

1444

Powell Street
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 1444
EXHIBIT NO. 1159-5
DATE OCT 22 1944
FILLED BY

To be completed by persons of the Japanese race having property in any part of the administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: NAKAMURA, Genmatsu
HOME ADDRESS: Eburne, B. C. (R. R. 2, Simpson Road)
REGISTRATION NUMBER 04785 SEX: Male AGE: 47
OCCUPATION: Farmer
(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)
EMPLOYER: Self
MARRIED? yes
NAME OF WIFE OR HUSBAND: Tome
ADDRESS 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: 10 13, 22, 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 and wood shed, 1 shed, chicken house, 2 green houses, on the above property at R.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)
none
6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: at Court House, New Westminster.
XXXXXXXXXXXX registered B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN bulbs and flowering plants.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 6 room frame house at R. R. 2, Simpson
Road, Eburne, B. C.
2. LANDLORD'S NAME AND ADDRESS: declarant.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: bulbs and flowering plants.

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 hand tractor (Spryfu) and garden tools. Furniture for
6 room house. Personal effects in owner's possession at R.R. 2
Simpson Rd. Eburne, B. C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY none

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:

L-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: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. 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 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)

J. Nakamura

M. G. Wright
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Nov. 20/42

Our File No. 1444

Full Name NAKAMURA, Genmatsu
(Surname in Block Letters)

Registration No. 04785

☒ Male - Female
(check)

Age Mar. 29/1887

Former Address Eburne, B. C.

Date Evacuated Aug. 8/42 Naturalized - Canadian-Born - National
(check)

Present Address Sandon, B. C.

☒ Married - Single
(check)

Name of Wife Tome #

Name of Husband ---

Name of Mother nee (ISHIDA) Riye
#05884

Name of Father Genroku (Dec'd)

Names of Children under 16 Hanae (F) May 14/25 #08823; Mary (F) Nov. 23/27
Misa (F) Jan. 19/31; Tiiji (M) Oct. 24/35.

Requested by P. Hunter

Registered with Custodian Yes
(Yes or No)

Additional Information _____

EXHIBIT No. 1159-P
DATE OCT 22 1946
FILLED BY R. A. Christie

8

REAL PROPERTY SUMMARY

JAPANESE NAME: Gennatsu 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 Gennatsu 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 Taxes - \$55.58
\$3836.00

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

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 office 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 certain 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 Gennatsu 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 Gennatsu 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 Gennatsu 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 16th, 1947.

D. A. Cramer

D. A. CRAMER.

Sold by special arrangement

File No. 1444

Japanese Name:

Genmatsu NAKAMURA

Reg. No. 04785

Civic Address:

Simpson Road, Eburne, B. C.

Legal Description:

Lots 26, 27 & 28 of Blks. 1, 2
& 3 of Sec. 24 & N $\frac{1}{2}$ of Sec. 25,
B 5 N, R 6 W, Map 1539, Mun. of
Richmond in the District of New
Westminster.

Classification:

Dwelling, 2 Greenhouses & sheds.

SOLD

Registered in name of: Denshiro INAMOTO (as per C/E dated Nov. 26/42)
Registered Charge: 49015 C. 14th April 1920 - Agreement for
Sale & Purchase to Genmatsu Nakamura. (Unregistered Deed from
INAMOTO to NAKAMURA dated Jan. 2/1924)

Later registered in name of Genmatsu NAKAMURA (as per C/E May 15/44)
Clear Title.

SOLD to The Director, The Veterans' Land Act for ^{1 (case)} \$982.00 as at
January 1, 1943 (Net proceeds - \$980.79)

Leased from Feb. 15/43 - Dec. 31/43 - \$126.00
for term.

1943
July 21
1944
Apr. 13

Claims (Nil)

Memo re chattels destroyed by fire (Nil)

File No. 1444

September 30, 1947.

SPECIFIED ARTICLES SUMMARY

Re: Genmatsu NAKAMURA
Regn. No. 04785

Radios:

Cameras:

Firearms:

Boats:

NONE DECLARED OR DISCLOSED ON THE FILE.

Autos:

One Mod. T Ford Truck was declared by Nakamura on his Form "JP".

This truck was presumably sold by the owners prior to their evacuation.

Correspondence in this connection is contained in the file under the following dates:

10/Apr, 20/Apr, 23/Apr, 14/May, 15/May, and 21/May, 1942.

The above Summary is certified to be in accordance with the information on file:


J. C. Goring.

JC/JJW

September 30, 1947.

PERSONAL PROPERTY SUMMARY

Re: Genmatsu NAKAMURA
Regn. No. D4785

Chattels:

Nakamura, on his Form "JP" dated 28/Mar/42, did not itemize all his chattels. See Schedule.

Barrett-Leonard in his report to this office dated 6/Apr/42 gave an itemized list of chattels (see Schedule) and also advised that while Nakamura had been evacuated, Mrs. Nakamura and four children were still on the farm.

At time of her own evacuation Mrs. Nakamura signed a declaration enumerating the chattels which were left on the premises as of 5/June/42. See Schedule.

When the property was leased to Harry GEE on 26/June/42, various chattels were written into the Lease. From the next inventory on file under date of 18/June/43, and taken after Gee had vacated in favour of a Mr. Brennan, it would appear that a number of chattels had disappeared during the occupancy of the premises by these tenants.

When Gee vacated 11/Jan/43, a check of chattels was not made, nor was a receipt from Brennan for the remaining chattels obtained when he took over. The Brennan inventory shown on the Schedule was not created until Brennan had rented the property for five months, viz., 1/Feb/43 to 18/June/43. These omissions are borne out by a memorandum on file (Green to Mackenzie) dated 11/June/43.

The house and contents were destroyed by fire on 26/Feb/44, and a list of the articles covered by insurance is given on a memo dated 29/Feb/44. This list covered only the articles which "were to the best of our knowledge . . . located in the dwelling at the time it was destroyed by fire . . ."

A letter dated 6/Mar/44 to the insurance adjusters refers to an attached list of chattels which were the property of the Japanese. The file copy of this letter does not have this list attached.

A letter dated 18/Mar/44 to Nakamura includes a list of articles presumably lost by fire and the Japanese was requested to furnish date of purchase, condition at date of purchase and the purchase price of each article enumerated thereon. The original of this letter is on file with the necessary information inscribed beside each article.

Nakamura's letter of 11/Apr/44 asked what "happened to the other things in the house beside this fire loss list."

A letter 18/Apr/44 to Nakamura answers his query, and states that a cupboard containing dolls was not included in the list.

Two memorandums dated 15 and 18/Apr/44 divulge that the insurance claim was based on the chattel list signed by Brennan on 18/June/43. On that basis this list does not take into consideration the discrepancy existing between Barrett-Leonard's inventory of 6/Apr/42 and Brennans of 18/June/43. The "missing" articles in this case, may therefore be regarded as being "Lost during the tenancy of Harry Gee" or to have been "Disposed of by owners (Mrs. Nakamura)."

A request to Nakamura on 24/Apr/44 was replied to by him on 2/May/44 giving further information re his tools. This list is on the Schedule and includes articles not inventoried by the agent on 6/Apr/42.

A Loss Report is on file under date of 20/May/44, and a memorandum of the same date (Gibson to Green) summarizes the claim and Insurance Company payment of \$139.75.

Bonds:

Nakamura declared on his Form "JP" 28/Mar/42, ownership of one \$100.00 Victory Bond.

This bond was left in his possession and did not come under the control of the Custodian.

Bank Account:

NONE DECLARED OR DISCLOSED ON THE FILE.

Life Insurance:

NONE DECLARED OR DISCLOSED ON THE FILE.

Accounts Receivable:

NONE DECLARED OR DISCLOSED ON THE FILE.

The above Summary is certified to be in accordance with the information on file:


J. C. King

LIABILITY SUMMARY

Genroji KAWABATA Doc. No. 04703 File No. 1444

The above named Japanese declared on his J.P. Form signed 25th March 1942 that he had no Personal or Trade debts and we were filed as evidence of any claims having been filed against him.

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

July 16th, 1947.

K. A. CRAMER

D. A. CRAMER

CHattel Schedule

Re: Genetsu NAKAMURA
Reg. No. 04785

Japanese Declaration March 28/42.

1 hand cultivator
1 Garden truck (Model T Ford)
1 Singer sewing machine
1 hand tractor (Spryfu) and
garden tools
furniture for 6 room house
Personal effects in owner's
possession at R.R.2 Simpson Rd.,
Burns, B.C.

Memorandum of further particulars
of registration of NAKAMURA, June 5/42

The following goods, only, have been
left:

1 bureau
kitchen stove
garden tools
flower pots
Key to basement door is being left with
the Custodian.

Goods left in care of tenant,
Mrs. Brennan, June 18/43

1 gramophone (no good)
2 bed stands
1 old kitchen range
3 kitchen chairs
also. garden tools
3 wash stands
1 dresser
3 home-made tables
1 garden hose, 50'
2 large crocks
2 wicker stands
1 cream can
1 cross-cut saw
1 bean scale

Dwelling was destroyed by fire,
February 26th, 1944. Following
list of articles covered by insurance

1 gramophone H.G.
2 bed stands
1 old kitchen range
3 kitchen chairs
also. garden tools
2 wicker stands

1 cream can
1 cross-cut saw
1 Bean Scale Gurney
3 wash stands
1 dresser
3 home-made tables

1 garden hose 50 ft.
2 large crocks

...2/

Custodian's agent, (no name) Inventory
April 6/42.

1 hand cultivator
1 hand tractor (Spryfu)
1 garden truck (Model T Ford)
(Little better than a wreck)
3 shovels(used)
2 garden forks(used)
1 forked hoe (used)
1 pick
1 rake
2 hoes
1 scale - balance arm - small
3 hammers
1 hand axe
1 box of dies
1 pipe vice
2 carpenters saws
1 hudson spray
2 squares - one small
1 sledge hammer
27 ft. old garden hose

IN HOUSE

1 sewing machine
4 beds
3 bureaus
1 trunk
1 phonograph
2 stoves
2 tables
1 wringer
1 book shelf
1 small boys bicycle
1 tricycle

Note on bottom: "ALL DESTROYED BY FIRE".

List of garden tools supplied by
NAKANURA in order to help collect fire
insurance. May 2/44 on items on March 18/44
list and valued at \$300.00.

Year	No.	Name of article	New or Used	Value
1923	1 only	Power hand tractor	New	\$150.00
1922	1	Wheel cultivator	"	15.00
1940	4	Garden hoe	"	4.80
1930	2	Potatoe Hoe	"	4.00
1935	3	Garden spade	"	3.00
1932	1	Shovel	"	1.00
1928	1	Hand cultivator	"	1.50
1922	3	Rake	"	2.50
1932	1	Grass Scyth	"	1.40
1928	5	Hay fork	"	3.00
1920	5	Japan grass scyth	"	2.50
1925	1	Fenagpost dipper	Used	1.00
1922	1	Wheel brow wheel	"	1.00
1920	2	Duck saw	New	5.80
1935	1 lb	Fumigate powder	"	5.30
		Spray liquid	"	2.50
		Flower pot	"	50.00
		Carpenter tool	"	10.00
		Auto tool	"	15.00

(Signed) G. NAKANURA

As this man's chattels were destroyed by
fire we must presume they are all accounted
for. Please refer to "Loss Report" May 20/44.

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

George Peters
George Peters
Administration Department

EXHIBIT No. 1159-6

DATE JUN 22 1942

FILLED BY

L. A. S. S. S. S.

1444 THIS INDENTURE made the 22 day of June, in the year of our Lord one thousand nine hundred and forty-two, PURSUANT TO THE "SHORT FORM OF LEASES ACT".

OFFICE OF THE CUSTODIAN BETWEEN:

JAPANESE SECTION

RECEIVED
JUL 27 1942

NAKAMURA GENMATSU, Farmer,
formerly of R.R. No. 1,
Edumbe, B.C., now of Camp 103-2,
No. 51, Coonell, 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

H. J.
to Vancouver, 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 Lessor
- (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) Provide 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. Harada)

G. Nakamura)

G. Harada)
G. Harada

Harry Lee)

S. Nakamura

Genmatsu Nakamura

per J. Nakamura
(Mrs Genmatsu)

INVENTORY OF FARMING TOOLS, HOUSEHOLD
FURNITURE, TREES, BULBS, ETC., ON LOTS
96, 97 & 98, 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 (Spryfa)
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 Lee

RP I

Report of CHARLES BARRETT-LENNARD,
Chartered Accountant, 502 Randall Build-
ing, Vancouver, B. C., on GENMATSU
NAKAMURA, April 6th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 7 1942

Attention Mr. C. L. Drewry

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

Dear Sir:

Re: Genmatsu Nakamura - No. 04755

I submit herewith my report on the above.

1. Location and nature of Property.

This is a small farm property, which, according to Mrs. Nakamura, comprises three acres with a frame 6 room house. It is situated on Simpson Road, Richmond, B. C. The house is of rough construction, and the rooms very small. There is also two greenhouses in fair condition, and some sheds of little use. Owing to uncertain conditions this spring, there was nothing planted in the Greenhouses.

Large beds of flowering plants and bulbs are on the pre-
mises, 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.

2. Particulars of Ownership.

Genmatsu Nakamura is said to be the owner, having pur-
chased from D. Inamoto. I have not seen the title, but the
tax receipts from the municipality are addressed to D. Inamoto
C/O G. Nakamura, which suggests the title has not been trans-
ferred to Nakamura.

3. Description of Land and Buildings.

The Buildings are described in Para. 1. The legal des-
cription being: Lots 26, 27 & 28; Block 112/3, Sec. 24/25
North 5. West 6, Map 1539/19, Township of Richmond, B. C.

4. Inventory which is marked "Schedule A" is attached.

5. Insurance in Force.

North West Fire Insurance Policy No. 193967 for \$1,000.00
expires June 5th, 1943.

6. Particulars of Liabilities.

Mrs. Nakamura informs me there are no liabilities.

7. Recommendations.

I recommend that Mrs. Nakamura and her four children be
allowed to remain on the farm until evacuated. This saves the
expense of a watchman, and the Nakamuras are able to make some

27/9/47
- on Pers. Prop
Section of this file
B

revenue, possible \$40.00 to \$50.00 per month from the cut-flower sales.

When Mrs. Nakamura & the children are evacuated, I recommend the farm be leased and the small quantity of farm equipment sold. This recommendation meets with the wishes of Mrs. Nakamura, with the exception of the sale of the farm equipment, and on this point she does not express a wish one way or the other. She appears resigned to leave that to the discretion of the Custodian.

One farmer, at least, in the district wishes to either lease or buy the property.

Reported by

J. Bauer Shuman

Chartered Accountant.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

SEP 26 1944

File No. 1444
Reg. No. 04785

506 Royal Bank Building,
Vancouver, B. C.

Mr. Genzatsu NAKAMURA,
Sandon, B. C.

Dear Sir:

Re: Lots 26, 27 & 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. C. of E. 50551.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	982.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1.79
	<u>983.79</u>
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	<u>977.79</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

T.S. 412-42

R.C.L. Form No. 1

4

This Indenture

Made in the second day of January in the year of our Lord one thousand nine hundred and twenty four (1924)

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

DENSHIRO INAMOTO (Labourer)
of 226 Powell Street, in the City of Vancouver,
Province of British Columbia,

State Full Name
Address and
Occupation

(hereinafter called the Grantor)

AND

GENMATSU NAKAMURA (Farmer)
of R.R. #1., Lulu Island, Province aforesaid.

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of Two thousand (\$2000.00)----

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Richmond, Province of British Columbia, and more particularly known and described as Lots Twenty six (26) Twenty Seven (27) and Twenty eight (28) of Subdivision of Blocks numbered One (1), Two (2), and Three (3) of Section Twenty four (24) and the North half of Section Twenty five (25) Block Five (5) North, Range Six (6) West, Group One (1), New Westminster District, according to the registered map of the said sub-division deposited in the Land Registry Office, at the City of New Westminster in Province aforesaid and numbered 1539.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisions, and conditions expressed in the original grant thereof from the Crown; and subject to all taxes, rates, and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

"S. Young"

141 Gore Ave., Vancouver,
Broker

"Denshiro INAMOTO"

State Full Name
Address and
Occupation of
Witness

For Maker

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____ of _____

(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
to me that the person mentioned in the annexed instrument as the maker thereof,
and whose name subscribed thereto as part and that he know the contents thereof, and that
he executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at
British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

For the
Secretary
or other
Officer of a
Corporation

I HEREBY CERTIFY that on the _____ day of _____ 19____, at _____
in the _____ of _____

(whose identity has been proved by the
evidence on the oath of who is) personally known to me, appeared before
me and acknowledged to me that he is the _____ of
annexed instrument, as _____ of the said _____ and affixed the seal
of the _____ to the said instrument, that he was first duly authorized
to subscribe his name as aforesaid, and to affix the said seal to the said instrument, and that such Corporation is
legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at _____, British Columbia,
this _____ day of _____, in the year of our Lord
one thousand nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Declaration
of Witness

I, Walter S. Young
of the City of

Vancouver

in the Province of British Columbia

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by
Denshiro Inamoto

the party thereto, for the

purposes named therein.

2. The said instrument was executed at Vancouver, B.C.
3. I know the said party, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN before me at Vancouver

in the Province of British Columbia, this 7th
day of January 1924.

"Walter S. Young"

"Geo. F. Jacobs"

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Dated 2nd January 1924

DENSHIRO INAMOTO

TO

GENMATSU NAKAMURA

N.C.L. Form No. 1

Deed of Land

SITUATE IN

Lulu Island, British Columbia

Lots 26, 27 & 28

Blocks 1, 2, & 3,

Dist. Sec. 24, & N. 1/4 25 Block

5 North, Range 6 West.

NOTE: COPIES & LATTA LTD. & LEGAL FORM PRINTERS
748 BETHUNE STREET, VANCOUVER, B. C.

For
Attorney

Registered
No.

Declaration
by Attorney

I HEREBY CERTIFY that on the

in the

day of

19

at

(whose identity has been proven by the evidence on oath
who is) personally known to me, appeared before me

of

and acknowledged to me that he is the person who subscribed the name of

to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as

the maker thereof, and is still alive to the best of his belief, and that he, the said

knows the contents of the said instrument and subscribed the name of the said

thereto voluntarily as the free act and deed of the said

under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this

day

in the year of our Lord one thousand

nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

I,

of the

of

in the Province of British Columbia.

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the said instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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

in the Province of British Columbia, this
day of

A.D. 19

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

OFFER TO LEASE JAPANESE PROPERTY.

File No.

493-

Place

Vancouver

Date

10 July 1943

Custodian of Enemy Property
Vancouver, B.C.

Re:

D Inamoto

Property

Lot 26-27-28 Bk 1-2-3- Sec 24
N 1/4 25-36 N 5th Richmond

I hereby offer to lease the above described property

on the following basis:

Term:

From

July 15

194

to

Dec 31

194

Cash Rental:

\$

12.00

per

Month

to be paid as follows:

12.00 or 15th of each month

beginning July 15th 1943

Lease to include all land and buildings, - except:

Nil

Other special conditions (if any):

The following taxes will be payable by me:

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: " Tolls:
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

Full Name:

Miss Martha Brown

I recommend that lease on the above terms be approved.

Address:

Richman
Field Supervisor,
Soldier Settlement of Canada.

Farm Appraisal Report

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., Rgs. 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.R.R. 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. 1159-2

Fronts on Simpson Road - paved.

DATE Dec. 22/48

FILED BY K. A. Christie

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 \$ Ino. in land

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

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
(No house number)								
HOUSE	20x38	Frame	10'	Shgl.	30	Cedar posts	Poor	250.00
Leanto Woodshed	12x20	"	8'	"	30	" "	"	"
Garage	12x18	"	8'	"	20	And sills	"	nil
BARN	x	"				" "	"	"
Packing Shed	10x20	"	10'	"	30	" "	"	"
BARN	x	"				" "	"	"
Cold Frames	10x42	Frame & Glass	5'	Glass	15	Lt. wood	"	"
"	10x28	" " "	5'	"	15	" "	"	"
GRANARY	10x28	"	8'	Shgl.	20	Ced. Blk.	"	"
Henhouse	15x18	"						
	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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.00	Level	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.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unavailable for Cultivation.						
	CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TREES IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 825.00Total added by buildings to value of farm \$ 175.00Total 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.

Name weeds:

Thistles, maretail, mustard, sorrell and couch grass.

Give approximate detail and
amount of all usual taxes and
name of Taxing Authority:

Richmond Municipality.

Land assessed at \$ 756.00

Improvements at 3000.00

3756.00

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. FLUNKY"

Note: (Use Form 45 (Sheet 2) in connection with this form.)

JL-498 - 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 Tsumetsu(?) NAKAMURA'S name.

EXHIBIT No.

DATE

FILED BY

With 1159-2

(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 \$

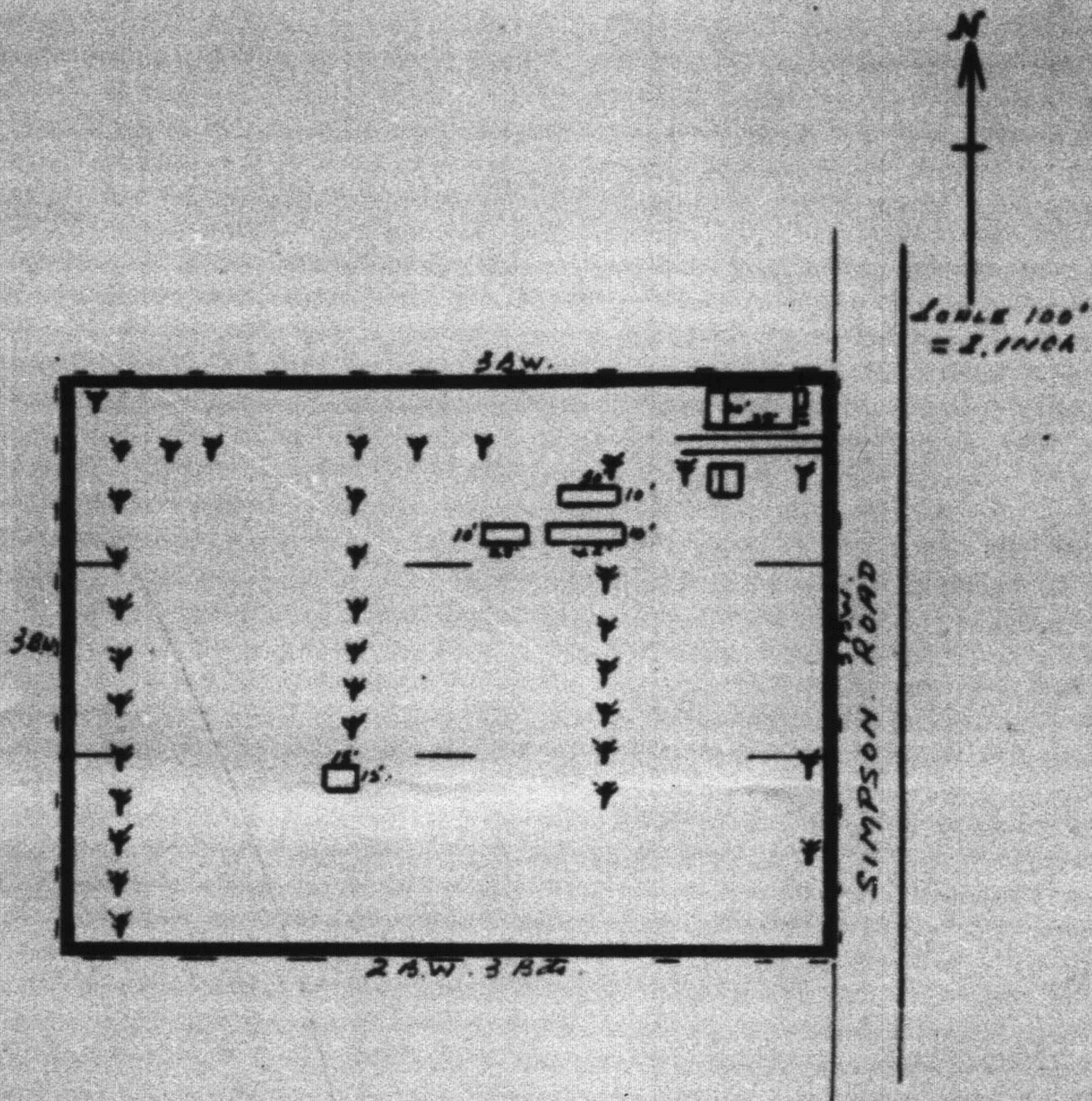
Diagram of Property

DENSHIRO INAMOTO.

Lots 26, 27 & 28 of BLK. 12 vs SEC 24 & N 1/4 of SEC 25.
BLK. 5N. R. 6 W. MAP. 1539

EXHIBIT No. _____
DATED _____
FILED BY _____

With 1159-2.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1000.00

Date 13th July 19 42

"I.T. BARNET"

District Superintendent.

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

1444
04785
BC/2297
File No. J.L.493

Vancouver, B.C.

A. G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

July 27, 1944

Dear Sir:-

Re: Lots 26, 27 & 28 of Blocks 2, 2, & 3 of Sec. 24
and the 1/2, Sec. 25, Block 5 N, Rge. 6W, Map 1539
N.W.D. (Richmond)

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 174672E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ 982.00 , in favour of The Secretary of State,
dated July 25, 1944 , being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price - \$ 982.00 ✓

Less arrears of taxes to
January 1st, 1943, - \$ Nil

Amount paid to Secretary
of State: - \$ 982.00

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

T. Tourick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in
full of the land above described.

JUL 28 1944

Date

Solicitor for The Secretary
of State.

April 6/42

SCHEDULE "A"

GENMATSU NAKAMURA

INVENTORY

- 1 Hand Cultivator
- 1 Hand Tractor (Spryff)
- 1 Garden Truck (Model T Ford)
(Little better than a wreck)
- 3 Shovels used
- 2 Garden Forks "
- 1 Forked Hoe "
- 1 Pick
- 1 Rake
- 2 Hoes
- 1 Scale - Balance Arm - Small
- 3 Hammers
- 1 Hand ax
- 1 Box of Dies
- 1 Pipe Vise
- 2 Carpenters Saws
- 1 Hudson Spray
- 2 Squares - one small
- 1 Sledge Hammer
- 27 Ft. old Garden Hose

IN HOUSE

- 1 Sewing Machine
- 4 Beds
- 3 Bureaus
- 1 Trunk
- 1 Phonograph
- 2 Stoves
- 2 Tables
- 1 Wringer
- 1 Book Shelf
- 1 Small Boys Bicycle
- 1 Tricycle

MIN. II d/27 Sep 47

This inventory is part
of Barrett-Leonard's
report on the property.
The report is on file in
the Real Prop. Section
under date of 6 Apr 42.

Kimmy

*All destroyed
by fire*

Reported by Agent.

"E" DIVISION

ROYAL CANADIAN MOUNTED POLICE
(C.I.B.)

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 24 1942

IN REPLY PLEASE QUOTE

DIV. FILE NO. E.269-G.13-3.

Vancouver, B.C. April 23rd,
1942.

Your
H. Q. FILE NO. 1444.

C. L. Drewry, Esq.,
Manager,
Dept. Of the Secretary of State
Office of the Custodian,
508 Royal Bank Building,
Vancouver, B.C.

*Letter
Please*

Dear Sir:

With reference to your communication
of April 20th, it would be appreciated if you
could amplify the information contained therein.

It is extremely difficult to trace the
records of automobiles without some further
information regarding them. Am I to understand
that these trucks have been reported to you as
being operated by Japanese?

Yours truly,

CHHill

(C.H. Hill)

Asst. Commissioner,
Commanding "E" Division.

AHOJ/M.

1444 & 3263

14th May, 1942.

C. H. Hill, Esq.,
Assistant Commissioner,
Royal Canadian Mounted Police,
"E" Division,
Vancouver, B.C.

Dear Sir:

Re: Your File E269-G.13-3.

Replying to your letter of the 23rd Ultimo I wish to advise you that the existence of the motor vehicles in question was reported by the Japanese in their registration forms and their existence was subsequently confirmed by our agents investigating the property of the Japanese.

The garden truck, Model T Ford, At R.R. No. 2, Simpson Road, Eburne, was reported to us as the property of Genmatsu Nakamura, Registration No. 04785, and the Dodge Truck at 2134 West 41st Avenue, Vancouver, was reported to us as the property of Kaoro Takasaki, Registration No. 01615.

I presume as agents have now been appointed by the Custodian's office in both these cases to investigate and report on the property of these people they might just as well be dealt with along with the other property of these individuals which is vested in the Custodian. Before dealing with them, however, I felt I should report their existence to you so that you could consider whether you desire to have them formally delivered to you.

Yours truly,

R. P. Alexander,
Assistant Manager.

CLD:LF

Letter please

"E" Division

L. H. 3A

ROYAL CANADIAN MOUNTED POLICE

C.I.B.

IN REPLY PLEASE QUOTE

DIV. FILE No. E 269-G.13-3

Vancouver, B. C.,
May 15th, 1942.

Your H. Q. FILE No. 1444 & 3263

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 16 1942

Mr. R.P. Alexander,
Assistant Manager,
Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sir:

Re: Alien Enemy Automobiles & Trucks.

With reference to your communication of the 14th instant, I have noted your suggestion that the automobiles referred to might as well be dealt with along with other property belonging to the individual owners, and am inclined to agree with you that this would be the best method of dealing with the situation as we have no desire to seize these cars and formally deliver them to you.

Yours truly,

CH Hill

(C.H. Hill) A/Comm'r.,
Commanding "E" Division.

AHOJ/ES

C. BARRETT-LENNARD & CO.

CHARTERED ACCOUNTANTS
AUDITORS
LICENSED TRUSTEE IN
BANKRUPTCY

502 RANDALL BUILDING
525 WEST GEORGIA STREET
VANCOUVER, B. C.

TELEPHONE: MARINE 7727

June 26, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 29 1942

Attention Mr. C. L. Drewry

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

Dear Sir: Re: Genmatsu NAKAMURA - File No. 1444

Mrs. Nakamura, through her brother-in-law acting as her agent, has negotiated a lease of the Lots 26, 27 and 28, as set out in form "JP", to Harry Gee, for \$ 96.00 per year, payable \$ 8.00 per month, at the office of the Custodian.

This rental is sufficient to more than pay the taxes. It is quite a good rental, & is the best deal that Mrs. Nakamura has been offered, and I recommend that it be carried through.

Mr. A. J. Cowan, Solicitor, 553 Granville Street, is acting for Harry Gee, and will contact your office regarding authority from G. Nakamura. In the mean-time, his client is taking possession.

Attached to the lease agreement is a list of equipment left on the farm, and this has been signed by H. Gee.

Yours truly,

C. Barrett-Lennard

CBL/H.

Agent.

No lease agreement
included (B)

File No. 1444

January 18th, 1943.

MEMORANDUM

TO: SOLDIER SETTLEMENT OF CANADA
FROM: MR. ANDERSON

Re: Genmatsu NAKAMURA

Lots 26, 27, 28 of Blks. 1, 2, 3,
Section 24, N $\frac{1}{2}$ of Section 25, B 5 N,
R 6 W. Lulu Island.

Mr. Harry Gee, who has had this property under
lease at the rate of \$8.00 per month, has informed us
of his intention to leave this property. There should
be no trouble in locating a tenant for this place.

WEA/EM

Memorandum.

Re INAMOTO Denshiro.

The following information was given by
INAMOTO Mitsu, wife of INAMOTO Umetaro (Interned) ,
561. E. Cordova Street,
Vancouver, B.C.

INAMOTO Denshiro returned to Japan about 19 years ago and died there.
His wife also died in Japan.

The only son and only child, Hisao, was in Vancouver but returned
to Japan some years ago.

Both parents of INAMOTO Denshiro died in Japan.

He was the eldest of the family. His brothers are
INAMOTO Tojuro, now at Tashme.

" Jinshiro, now at Slocan.

" Umetaro, interned.

The three brothers, Denshiro, Jinshiro and Umetaro bought a piece of
land, but paid only \$300 - \$400 of the purchase price. The taxes
have not been paid for some years. The family thought the land had
gone back to the original owner.

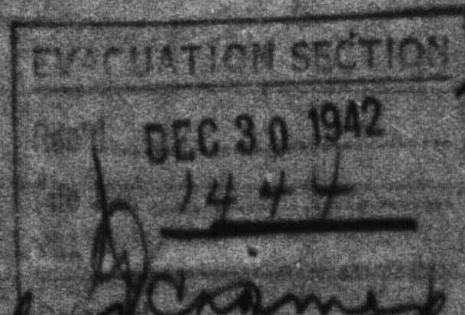
Mrs. INAMOTO says her husband, Umetaro, will have all the details.

October 20th. 1942.

D.M. Chope.

*This Chope adds that Umetaro's son, not his father,
is interned with him. D.M.*

Reg. No 04785
File No 1444



1444
Rec'd 1442
Sandor B.L.

Mr. La. Cramer for San Francisco
Title examiner

Dear Sir

To reply to your request dated Dec 14th 1942 regarding O. Inamoto on my property in Richmond Municipality. I am sorry to say that I haven't got the agreement paper with me here.

The payment of the principal is OK. and the interest while there was balance I have been pay it on the due and OK. but I have no receipt with me here. So please send it with out it while I am away from all home and thank you yours truly
Sanouken Inamoto

February 29, 1944

MEMORANDUM

To: File 1444

From: Mr. Gibson

Re: Fire Loss-203 Simpson Road
Genmatsu NAKAMURA

On Saturday, February 26th, the Fire Marshall of Richmond Municipality telephoned to report a fire at the above address had completely destroyed the dwelling and contents.

Coverage on this property is maintained under North West Fire Policy No. 210084 to the extent of \$700.00 on dwelling and \$300.00 on contents belonging to the above named Japanese.

This property has been turned over to the Soldier Settlement Board, the above numbered policy having been sent to them on the 21st of September, 1943. The Soldier Settlement Board have been advised, who in turn notified the North West Fire Insurance Company. I will supply to the Adjuster a list of articles belonging to the Japanese copied from a list made out on June 18th 1943 signed by Mr. C. C. Robinson of the Custodian's Office and Mrs. M. Brennan, tenant in the above building.

Sm

*see loss file
for copies of
list of contents*

SMG:JS

1444

March 18, 1944.

Mr. Genmatsu NAKAMURA,
Registration No. 04785,
Sandon, B. C.

Dear Sir:

Re: Fire Loss-203 Simpson Road, Eburne

To the best of our knowledge, the following list of articles belonging to you were destroyed in a fire on February 26th at the above location:-

1930	-1 Gramophone	Second hand	\$45.00
1920	-2 Bed Steads	new	16.00
1927	-1 Old Kitchen Range	new	125.00
1920	-3 Kitchen Chairs	new	3.00
	-Miscellaneous Garden Tools		300.00
1922	-2 Wicker Stands	new	8.00
1927	-1 Cream Can	old	.50
1919	-1 Cross Cut Saw	new	10.00
1920	-1 Beam Scale(Gurney)	new	5.00
1918	-3 Wash Stands	second hand	6.00
1916	-1 Dresser	new	14.50
1922	-3 Home-made Tables	new	5.00
1940	-1 Garden Hose - 50 ft.	new	2.50
1935	-2 Large Crocks	new	5.00

I am enclosing herewith an extra copy of this letter and would ask you kindly to mark behind each article the approximate date that you purchased same, the purchase price, and whether new or second-hand at the time of purchase.

Kindly return this to us with the required information as soon as possible so that the adjustment of this loss may be carried out without delay.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:FM The above information is, to the best of my
knowledge, correct. (Signed) G. Nakamura.
Encl.

See April 11/44

545.50

MEMORANDUM

File 1444

April 18, 1944.

To: Mr. Gibson
From: Mr. Mackenzie

Re: Consular NAKAMURA

The list of chattels signed by the tenant Mrs. Brennan and which you used as a basis for your claim for fire loss, is fairly accurate - the item "miscellaneous garden tools" probably includes the hand cultivator, hand tractor and garden truck which would account for the value of \$300.00 placed against this item by the above.

Regarding the letter of April 11, from the above, we do not know what other items are referred to with the exception perhaps of a cupboard filled with dolls which were not on Mrs. Brennan's list, overlooked most likely.

You might note "memo of further particulars" dated June 5, 1942, attached to the J. P. Form and signed by NAKAMURA.

RSM/pls

I think this is very significant: only 4 items (counting garden tools + flower pots as items) were declared as left, but we found many more

1444

April 18, 1944.

Mr. Genmatsu NAKAMURA,
Registration No. 04785,
SANDON, B. C.

Dear Sir:

Re: Fire Loss
203 Simpson Road, Eburne

We wish to acknowledge receipt of yours
of April 11th returning the list showing values
etc. as requested in ours of March 31st.

You ask in your letter as to what hap-
pened to other things in the house besides the
list, shown to be on the premises at the time of
the fire. I referred this matter to the depart-
ment here responsible for that work, and am ad-
vised by memorandum dated April 18th, that the
list of chattels that I referred to you was ac-
curate and we have no knowledge of any other chat-
tels belonging to you being in the house at the
time of the fire, with the exception perhaps, of
a cupboard containing some dolls, not shown on
the list acknowledged and signed for by Mrs.
Brennan, the tenant, on the 18th of June, last.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Cable Address:
"SHALLCROSS"

107-115 Yorkshire Building
Telephone PACIFIC 2141-2-5

SHALLCROSS-NASMYTH ADJUSTING CO.

VANCOUVER AND VICTORIA, BRITISH COLUMBIA

General Adjusters

FIRE
AUTOMOBILE
MARINE
ACCIDENT
AEROPLANE
ARBITRATION

F. G. SHALLCROSS
M. E. NASMYTH
C. A. MAYWOOD
J. V. CARTER
G. R. MCLANDERS
A. G. WATSON

Refer to our No. F-12045.

VANCOUVER, B.C.

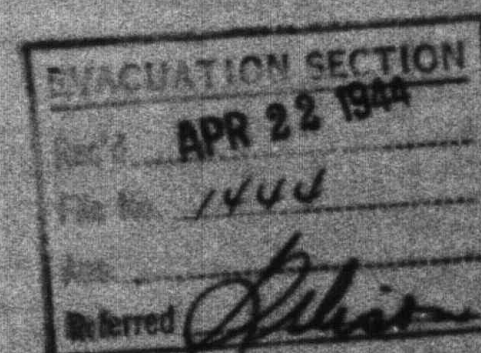
April 21, 1944.

ATTENTION MR. S. M. GIBSON.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:

RE: Your File No. 1444,
Fire Loss 203 Simpson Road,
Genmatsu NAKAMURA



Thank you for your letter of the 15th instant enclosing list of contents destroyed, information as to the year of purchase and the original cost. With this information and the writer's examination of the debris, we believe we can fairly accurately arrive at the loss, but it will be difficult to determine the value of "miscellaneous garden tools". This is shown on Genmatsu's list at \$300.00. Apart from the ordinary garden tools, there was a power hand-tractor which may or may not have had some value. Do you think it would be advisable to secure some more information from Nakamura regarding the tools, as from what we saw we can only recommend payment of a nominal amount for same.

Yours very truly,

SHALLCROSS-NASMYTH ADJUSTING CO.,

per *[Signature]*

JVC/hw.

EVACUATION ~~SECRET~~

Rec'd MAY 5 1944

File No. 1444

Ans

Dear Sir,
Regarding file loss. 203 - ~~Charles~~ ^{John} Roadburn
Here I enclosed the list of Miscellaneous
garden tools. There are many more things
in the premisses. Can't remember it.

File No 1444

Reg. No 04783

Yours truly,

G. Sakamuro.

y
p

Year	No.	Name of article	New or used	Value
1923	1 only	power hand Tractor	New	\$150.00
1922	1 "	Wheel Cultivator	"	15.00
1940	4 "	Garden Hoe	"	4.80
1930	2 "	Potato "	"	4.00
1935	3 "	Garden Spad	"	3.00
1932	1 "	Shovel	"	1.00
1928	1 "	Hand Cultivator	"	1.50
1922	3 "	Rake	"	2.50
1932	1 "	Grass Scyth	"	1.40
1922	2 "	Hay Fork	"	3.00
1920	5 "	Japan Grass Scyth	"	2.50
1925	1 "	Fencepost Dipper	Used	1.00
1922	1 "	Wheel Brows Wheel	"	1.00
1920	2 "	Buck Saw	New	5.50
1935	1 lb	Fumigate powder	"	5.30
		Spray Liquid	"	2.50
		Flower pot	"	50.00
		Carpenter Tool	"	10.00
		Auto	"	15.00

(signed) G. Nakamura

279⁰⁰

Detail of
miscellaneous garden
tools shown on
March 18th / 44
+ valued there at \$300⁰⁰

Cable Address:
"SHALLCROSS"

107-115 Yorkshire Building
Telephone PACific 2141-2-3

SHALLCROSS-NASMYTH ADJUSTING CO.

VANCOUVER AND VICTORIA, BRITISH COLUMBIA

General Adjusters

FIRE
AUTOMOBILE
MARINE
ACCIDENT
AIRCRAFT
ARBITRATIONS

P. G. SHALLCROSS
M. E. NASMYTH
C. A. MAYWOOD
J. V. CARTER
G. R. McLENNAN
A. G. WATSON

Refer to our No. F-12045.

VANCOUVER, B.C.

May 18, 1944.

ATTENTION MR. S. M. GIBSON.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAY 19 1944
File No.	1444
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sirs:

RE: Your File No. 1444,
Fire Loss 203 Simpson Road,
Gennatsu NAKAMURA

We acknowledge receipt of your letter of the 6th instant and we refer to the writer's telephone conversation this morning with your Mr. Gibson. We enclose Proof of Loss for \$139.75, which kindly sign before a Notary Public and return both copies to us.

The information you secured from Mr. Nakamura and which you sent us in the form of two lists bases all the values on the original cost, in some cases as far back as 1916-18-19. It has been necessary for us to take into consideration depreciation, etc., and in the case of the power hand-tractor we have consulted McLennan, McFeely & Prior Limited. Perhaps you will wish to explain this to Mr. Nakamura when you contact him.

Yours very truly,

SHALLCROSS-NASMYTH ADJUSTING CO.,

per *[Signature]*

JVC/hw.
Enc.

LOSS REPORT

No. 52

20th May, 1944.

File: 1444

Name: Genmaten NAKAMURA

Location:

203 Simpson Road, Eburne.

Property Damaged:

Household Furniture and Personal Effects

Loss Caused by:

Fire

Date of Loss:

26th February, 1944.

Policy No. 210064

Company: North West Fire Insurance Co.

Agent:

McGregor, Johnston & Thomas

Coverage:

\$300.00

Adjuster:

Shallcross-Nasmyth Adjusting Co.

Amount of Claim:

\$139.75

Date Claim Paid:

June 1st, 1944.

Insurance Revised:

(Total loss) Unnecessary

Remarks:

The building in which the above mentioned contents were destroyed was also covered under the same policy to the extent of \$700.00; but at a date prior to the fire, this property, including the building, had been sold to the Director, Veterans' Land Act. The policy though, still covered us to the extent of \$300.00 on the chattels.

The list of chattels supplied to the Adjusters, was taken from a list made out on June 18th, 1943, and signed by Mr. C. C. Robinson, our representative at Stayston, and Mrs. M. Brennan, the tenant.

(over)

MEMORANDUM

File 1444

May 20, 1944.

To: Mr. Green

From: Mr. Gibson

Re: Fire Loss
203 Simpson Road

Further to our discussion of a few minutes ago, fire insurance on household furniture, personal effects, etc., was maintained to the extent of \$300.00 at the above location.

Fire took place on February 26th and the chattels were destroyed. We referred the matter to you at that time in our memorandum of April 15th, and replied to by memorandum from Mr. Mackenzie dated April 18th.

We referred the list of chattels to Mr. Nakamura and on file, you will find a copy of his letter dated March 18th giving the date of purchase; the number of articles; the description, whether bought new or second hand; and the purchase price. This totalled \$545.50.

We wrote again to Mr. Nakamura asking for detailed information in connection with Miscellaneous Garden Tools which he valued at \$300.00 included in the list referred to above. We received from him, attached to letter dated May 2nd, a detailed list of the Miscellaneous Garden Tools, total value being \$279.00 instead of \$300.00 as originally shown. This would bring the value down to \$524.50.

Value shown, of course, is the purchase price at date of purchase, and as you see, a number of articles were getting a bit ancient; and even at the time of purchase were second hand.

(over)

North West Fire Insurance Company

INCORPORATED - 1880

JUN 2 1944

VANCOUVER BRANCH

JOHN ANDERSON
MANAGER

Vancouver, B.C.

Gibson

MCGREGOR, JOHNSTON & THOMAS LTD.

GENERAL AGENTS

614 PENDER STREET WEST
VANCOUVER, B.C.

PHONE: PACIFIC 4874

1st June '44

The Secretary of State of Canada,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

File # 1004

NAKAMURA, Genmatue

Reg. # 04755

Dear Sir:-

re Loss Policy #210084,
Fire of 26th. Feb '44

Enclosed we have pleasure in handing
you cheque for \$139.75 in settlement of loss, as
adjusted.

Yours very truly,

MCGREGOR, JOHNSTON & THOMAS, LTD.

per.

L. E. Gibson

WWJ/NH.



1444

June 8, 1944

Mr. Genmatsu NAKAMURA,
Registration No. 04785,
SANDON, B. C.

Dear Sir:-

Re: Fire Loss North West Policy No. 210084
February 26, 1944.

Please be advised that we have received
a cheque from the North West Fire Insurance Com-
pany for \$139.75 being settlement in full of fire
loss that occurred at 203 Simpson Road at the
above date.

Yours truly,

S. M. Gibson
Insurance Department

SMG:OH

EVACUATION SECTION

Rec'd OCT 25 1947
 File No. 1444
 Ans.
 Referred *Cherry*

Vineyard Station, Ont.,
 Oct. 20, 1947.

Dear sir:

The sales of my real
 estate property is far below
 the value of my purchase
 and investments.

I am not satisfied with
 that amount for which it
 has been sold.

Yours truly,

H. Nakamura.

Reg. no. 04785

File no. 1444.

RECEIVED
OCT 25 1947
File No.
Ass.
Released

October 1, 1947.

RECEIVED

Mr. Genetsu NAKAMURA,
Esq., No. 61703,
2 John Hall Farm,
Vineland Station,
Ontario.

Dear Sir:

Attached hereto our cheque in the amount of \$868.01 being total funds held to your credit at this office and we take this opportunity of advising you that your account is being closed with effect date of this letter.

For your information and records a statement of account to date is enclosed herewith.

In order that we may be assured of your receipt of this cheque, would you please sign and date the duplicate copy of this letter and return it in the stamped self-addressed envelope provided for your convenience.

Yours truly,

J. Dunning
J. Dunning
OFFICE OF THE CUSTODIAN.

SD/STW
Enc. 4

RECEIPT OF CHEQUE
ACKNOWLEDGED:

Oct 11 1947

Genetsu Nakamura
GENETSU NAKAMURA

NOV 28 1947

N 493

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.

Re 229P
1444
Nov. 39

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

(b) Legal description (lot number, block number, section number, etc.) Lots 26, 27, and 28,
blocks 12 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 re-
ceivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 3500.00
(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.) (b) Do you require the services of an interpreter at the hearing? Yes or no Yes

Toronto

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

DOMINION OF CANADA,

of

TO WIT:

I Genmatsu Nakamura
of Vineland Station

of the
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.

Q. And then apparently in 1951 you made an addition to that house?

A. Yes.

Q. Would you tell us just what you did to the house at that time? Did you build some extra rooms on the house?

A. Yes.

Q. How many? A. Two rooms, 12 by 12, with a bathroom.

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

A. Yes.

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

Q. Right rooms altogether?

A. That is right.

Q. And there is an attic in the house?

A. Yes.

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

A. Yes; just for storing and drying purposes, flower stalks.

Q. With regard to this house which was on the property at the time you bought in 1950, how old would it have been at that time?

A. I think about 19 years - I am not sure.

Q. About 20 years? A. I think so.

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

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

A. I used that packing shed for the flowers, like.

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

A. Yes. That is right.

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

A. Yes.

Q. With respect to those cold-frames which you built in 1933, were you still using those?

A. Yes.

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

Q. You were? A. Yes; sure.

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

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 2)

MR. HEST: Q. Mr. Inman is the man from whom you bought this property?

A. Yes.

MR. CHRISTIE: Perhaps I had better have it noted on the record, on this farm appraisal report it has the owner's name, Danahire Inman. Evidently that is the name of the former owner. I think perhaps that ought to be noted, for the purpose of the

C. Williams,
Witness.

Q. Now, when you were repairing it before I got into the road camp and I could not finish it. So, it must look terrible when they got in. I could not finish it.

Q. Well, when were you damaged?

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

Q. In 1943? A. Yes.

Q. And, when did your family move off the place?

A. In May, I guess, to Vancouver and they were in Vancouver until about July, the first of July.

Q. Well, then, this appraisal having been made on July 2, 1943, that would explain this remark that "Japanese owner vacated and house well-boarded up and no rental arrangements made by owner. Property run as a truck farm, also bulbs and bedding-out plants grown. Land very dry."

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

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

MR. CHRISTIAN: I am tendering as Exhibit 5 the Tax Forms for the years 1942, together with the Assessment Notice for 1943, as was exhibited.

[TAX FORMS, 1942 and ASSESSMENT NOTICE, 1943, MARKED EXHIBIT 5.]

Q. Williams,
Sir.

MR. WITT: Q. Apparently your total assessment for this property, land and buildings, on the two lots are totalled at three acres at \$3,500. Do you remember stating that was the assessment on which you paid taxes prior to expropriation?

A. Sure. \$350 was the tax.

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

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

Q. Was there anyone else employed there besides yourself?

A. Sometimes in the Spring time.

Q. You would hire casual labour?

A. Yes.

Q. Do you keep books? A. Yes.

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

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

MR. WITT: Q. Correct?

MR. WITT: Q. What is your gross income?

A. Yes.

Q. Is that your signature (indicating)?

A. Yes.

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

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

A. Yes.

MR. WITT: I am submitting to Exhibit A, the

Personal Chattels Claim Form.

(PARTICULARS OF PERSONAL CHATTELS,
EXHIBIT EXHIBIT NO. 6)

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

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

Q. Was it not? A. Yes.

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

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

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

A. No.

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

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

A. Yes.

Q. Have you any idea how many you had?

A. I do not know how much I have, but you
know —

Q. You have told us you made \$1,000.
from the sale of the flowers, on them?

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

G. Salmons,
Re. Frank.

you could sell this farm for \$5,000., if the bulbs
were not in the ground? A. The location was good
and I think it would be possible to sell at that price.

Q. Thank you.

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

That is all, thank you.

I have two more Exhibits to file.

Exhibit 7 will be the Certificate of Emancipation.

(CERTIFICATE OF EMANCIPATION, MARKED EXHIBIT No. 7)

I tender as Exhibit 8 the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT No. 8)

THE SUB-COMMISSIONER: No tenders?

MR. CANTER: No tenders, except the Real
Appraisal Report.

It is submitted that the Real Property was sold
at its fair market value. It is submitted that the
valuation of the bulbs is substantiated. That concludes
the defence.

THE SUB-COMMISSIONER: Thanked.

(PROCEEDINGS ADJOURNED SINCE DEB)

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

A. C. Vetter
"A. C. VETTER"
Official Reporter.

Defence Brief
Genmatsu NAKAMURA
File No. 1444
Case No. 1159

TORONTO
22 Oct. 48
V.L.A.
Sheet A 35-1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

Lots 26, 27 & 28 of Blocks 1, 2 & 3 Sec. 24 and N¹
of Sect. 25, Block 5 N, Range 6 W, Map 1539

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$3500.	\$1000.	\$982.

Witness: Appraiser, L.B. Plumbly

This property is a small Bulb and Flowering Plants Farm with dwelling and outbuildings.

Appraiser (Plumbly) reported - House 30 years old in very poor shape and badly weathered, needs general overhaul and new roof. Outbuildings very poor. This property would be better if all buildings were scrapped and new ones erected. Land in very weedy condition. 35 mixed fruit trees in very poor shape.

Claimant stated that his house was in a fair condition but the roof was not very good, and he was repairing it at the time of evacuation and had not the time to finish it.

It was submitted that the real property was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are gross)

Claim 2 Bulbs

<u>Claim</u>	<u>Declared not found</u>
\$1000.	

Claimant stated that these bulbs were left in the ground and the tenant was given permission to harvest the crops of flowers from them but was not to destroy or sell the bulbs. There were a few Gladiola Bulbs in the basement of the house.

He stated that there was about an acre of land planted with bulbs but he could not state how many thousands there would be as he had never counted them.

No mention of these bulbs was made by the Appraiser in his appraisal.

It was submitted that the valuation of the bulbs was exorbitant.

Summary of Defence Witnesses

L. B. Plumbly

Where required

1 Appraiser

BM P/mw

Name of Claimant **MAHAMBA, Gannan**Case **1129**Custodian File **144**

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					322.00	453.52				433.52
										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 & 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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1398.50

1444

October 20th, 1950.

Mr. Genemon NAKAMURA,
136 Grange Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1199

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,398.52.

Cheque in your favour is enclosed for \$1,352.80
and we have paid the Co-Operative Committee .. \$ 45.72
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.