 acres) now 6 and 7 years old required a huge investment of heavy galvanized wire, especially cut tall posts, special equipment, and labour to erect the trellis work which they needed. A $600.00 contribution toward the construction of the Dry Kiln of the Western Canada Hop Co-operative Union was also made in exchange for the shares of the Union. They were and still should be yielding full crops averaging 1 ton of dried hops per acre valued at over $1,000.00 per ton.

From these permanent plantations together with Strawberry, Raspberry and Blackberry plantings, the farm yielded annually $10,000.00 to $12,000.00 of crops shipped to the Pacific Co-operative Union in Mission City, and $6,000.00 of hops sold to the Western Canada Hop Co-operative Union. The records of these two organizations will support my assertions.

Return: In spite of the claim I have attached hereto in respect of the loss I suffered as a result of the forced sale of my farm, I would still prefer to have the farm returned to me, if such is possible.

To me it is a model farm, conveniently situated on a paved highway, with orchard, grapes and hop plantations still young and vigorous in spite of possible neglect during the past five years. I farmed in the Mission-Dewdney district for 33 years until 1942. I became a naturalized British subject in 1911 and during the 10 years up to the year of evacuation I built my life work into a self-sustaining model farm to which I had hoped to retire.

I received under protest the selling price of the farm which the Custodian sent me. I am willing to refund it for the return of my farm.

I am submitting this additional information to you in the hope that such will be of use to you in judging the value of my claim.

Yours respectfully,

Teizo Nakashima

NAKASHIMA, Teizo (Mr.)
(Claimant's Name)

REAL ESTATE
(Farm Land)

13407
Reg. No.

LOT No. 1

LAND		Acres	Date of Purchase	From Whom	Cost Price	Cleared 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	Hops	1 3/4	1930	Joseph Borg	$2500.00			
	Grapes	4				20.4 acres cleared	Hayfield	$8000.
	Raspberries	8				4 " brush		
	Blackberries	1						
	Strawberries	3						
	Orchards	5						
	Premises, etc.	1½						
	Total	24						

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

Description	When Made	Cost
Cleared 4 acres	1931-1935	1500.00
Conversion of hayfield for above crops	1930	450.00
Ditches 1000' of which 500' open, 500' covered	1935	200.00
Fences 1000'	"	100.00
Plants for above crops; posts wires, etc., for hops, grapes, raspberries, blackberries	1930-1940	4700.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Home	20 x 28 x 15)	Frame	1931	$1100.		$300.	$300.	$1000.
	10 x 14 x 10)							
Pickerhouse	(10 x 24 x 12							
	(4 x 24 x 8	"	1933	250.		50.	150	150.
Pickerhouses	22 x 54 x 19)							
	12 x 54 x 10)	"	1930	800.		250.	550.	500.
	10 x 54 x 10							
Pickerhouse	14 x 20 x 10	"	1933	100.		20.	45.	75.
Forcing House	24 x 48 x 9)							
	12 x 24 x 8)	"	1940	800.		200.	100.	900.
Forcing House	24 x 50 x 18							
	12 x 50	"	1935	800.		200.	300.	700.
Shack & stable	14 x 22 x 9	"	1939	100.		20.	30.	90.
2 Packshed			1933	40.00		10.	25.	50.
Woodshed			1933	20.		5.		
Bathhouse	10 x 18 x 8		1935	70.		30.	30.	50.
								$3515.

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

Orchard	600.00
Grapes	600.00
Hops	400.00
Raspberries	2400.00
Strawberries	400.00
Blackberries	300.00
	4700.00

Assessed value

Land	2500.00
Improvements	1800.00
	4200.00

EXHIBIT No. 1344-1 A
DATE 3 June 1948
FILED BY R. Orinet.

Rent: $3000.00 for first year including crops.
$1000.00 per year, after the first year.

T. Nakashima
Signature

NAKASHIMA, Teizo (Mr.)
(Claimant's Name)

REAL ESTATE
(Farm Land)

13407
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared 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 Hops	4						
Strawberries	3½	1939	Jean Vivian Nelson	$1200.	14 acres cleared	only hayfield	$3000.
Rhubarb	3½						
Pastures	4						
Total	15						

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

Description		When Made	Cost
Conversion of hayfield for above crops	11 acres	1939	275.00
Plants for above crops, posts, etc., for hops		1939-1940	1200.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Pickerhouse	12 x 30	Wooden	1940	140.00	40.00		20.00	160.00

EXHIBIT No. 1344-1 B
DATE 3 June 1948
FILED BY R. Onimet.

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

Assessed value	
Land	1050.00
Improvements	500.00
	1550.00

Full summary of both properties

Estimated Value	Lot 1	Land	$8000	
		Buildings	3515	$11515.
	Lot 2	Land	3000.	
		Buildings	160.	3160.
				$14675.

Original Claim (Lot 1	
(Lot 2	$13,000.
Sold by Custodian	4 565.00
Claim	$ 8,435.00

T. Nakashima
Signature

24 — 2 K.

GRAPES
ORCHARD and RASPBERRIES
BLACKBERRIES
RASPBERRIES
STRAWBERRIES
ORCHARD AND RASPBERRIES

PACKING SHED
ORCHARD and RASPBERRIES
BLACKBERRIES
STRAWBERRIES
ORCHARD and RASPBERRIES
PACKSHED
FORCING HOUSE

FORCING HOUSE
PICKER HOUSE
HOME
ORCHARD and RASPBERRIES
ORCHARD
STRAWBERRIES
PAVED HIGHWAY

HOPS
HOP
PICKING

ORCHARD
LOT #2
15 acres

PICKERHOUSE
HOME

ROTOTILLER

FORCING
HOUSE
ORCHARD
1937
BLACKBERRIES
IN WINTER

BLACKBERRIES
ORCHARD
1936
STRAWBERRIES

PACKSHED
BLACKBERRIES
PACKSHED 2

BC-609-P

S.S. Form No. 43 (Sheet 1)

Farm Appraisal Report

File No. JL-408

Land Description Lot 1 of Subd. of Pt. of Lot 483, Gp. 1, Tp. 20, Map 4413. Subject to Provisions of Dewdney Dyking Act. Containing 24.4 Acres

Owner's Name Teizo NAKASHIMA Post Office Address Dewdney

Nearest Rail Point Dewdney Distance ½ m.

Market Town Mission Distance 3½ m.

Church (give denomination) All denominations Mission Distance "

Nearest School Dewdney Distance ½ m.

State how property was identified: Map, Roads, Owner.

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

Highway #7, Dewdney Trunk here is on front and Davies Road on back.

Is this district a good one? Yes

Employment opportunity Seasonal farm work and berry picking. Shake and shingle mill nearby.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Nicely fenced with barb wire. Value $

Water supply: Good sandpoint. Pressure pump. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1½ st.	20x28x15	Frame	12'	Shgl.	10	Wood	Fair	450.00
Attached	10x14x10	"	8'	"	"	"	"	
Pick House	10x24x12	"	9'	"	8	"	Fair	75.00
BARN Leanto	4x24x8	"	7'	"	8	"		
Bath house	10x18x8	"	6'	"	6	Conc.	Good	50.00
BARN Shed	12x22x9	"	7'	Shake	1	Wood	"	25.00
Shack & Stable	14x22x9	"	7'	"	3	"	"	40.00
Forc. House	24x48x9	"	8'	"	1	"	"	400.00
Leanto	12x24x8	"	7'	"	1	"	"	
P. House	22x54x19	"	12'	Shgl.	Old	"	Poor	250.00
Leanto	12x54x10	"	8'	"	"	"	"	
Leanto	10x54x10	"	8'	"	"	"	"	
Pack. House	14x20x10	"	8'	"	8	"	Fair	35.00
(Forc. House	24x50x18	"	14'	Shake	Old	"	Only Fair	400.00
(Leanto 12x50								

2 packing sheds and 1 wood shed no value

Total present day value $ 1725.00

LIGHTS.

Total Value Buildings add to farm $ 1050.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? It is quite old and cheap type.

$

Describe the basement and chimneys: Conc. to ground.

No. rooms downstairs? 4 Upstairs? 2 How finished T. & G. lumber in, narrow, thin siding out.

Are buildings painted? No. Condition of paint

Distance from nearst bush None near.

BRIEF No. 1344-3 A
DATE 3 June 1948
FILED BY J. W. G. Hunter

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

RP.1

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
23.95	Level	Deep heavy clay on clay	(silty)	Berries, etc. Good.	75.00	1796.25

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	
.45	Undulating A little low.	As above		Brush, odd stump.	75.00	25.00	11.25

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 $ 1807.50

Total added by buildings to value of farm $ 1050.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 972.00

Total value of farm $ 3829.50

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

Continuously occupied. Excellent Tillage. Soil appears in good heart.

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

Mixed with present permanent fruit as a heavy line.

Noxious weeds: Some Can. thistle and a little couch but not bad.

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

Province - $27.45

Dewdney Dyk. Dist. - 15 acs. Class A.
Capital Tax $29.42
Maintenance Tax 22.50
Total - $51.90

Date: June 6th, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 29th day of May 19 42.

Inspector's Signature "R. L. RAMSAY"

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

JL-408 - T. NAKASHIMA

Farm Appraisal Report

Remarks: This farm is well located on a main paved highway, close to school and Post Office and Railway Station, also within easy distance on a good road of canneries. The soil is a beautiful strong silty clay which is a treat to the eyes and hands when with right moisture content. Place is level and is very heavily planted. Mostly small fruit with rasps interplanted to follow straws and grapes to follow rasps and straws. The orchard is also interplanted and everything is in excellent shape. The place outside of buildings has been spoken of to me as a picture farm.

The buildings are numerous but on the whole very poor. Forcing houses could be converted to henhouses and barn might be rigged up out of the westerly one. House is very badly weathered though in serviceable shape. Large pickers house would be a white elephant to a dairy farmer and other buildings would have to be torn down for salvage. Large P.H. was probably 1st house and is very large.

The crop acreages are specified on sketch and it will be noted with all the interplanting there are 2 acs. of crop on many single acres.

This would make an excellent dairy farm.

(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
2 orchards about 10 yrs. containing 400 trees, good shape	$ 800.00
56 young trees mostly prune and 10 filberts	$ 66.00
6 scattered older trees	$ 6.00
2 acs. grapes	$ 100.00
The 400 trees are a commercial orchard with varieties well chosen for sale of fruit. They consist of 68 yellow transparents, 20 bartletts, 79 early plums, 153 early plums (probably Bradshaws) 80 prunes (Italian).	$
	$
	$
	$
	$
Total	$ 972.00

Amount fruit trees add to value of farm $ 972.00

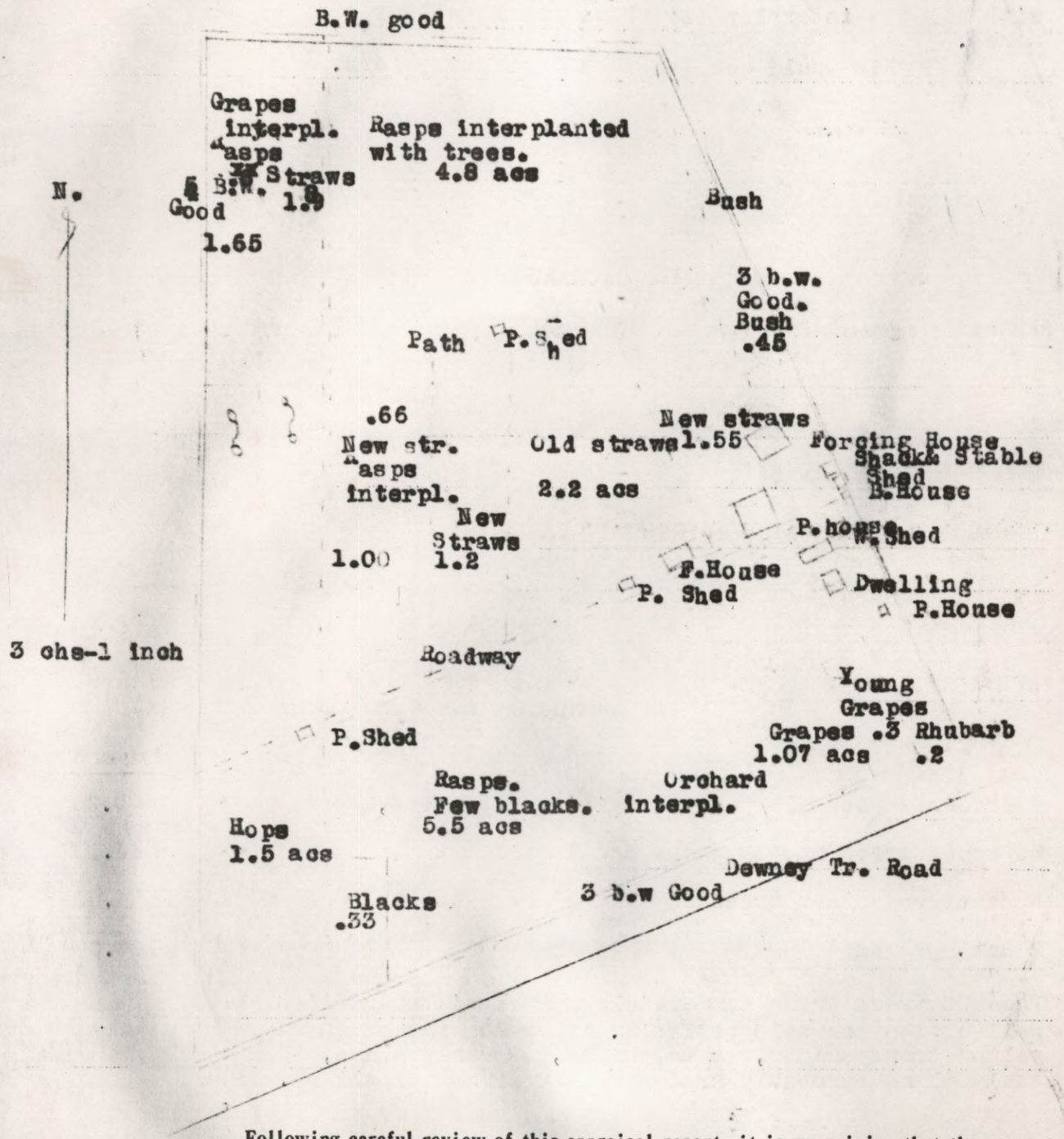
R.P. 1

Diagram of Property

Iwasuke TATEYAMA.
Teizo NAKASHIMA

Lot 1 of S.Div. of Pt of Lot 483. Gp.1 Tp. 20, Map 4413.
(Subject to provisions of Dewdney Dyking Act..) 24.4 acs.

All that part of N. ½ of Sec 30 Tp 20 lying west of Hatzic Prairie Road, SK 45914. (Subject to provisions of Dewdney Dyking District)



Following careful review of this appraisal report, it is my opinion that the present value is $ 3800.00

Date 2nd July 1942.

"I.T. BARNET"
District Superintendent.

BC-260-P
BC-1423-A

BC/260-P
BC/1423-A (1)

S.S. Form No. 43
(Sheet 1)

RP2

Farm Appraisal Report

File No. JL-408

Land Description Part of E½ Sec.25, Tp.17.

Containing 15 Acres

Owner's Name T. NAKASHIMA Post Office Address Hatzic, B.C.

Nearest Rail Point Hatzic Distance 1 mile

Market Town Hatzic Distance 1 "

Church (give denomination) All denominations within reach Distance 1 to 3 miles

Nearest School Cons. by bus to Mission Distance 3 miles

State how property was identified: Map, road survey and lake-shore.

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

Gravelled road (Shook Rd.) to main highway - ¼ mile

Is this district a good one? Yes. Is part of the Hatzic Prairie area, and included in the type of farming in operation there.

Employment opportunity Locally in berry season; in mills; and remote in logging camps

Predominating Nationality and religion: British. No predominating sect.

Describe Fencing and its condition: Good 5 & 6 wire fenced boundaries of crop area. Value $ Inc. in land

Water supply: Lake. No other developed. Easily available. Value $ " " "

BUILDINGS ON FARM

5419

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE Pickers house	12 x 30	Lumber (just one ply rough lumber on studs)	8'	Shgl.	5	blocks	good	80.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

(Power for lighting available nearby)

Total present day value $ 80.00

Total Value Buildings add to farm $ 80.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Just a house for berry pickers.

$

Describe the basement and chimneys:

No. rooms downstairs? 4 Upstairs? How finished Rough lumber

Are buildings painted? No. Condition of paint

Distance from nearest bush No bush.

EXHIBIT NO. 1344-3 B.
DATE 3 June 1948
FILED BY J. W. G. Hunter

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

BC/260-P
BC/1423-A (2)

KP 2

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
11	Level	8"cl.loam	Clay	Strawberries; hops and rhubarb. Former very poor, latter fair.	60.00	660.00

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

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	
4	Lakeshore, too low and damp for cultivation. Partly marsh grass and partly high land natural grass. Value as pasture land - - - - - - -		20.00	80.00

Total value of Land $ 740.00

Total added by buildings to value of farm $ 80.00

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

Total value of farm $ 820.00

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

Tillage good. Has been fully occupied by owner, who has been in residence on another parcel ½ mile away. Now under lease for this season by one Frank Shimek, neighboring farmer.

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

Cane fruits or dairying.

Noxious weeds:

Can. thistles.

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

Mun. and School - $35.10.
Mun. Dist of Mission,
Mission, B.C.

Dyke Taxes-Capital-$29.40
Maintenance - 22.50
Total-$51.90

Date: 23rd May 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 22 day of May 19 42.

Inspector's Signature "B.C. WORMWORTH"

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

JL-108 - T. NAKASHIMA

BC/260-P
BC/1423-A.

(3)

Farm Appraisal Report

S.S. Form No. 43
(Sheet 2)

RP2

Remarks: The soil on this place is heavy clay loam, and appears to lie too low for successful raising of strawberries. The strawberry crop now on it is very poor compared with other crops. Neighboring lands of similar lie and soil texture, seem to do better with cane fruits and dairying.

The acreage classed as pasture is low lakeshore, and the exact boundaries of the place along that shore are rather indeterminate, being affected by the lake level according to the rise and fall of the water level. When inspected the water seemed high, there being evidence of lower levels at other seasons. It is clear that the fencing now built, includes all of the acreage that is considered as cultivable for cropping purposes. The one acre "inside the fence", was once in cultivation too, but apparently has been allowed to go back to grass after rhubarb cropping.

The place carries rather heavy dyking taxes, and is classed in the "A" category in this respect, indicating that it is much more liable to flooding and flood damage than some of the others affected

(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
Strawberries	3.7 ac	$
Hops	3.1 ac	
Rhubarb	3.2 ac	$
		$
A row of prune trees along the south fence are not considered as adding to the selling value of the farm. There are 35 of them.		$
		$
		$
		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

BC/260-P
BC/1423-A

(4)

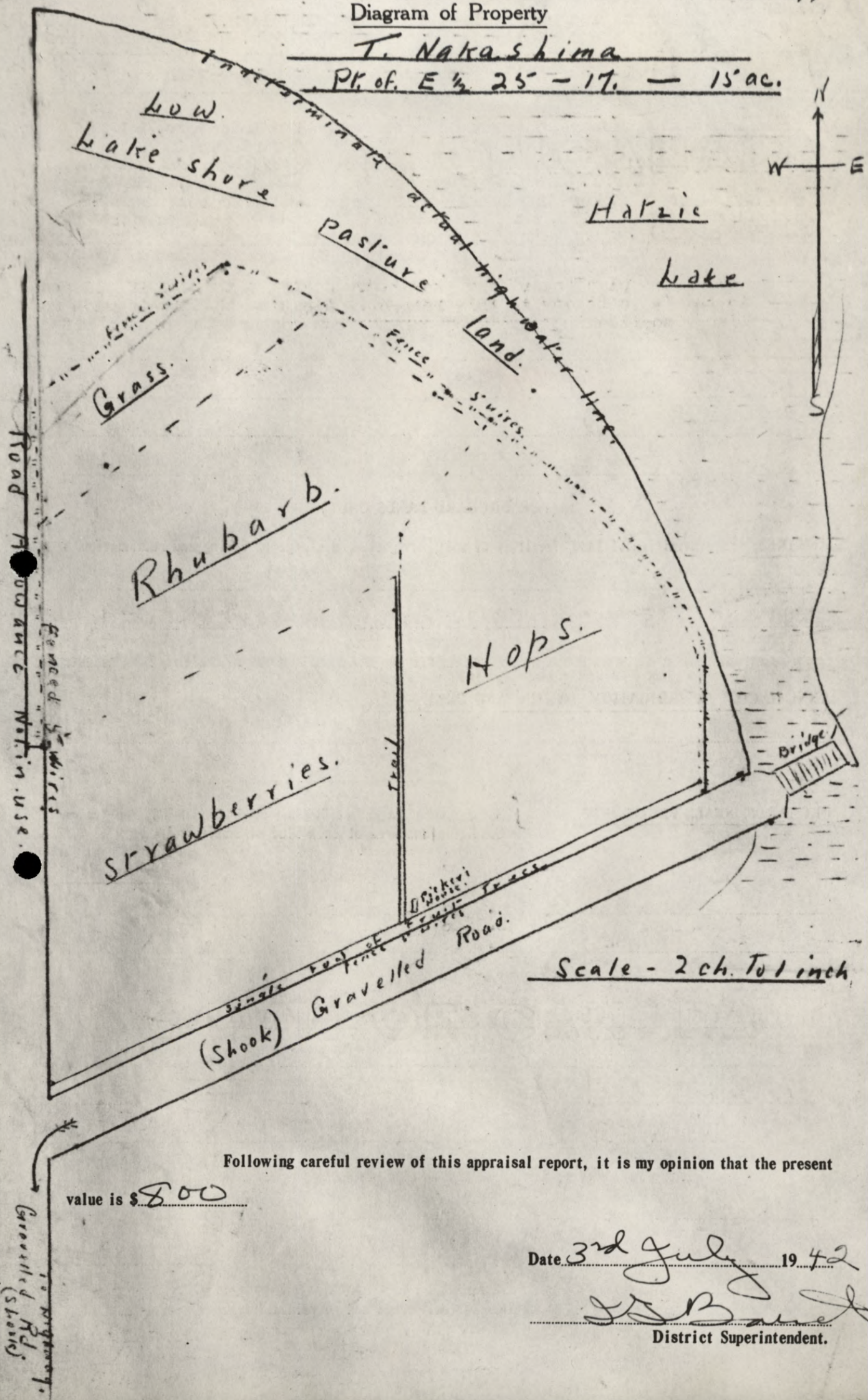
RP 2

Roll 4

Diagram of Property

T. Nakashima

Pt. of. E ½ 25 - 17. — 15 ac.



Following careful review of this appraisal report, it is my opinion that the present value is $ 800

Date 3rd July 1942

District Superintendent.

EXHIBIT No 1344 - 4

DATE 3 June 1948

FILLED BY J. W.G. Hunter

File No. 5419

SUMMARY RELATIVE TO CLAIM OF
Teizo NAKASHIMA - Regn. No. 13407

April 10/48

REAL PROPERTY: 1. Lot 1 of part Lot 483, Gp. 1, Map 4413, Mun. of Dewdney, D.N.W.

and

2. Lot 1 of fract. prt E½ of Sec. 25, Tp. 17, Map 6546, Mun. of Mission, D.N.W.

	Assessed Value "1943"	S.S. Bd. Valuation	V.L.A. Purchase	Claimants Valuation	Acres
1. Land	$2440.00	$1807.50		$2500.00	24.4
Improvements		972.00			
Buildings	1800.00	1050.00		4065.00	
	$4240.00	$3829.50	$3760.00	$6565.00	
	"1943"				
2. Land	$1050.00	740.00		1200.00	15.00
Improvements					
Buildings	500.00	80.00			
	$1550.00	820.00	$805.00	$1200.00	
Grand totals	$5750.00	$4649.50	$4565.00	$7765.00	

Add amounts of costs for clearing & Planting	7400.00
Claimant's Valuation	$15,165.00
Deduct Sale Price	4,565.00
Amount of Claim	$10,600.00

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

Aug. 2, 1948. C.M.C. Hyde

April 12th 1948.

Mr. Teizo Nakashima,
7375 Denormanville St.,
Montreal, P.Q.

Dear Sir,

We acknowledge receipt of your letter of April 3rd in regard to your claim.

We have referred to the Custodian's office your request for particulars, and trust that you will receive these in good time. You will understand that we do not have the records at this office.

Regarding your third inquiry,- the hearing of your claim will be held in Montreal sometime in the month of June according to information we have at present. The date has not yet been fixed, but you will be receiving notice of this within a few days.

Yours truly,

A. WATSON
Per.

SECRETARY

VW.