

Name of Claimant

NAKANO, Sakuichi

Case 1348

Custodian File

13433

<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% 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
					294.		280.21			280.21
<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 & Not Found & 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 CHATELS</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			
161.25	60.25	18.07	37.42%	45.75	17.12	4.00	.48		35.67	
TOTAL RECOMMENDATION										315.88

CASE NO: 1348.

JAPANESE PROPERTY CLAIMS COMMISSION

Montreal, P.Q.,

June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

SAKUICHI NAKANO.

PROCEEDINGS AT HEARING.

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  
SAKUICHI NAKANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

ROGER OUMET, Esq., K.C., appearing for the  
 claimant.

---

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

30

S. Nakano,  
In Chief.

MR. OUIMET: The next case, my lord, is No. 35, Nakano Sakuichi, instead of Sakuichi Nakano. This is Mr. Nakano (indicating) and his first name is Sakuichi. His family name is Nakano. No. 35, my lord.

SAKUICHI NAKANO, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

MR. OUIMET: My lord, the original claim was for \$2000.00  
10 land and buildings, less \$294.00 received from the  
Custodian, leaving a net balance of \$1706.00, with  
no claim for personal property. The claimant prays  
that he be permitted to amend, consequently, and to  
add \$227.00 for personal property, making a total  
claim of \$1933.00.

DIRECT EXAMINATION BY MR. OUIMET:

Q Mr. Sakuichi Nakano, you are the claimant?

A Yes.

20 Q Will you take communication of the personal property  
claim, together with inventory of personal chattels  
in the sum of \$227.00, bearing your signature, iden-  
tify it and file it as Exhibit No. 1?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Would you take communication of real estate claim  
form bearing your signature, identify this claim  
together with comments, and file it as Exhibit No. 2?

30 A Yes.

S. Nakano,  
In Chief.

MR. OUIMET: Would my learned friend tender the farm appraisal which he has in his possession?

MR. HUNTER: I tender the S.S.B. appraisal as Exhibit 3.  
(APPRAISAL MARKED EXHIBIT NO. 3).

MR. OUIMET: Q: Now, Mr. Nakano, why did you not file the claim for personal property originally?

A I had forgotten all the details as to the different items and couldn't make a list until I saw a copy in the office.

10 Q In the office? A: Yes.

Q Now in the farm appraisal report it is said that this property was practically all bush. What do you have to say in that regard? A: Yes, that is

so.

Q Was it all bush when you left it when you were evacuated? A: No, about two acres were cleared and in strawberries.

Q Were you living there alone?

A Yes.

20 Q The farm appraisal report says, "the little shack is fit for a bachelor only". Were you a bachelor?

A Yes.

Q And how long had you been in residence at that place when you had to evacuate?

A I think about 7 years.

Q Did you have anyone help you in order to make the improvements on the property?

A No, I did it all myself.

30 MR. OUIMET: No further questions, my lord.

S. Nakano,  
In Chief.  
Discussion.

MR. H UNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that chattels sold were sold for their fair market values, and that claims made for chattels not sold are exorbitant.

As there was no claim originally for personal property, no analysis has been prepared. However, the main files arrived yesterday and I was able to get some information for your Lordship, and if your Lordship would refer to the inventory attached to Exhibit 1: The McGregor saw, it says "parts" sold for \$25.00".

THE COMMISSIONER: Did you say "parts"?

MR. HUNTER: That is what the auction sheet reads, my lord. It says "Wee McGregor parts \$25.00".

The next four items, the garden tools were sold for \$6.75. The next item, A bucksaw, together with the rubber boots, the last item there, were sold for \$2.00. The two double beds complete with mattresses were abandoned. The bureau sold for \$3.25. The dishes sold for \$1.75. The trays were not found. The cabinet sold for \$4.00. The knitting machine sold for \$6.00. The Books of Knowledge sold for \$11.50. The next four items were not found and the rubber boots have already been disposed of.

THE COMMISSIONER: Yes.

MR. HUNTER: I tender a certificate by R.M. Anderson, showing things which were abandoned.

30

(CERTIFICATE MARKED EXHIBIT NO. 4).

S. Nakano,  
Discussion.  
Re-Direct Exam.

MR. HUNTER: I tender the appraisal of Trapp Motors Limited, appraising the kitchen cabinet at \$5.00.

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. HUNTER: I notice that there is a memorandum in the file dated November 6th, 1944, signed by Mr. Anderson, stating "A considerable amount of miscellaneous articles are missing. I believe this was due to the fact that the property was left vacant for a short time prior to our arrival. It appears to be the work of boys, as only articles of low value were missing."

10

There are no questions, my lord.

RE-DIRECT EXAMINATION BY MR. OUIMET:

Q How did you leave your house when you were evacuated?

A I put everything inside the house and locked it up.

MR. OUIMET: My lord, I have information, and it does appear on the real estate claim that the property was leased by the Custodian for two years at \$75.00 a year.

20 THE COMMISSIONER: Yes, it is endorsed.

MR. OUIMET: It is endorsed on the real estate claim, Exhibit 2, but it doesn't say when the property was leased after. From what I can see, the property was first leased on the 18th of December, 1942, and as the evacuation took place in October, there was a period when the house was untenanted.

THE COMMISSIONER: Yes, two months.

MR. OUIMET: Q: Did you block all entrances and did you board the windows?

30

S. Nakano,  
Re-Direct Exam.

MR. HUNTER: My lord, there is no suggestion that these items disappeared between the time he left and the tenant went in. The suggestion is they disappeared after the tenant left and the time the Custodian re-visited the premises.

A No, they were not boarded up, just locked.

MR. OUMET: Q: Is there anything else that you wish to add, Mr. Nakano?

10 A I would just like to note that I think I purchased at a very low price because the land had previously belonged to a married couple and the husband had died and the widow wished to sell, so I bought at a good price.

Q Very well. Anything else?

A That is all.

THE COMMISSIONER: All right, thank you, Nakano.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

*J. P. Horrobin*

"T.P. HORROBIN"  
Official Reporter.

30



Case 1348

DEC - 3 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

[Signature]

13433

Month

35

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

(1) NAME NAKANO SAKUICHI (RCMP) Reg. No. 12687  
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. #3, CLOW RD., NEW WESTMINSTER, B.C.

(3) Present Address 180 BEACONSFIELD BLVD., BEACONSFIELD, QUE.

(4) REAL ESTATE  
(a) Street Address (if any) 320 CLOW RD., NEW WESTMINSTER, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
LOT 7, BLOCK 1, OF THE NORTH EAST QUARTER OF SECTION 35, TOWNSHIP 2, DISTRICT, NEW WESTMINSTER  
(Property bought in 1936 - Out of 15 acres, had cleared 2 acres during 6 years for berry growing - balance still standing timber)

(c) Type of Real Property (cross out words which do not apply):  
 (i) Farm  
 (ii) Residence Type of business BERRY GROWING  
 (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.)

(e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land - - - - - \$  
(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) - - - - - \$ 2000.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 294.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1706.00

(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.	<i>Personal Property</i>	Estimated Value \$	<i>227-</i>
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) - - - - - \$ *1706.00*)

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

(b) Do you require the services of an interpreter at the hearing? Yes or no *No*

*Montreal*

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 Quebec )  
 TO WIT: )

I, *NAKANO SANUECHI*  
 of *Pointe Claire*

of the *Town*  
 in the *Province of Quebec*

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 *Town* )  
 of *Pointe Claire* )  
 in the *Province of Quebec* )  
 this *26* day of *November* )  
 A.D. 1947.

*Sakurahi, Nakano*  
*[Signature]*  
 A Commissioner &c.

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

Mr. Sakuichi NAKANO

*thru*

INVENTORY OF PERSONAL CHATTELS

Estimated Value

<i>\$</i> 25	1 McGregory Saw ( <i>parto</i> )	\$ 100.00
<i>6</i> <i>75</i>	3 shovels	1.50
	pitchfork	.50
	3 axes	1.50
	3 Garden hoes	1.50
<i>2</i> <i>00</i>	Buck saw	.25
<i>about</i>	2 double beds complete with mattresses	20.00
<i>3</i> <i>25</i>	1 Bureeu	5.00
<i>1</i> <i>75</i>	Dishes	5.00
<i>not</i>	Trays	1.00
<i>4</i> <i>00</i>	1 cabinet	10.00
<i>6</i> <i>-</i>	Knitting machine	25.00
<i>11</i> <i>50</i>	Books of Knowledge (complete)	50.00
<i>not</i>	Cori (basket)	.50
	Water pail	.25
	mirror	3.00
	2 lamps	1.00
	Rubber boots	1.00

Total \$ 227.00

NAKANO, Sakuichi (Mr.)

(Claimant's Name)

PERSONAL CHATELS

12687

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 McGregory Saw	1935	New	\$150.00	Good	\$100.00
Books of Knowledge (complete) leather bound	1927	"	62.00	"	50.00
Knitting machine	1916	"	65.00	"	25.00

The claimant is claiming on the chattels listed in the attached inventory valued at \$227.00.

Description of Storage of Goods:

The chattels were left on the premises by the claimant. The premises were locked up.

General Statement as to Chattels not Described above:

Additional Comments, if any:

Summary

Estimated Value \$227.00

Sold by Custodian \_\_\_\_\_

\$227.00

EXHIBIT No. 1348-1  
DATE 3 June 1948  
FILED BY R. D. [Signature]

[Signature] S. Nakano  
Signature

NAKANO, Sakuichi (Mr.)  
(Claimant's Name)

**REAL ESTATE**  
(Farm Land)

12687

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or uncultivated 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	13.95	1935	Mrs. Mulligan	\$500.	Uncleared	None	\$2000.
Strawberries	<u>2</u> 15.95						

Total

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

Description	When Made	Cost
Cleared 2 acres for strawberries	1935-1942	\$1200.
Underdrain 500'	1935-1942	250.

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		14 x 16	Frame	1933	(purchased with land)				\$150.
Shed		12 x 24	Wooden	1940	75.00		75.00	30.00	120.

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

Value of standing timber on property \$750.00

Assessed value  
Land 600.  
Improvements 125.  
725.

Summary

Estimated Value \$2270.  
Original Claim \$2000.00  
Sold by Custodian 294.00  
\$1706.00

Property leased by custodian for 2 years at \$75.00 per year - no money or credit was received by the claimant for rent.

EXHIBIT No. 1348-2  
DATE 3 June 1948  
FILED BY R. Quimet

S. Nakano  
Signature

# Farm Appraisal Report

File No. JL-546

Land Description Lot 7- Blk.1- N.E. 35- Tp. 2. Map5281. (Surrey)

Containing 15.95 ac Acres

Owner's Name Sam S. Nakano. Post Office Address R.R.3 New Westminster

Nearest Rail Point Port Mann Distance 3 1/2 miles

Market Town New Westminster Distance 9 miles

Church (give denomination) Hjorth Rd. United Distance 2 1/2 miles.

Nearest School Hjorth road Distance 2 miles

State how property was identified: Map and enquiry

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

No it is in off a fair gravel road 2 miles from the highway.

Is this district a good one? not especially.

Employment opportunity seasonal only.

Predominating Nationality and religion: mixed.

Describe Fencing and its condition: nil Value \$

Water supply: well, rope and pail method. Value \$

## BUILDINGS ON FARM

13433

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14 x 16	frame	8	shg.	7	log	poor	\$60.00
Shed	12 x 24	frame	7	shakes	no	value		
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT No. 1348-3  
 DATE 28 March 1948  
 FILED BY J.W.G. Munro

Total present day value \$ \$ 60.00

Total Value Buildings add to farm \$ 60.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? The little shack is fit for a bachelor only.

Describe the basement and chimneys: Metal chimney, no basement.

No. rooms downstairs? 1 Upstairs? nil How finished unfinished inside.

Are buildings painted? No Condition of paint N.A.

Distance from nearest bush fifty yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2	level	8" light sandy loam	sandy clay some gravel	strawberries	50.00	100.00
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.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
13.95	level	6" to 10" light sandy loam	sandy clay & gravel	thick bush	\$200.00	10.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 239.50

Total added by buildings to value of farm \$ 60.00

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

Total value of farm \$ 299.50

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

The small acreage cultivated is in good shape, has been occupied for the past seven years.

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

Noxious weeds: n l.

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

Corporation Of Surrey Taxes. \$ 22.03

Date: July 15th 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 9 day of July 1942 19

Inspector's Signature

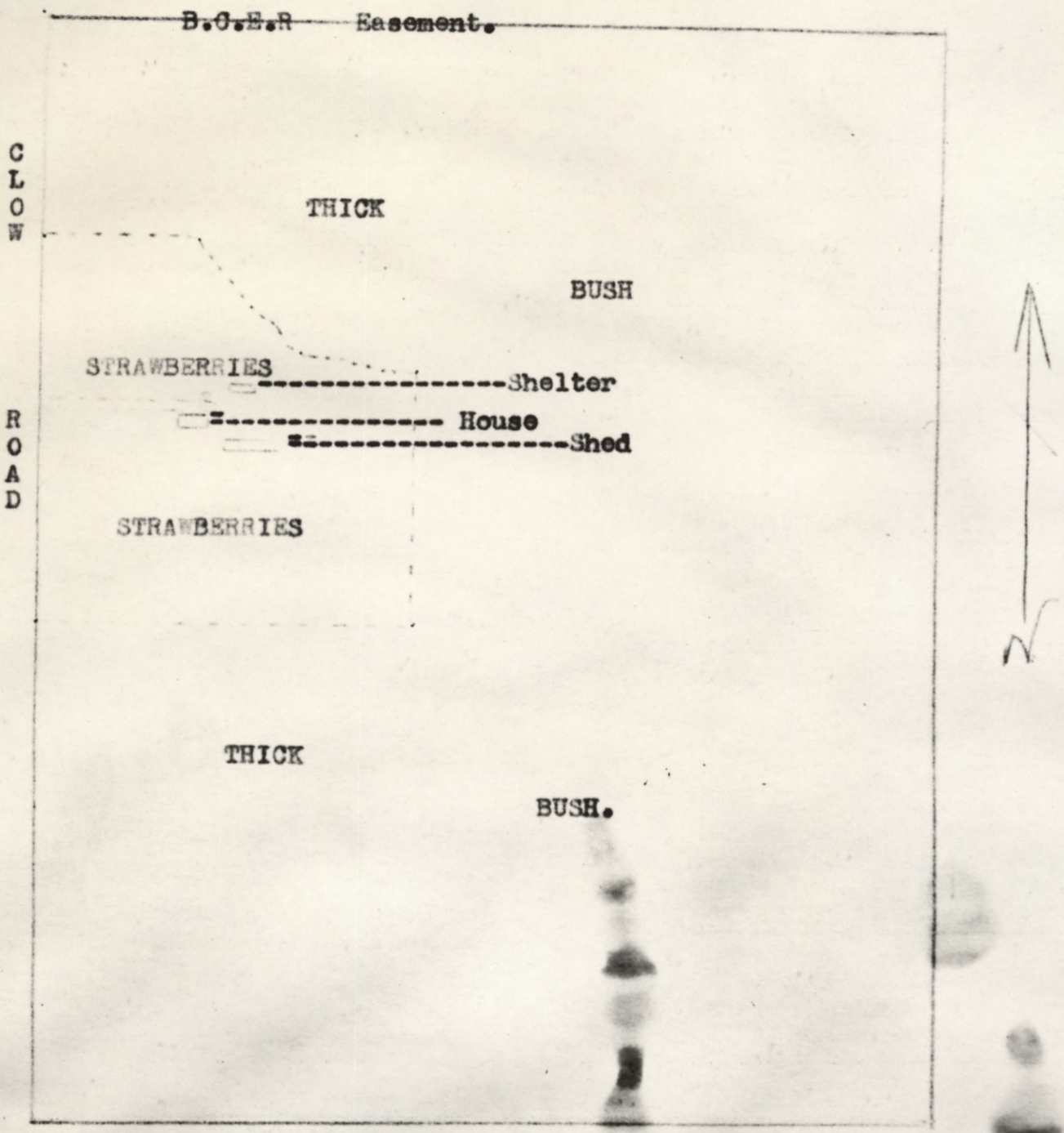
Note: (Use Form 43 (Sheet 2) in connection with this form.)





Diagram of Property

Sam S. Nakano. lot-7Blk.1 N.E. 35- Tp.2 Surrey



Following careful review of this appraisal report, it is my opinion that the present value is \$ 300.00

Date.....21st July.....1942.

"I.T. BARNET"  
District Superintendent.

1348 - 4

EXHIBIT No. 3 June 1948  
DATE.....  
FILED BY J. W. G. Hunter

INVENTORY OF CHATTELS BELONGING

to

NAKANO, Sakuichi #12687

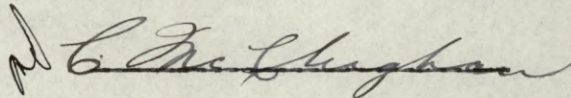
"I have today inspected the undermentioned articles and consider them to be valueless and should be abandoned."

- "A" Qu. of Old Clothes.
- "A" Qu. of Personal Papers (moulded and rotted)
- "A" 2 Old Beds.
- "A" 2 Saw Horses
- "A" 2 Old Car Wheels
- Several NH. M. Tables
- 2 H. M. Book Cases.
- "A" 2 Old Oil Paintings.
- "A" 1 Rubber Suit.
- "A" Qu. of Stove Pipe.

Signed. "R. M. Anderson"

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

August 4, 1948



1348 - 5

EXHIBIT No. \_\_\_\_\_

DATE 3 June 1948

FILED BY J. W. G. Hunter

CHATELS BELONGING TO NAKANO, Sakuichi #12687

File 13433

320 Clow Rd., Surrey, B. C.

Sold to tenant Mr. Hendrickson.

1 Kitchen Cabinet	\$4.00
	<hr/>
Less Appraisal Fee (10%)	.40
	<hr/>
	\$ 3.60

"Considered a just and fair appraisal as made by me on this 25th day of October 1944."

Signed.

TRAPP MOTORS LIMITED

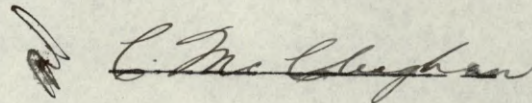
"T. D. Trapp"

Witness "R. M. Anderson"

"Approved by R. A. C.  
13/2/45"

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

August 4, 1948



DEPARTMENT OF THE SECRETARY OF STATE OF CANADA

Custodian of Japanese Evacuee Property

Vancouver Office

Receipt No. 11166

Date Dec. 11, 1944

Received from "Mrs. M. G. Henderson, 943 Churchill Crescent, North Vancouver"

the sum of "Four-----Dollars Cash

Re: Nakano Sakuichi

Reg. No. 12687

File No. 13433

"Purchase price of 1 kitchen cabinet"

\$4.00

"C. H. Reed" Cashier

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

August 4, 1948

*C. Mc Cleghon*

HOWARD-BALTIMORE  
GERMONT-BALTIMORE

