

1452

EXHIBIT No. 1106-6DATE OCT 8 1948

FILLED BY

FILE No.

1452HASTINGS PARK
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: NASU, MinoruHOME ADDRESS: Ucluelet, B. C., P.O. Box 18,REGISTRATION NUMBER 12157 SEX: MALE AGE: 25OCCUPATION: Fisherman,

(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: HimselfMARRIED? NONAME OF WIFE OR HUSBAND: NONEADDRESS OF WIFE OR HUSBAND: NONENAMES OF ANY LIVING CHILDREN: NONEADDRESS OF CHILDREN: NONEAGE OF CHILDREN: NONE

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

1. LOCATION AND DESCRIPTION: Blk. 6 of Lot Seven Hundred and Ninety-five,
Clayoquot District, Plan 2971, Alberni Assessment District.
Title #115875-1, in owner's possession.

2. BUILDINGS AND OTHER IMPROVEMENTS:
5 room house, Woodhouse, Chicken house.

3. INSURANCE (Give particulars; state where policies are) NONE

4. TAXES (Amount and where payable) \$13.00 payable at Port Alberni, B.C.

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: IN Owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: NONE
9. IF FARM LAND STATE CROPS SOWN NONE

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Occupied property, see Page 1, #1.
2. LANDLORD'S NAME AND ADDRESS: See Page 1, #1.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: OWNER
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: NONE

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: 2 Beds and one table and a few kitchen utensils a little fisherman's tackle, all left in the house at Port Alice.
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

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

NONE5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____**NONE**

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

NONE**See Back for full particulars.**7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
**Two War Savings Certificates at \$10.00 and one war Savings Certificate
at \$5.00.**8. BANK ACCOUNTS: **NONE**9. LIFE INSURANCE: **NONE**

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

NONE11. SAFETY DEPOSIT BOX: **NONE****LIABILITIES:**1. PERSONAL DEBTS: **Mr. Vince & Co. Ltd., Sarita Bay, B. C.
\$35.00.**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 24th day of March Vancouver 1942.

(Signature) M. MasieT. H. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Aug. 11/42

File No. 1452

Name NASHU, Minoru
(Surname in Block Letters)

Registration No. 12157

Male - Female
(Check)

Age Mar. 9, 1916

Former Address Helmulet, B. C. P.O. Box 18

Date Evacuated Mar. 25/42

Naturalized - Canadian-Born - National
(Check)

Present Address 102 Centre Ave., Toronto, Ont.

AK - 21/12/46 - 81 Montrose Ave., Toronto, Ont.

Married - Single
(Check)

Name of Wife -

Name of Husband -

Name of Mother ^{nee} (NOMURA) Yaye #12132

Name of Father Oyokichi (Dec'd)

Names of Children under 16

Requested by C. Girard

Registered with Custodian
(Yes or No)

Additional Information Fisherman. Owner of Boat. house & land

12/1/46

REAL PROPERTY SUMMARY

Cat. No. 520.

File No. 1452.

Name: Minoru NASU.

Reg. No. 12157.

Address: Hakoda Bay, Ucluelet, B. C.

Legal Description: Block 6 of Lot 795, Clayoquot District, Plan 2971.

Classification: 5-room Dwelling.

Registered in the name of: MINORU NASU.

State of Title (No. 126223-I): Clear.

Sold to: HIS MAJESTY THE KING, IN THE RIGHT OF THE DOMINION OF CANADA.

For: One of 11 properties (Cat. Nos. 517-527) sold collectively for \$4,750.00, this account's proportionate share being \$720.85.

As at: June 1st, 1946.

Title (No. 162245-I) merging all 11 properties, delivered to new Registered Owner on: September 30th, 1946.

Net proceeds (\$791.74) transferred to credit of Minoru NASU on: June 1st, 1946.

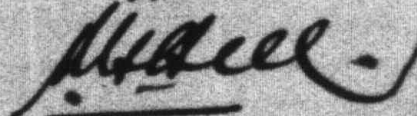
Chattels: Not involved.

Insurance: Transferred to Purchaser (May 11/46).

Administration: This property is one of the group constituting the ex Japanese Fishing Village known as Hakoda Bay. Owing to the inaccessible position of the Bay, at the entrance of Ucluelet Inlet, Barkley Sound, all the properties remained vacant throughout the period of our administration, except for the house occupied by Custodian caretaker, due to whose presence the properties remained undamaged and made possible the collective sale of all to the Indian Affairs Branch of the Department of Mines & Resources. For complete statement of the distribution of total proceeds of this sale see statement in Property Section of this file.

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

26th July, 1948.



RGB/P.

12157

NAME

NASU, Minoru

FILE
NO.

1452

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
London Guarantee & Accident Co. Ltd.	<i>Renewed under Pol. No. 572614.</i> 561428	9900.00 (T. 5400.)	July	24	1945	Lot 795, Clayoquot District, Plan 2971 Hakoda Bay, B.C.
London Guarantee & Accident Co. Ltd.	<i>573716</i> 572614 <i>Transferred to Hakoda Bay, B.C.</i>	9900.00 (T. 5400.)	July	24	1945	Lot 795, Clayoquot District, Plan 2971. (Hakoda Bay, B.C.)

Note: This is a blanket policy covering
on "Japanese Houses".

This is House # 5.

GENERAL SUMMARY

File 1452.

Minoru NASU

Reg. No. 12157.

This 25-year old Canadian-born Fisherman from Ucluelet, B. C., signed a Custodian "JP" form on the 24th March, 1942. He was single at date of evacuation (March 25th, 1942).

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary, dated July 26th, 1948, for particulars of Nakoda Bay property (Cat. 520) which was included in the collective sale of all eleven Nakoda Bay properties for the inclusive total price of \$4,750.00, this account's proportionate share being \$720.85.

Chattels: See Chattels Schedule for particulars of chattels disclosed in this file.

Specified Articles: None.

Bills Receivable: The sum of \$500.00 declared to be refundable by Richmond Boat Builders, Steveston, was subsequently (Sept. 23/43) declared by NASU to have been "settled satisfactorily".

The sum of \$500.00, representing a deposit on a boat engine (made prior to evacuation), and declared to be refundable by Vivian Engine Works Ltd., was received June 21st, 1944, by this office and credited to this evacuee's account.

Bonds, Shares, etc.: War Savings Certificates (2 @ \$10.00 and 1 @ \$5.00) declared (Mar. 24/42) by this evacuee, were not disturbed by this office.

Bank Accounts: None.

Life Insurance: None.

Liabilities: A debt of \$35.00 declared to be owing to Vince & Co. Ltd., Sarita Bay, B. C., was settled direct, as per P. S. Ross & Sons' letter, dated September 13th, 1944.

Funds: None in Custodian hands.

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

18th May, 1949.



RGB/P.

CHattel Schedule

File 1452.

Minoru NASU

Reg. No. 12157.

"JP" Form (Mar. 24/42):

	Shipped	Sold	Stored	Remarks
(1) 2 Beds				(12)
(2) 1 Table				(13)
(3) Kitchen Utensils				(14-17)
(4) Fishing Tackle				

GPR War Bill (Mar. 27/42):

(5) 1 Sack Rice	}	27/3/42
(6) 1 Washtub Effects		
(7) 1 Box Drygoods		
(8) 1 Box Tools		
(9) 1 Box Kitchen Utensils		
(10) 1 Box Stationery		
(11) 1 Tub Miso		

Agent's (H. G. Hinton)

Inventory (May 21/42):

(12) 2 Beds	(65) 1 mattress	
(13) 1 Table		
(14) 2 Pespets		(42)
(15) 2 Pans		(43)
(16) 1 Kettle	(66)	
(17) Box Kitchen Utensils		(44)
(18) 1 Mirror		(45)
(19) 2 Skins Halibut gear		(46)
(20) Halibut line		(47)
(21) 1 Wing Pump	(67)	
(22) 2 Anchors (wood)	(68) (48)	(48) (39)
(23) 2 5-gal. Oil containers	(69)	
(24) Lead Line		(49)
(25) 1 Table		
(26) 2 Chairs	(70)	
(27) 2 Benches		
(28) 2 Lamps	(72)	
(29) 2 Flower vases		(50)
(30) 1 Japanese Fan		(53)
(31) 1 1/2" Pipe		
(32) 1 pr. Car locks		(51)
(33) 1 Coleman gas stove	(52)	
(34) 3 Pails	(59) 1 only.	
(35) 4 Decoration lumber 12' long		
(36) Copper tube		(38)
(37) 1 10-gal. Oil drum	(71)	

(Over)

CHATELAIN SCHEDULE.....Page 2.

File 1452.

Goods Taken by Navy (see
H. G. Hinton's Report -
May 28th, 1942):

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(38) 12-pc. Copper Tubing				} Taken by Navy.
(39) 1 30-lb. Anchor				

Undated Extract (Foodstuffs
stored at Salmalet - reported
by Prior Warden):

(40) 1 Open tub of Fish

Extract of Hinton's letter
(July 14/42) reporting
following missing goods:

(41) 1 Bed				(54)
(42) 2 Teapots				
(43) 2 Pans				
(44) 1 Box Kitchen Utensils				
(45) 1 Mirror				
(46) 2 Skeins Halibut Gear				
(47) Halibut Line				
(48) 1 Used Anchor			(68)	
(49) Lead Line				
(50) 2 Flower Vases				(55)
(51) 1 pr. Oar Locks				
(52) 1 Coleman gas stove			(61)	
(53) 1 Japanese Saw				

Found Items (Hinton's
letter - Sept. 3/42):

(54) 1 Bed				(12)
(55) 2 Flower Vases				

Auction Sheet (July 25/44):

(56) Miscellaneous (\$4.25)	25/7/44
(57) Tools	25/7/44
(58) Tank	25/7/44
(59) Can	25/7/44
(60) Paper	25/7/44
(61) Heater	25/7/44
(62) Toy	25/7/44
(63) Bed Clothes	25/7/44
(64) Cabinet	25/7/44
(65) Mattress	25/7/44

(Over)

CHATEL'S SCHEDULE.....Page 3.

File 1452.

Auction Sheet (cont'd.):	Shipped	Sold	Stored	Remarks
(66) Kettle		25/7/44		
(67) 1 Wing Pump		25/7/44		
(68) 1 Anchor		25/7/44		
(69) 2 5 gal. Oil Drums		25/7/44		
(70) 2 Chains		25/7/44		
(71) 1 10 gal. Drum		25/7/44		
(72) 2 Lamps		25/7/44		

VANCOUVER, B. C.
18th MAY, 1949.

MS

RGR/P.

EXHIBIT NO. 1106-9DATE July 8 1944FILLED BY R. H. SmithNAME NASU, MinorsREGISTRATION NO. 12157FILE NO. 1452

The following chattels were sold by public
 auction at Valualet, B.C. on July 25, 1944

Miscellaneous	\$ 1.50
Tools	2.75
Tank	1.00
Can	2.00
Paper	1.25
Master	2.25
Toy	4.00
Bed Clothes	2.00
"	2.00
"	1.00
Cabinet	3.50
Mattress	15.00
Kettle	3.00
1 Wing pump	0.25
1 Anchor	1.25
2 5 gal. Oil drums	0.75
2 Chairs	1.25
1 10 gal. drum	1.00
2 Lamps	1.75
	0.25

Total	(Auctioneer's Fee: \$4.75	\$ 47.75
Less Expenses:	(Advertising: - -	\$ 11.39
	(Moving: 6.61	
Net Proceeds Credited:		\$ 36.36

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Valualet 1.

Remarks.

MEMORANDUM TO FILE 1452

August 24, 1944

Re: Minoru NASU, Reg. 12157

The RCMP report this man as owner of boat.

Nasu did not declare ownership of a vessel.

There is no record of a vessel owned by Minoru
NASU having been taken into custody.

^

Jm

1452 ✓
File Nos. 5232, 13766, 1478,
1452, 1588, 2294, 5181, 1532,
669, 13001 and 457.
Catalogue Nos. 517 to 527.

June 5th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Netochiro YOSHINARA, Tsunetro OYE,
N. HAKUDA, Minoru HIRU, Susumu
TERASHITA, Tsuneharu WATANABE,
Nobuo YOSHINARA, Seichiro MORY,
Tokumatsu YAMAI, Otake CHOSUKE,
Kunitaro MOCHITSUKI.
Lots 3 to 13 incl., of Lot 795,
Clarendon District. Plan 2971.

With reference to the above property which was recorded in the
Victoria Land Registry Office, May 3rd, 1946, we attach herewith
the following documents in connection therewith.

1. Copy of application number 162244-I, dated April 29th,
1946, registering the above property in the name of the
Custodian (Transmission).
2. Copy of application number 162245-I, dated April 29th,
1946, registering the property in the name of HIS MAJESTY
THE KING, IN THE RIGHT OF THE DOMINION OF CANADA (Deed).
3. Duplicate of Transmissions (11), dated April 15th, 1946,
covering Lots 3 to 13 incl.
4. Duplicate of Deed dated April 15th, 1946 - Secretary of
State to HIS MAJESTY THE KING, IN THE RIGHT OF THE DOMINION
OF CANADA.
5. Certificate of Indefeasible Title number 162245-I, dated
May 8th, 1946, covering the above property in the name of
HIS MAJESTY THE KING in the Right of the Dominion of Canada.

DAC:JS
Atch.

D. A. Cramer

DEFENCE BRIEF

Mineru NASU, Reg. No. 12157
Case 1108
File 1452

REAL AND PERSONAL PROPERTY CLAIMS
(All claims shown are gross)

(1) <u>Real Property, Vancouver Island (Cat. 520: Block 6 of Lot 795, Clayoquot District, Plan 2971 - Dwelling and approx. 5 acres at Hakoda Bay, Ucluelet Inlet)</u>	<u>Sold for</u>
\$2,100.00 as per amended claim (Exh. 1108-1)	\$ 720.85

Net amount of Claim: \$1,379.15

Evidence: Proceeds of sale is shown (Exh. 1108-1), incorrectly, as \$791.74, instead of \$720.85, resulting in net amount of Real Property claim being given as \$1,308.26 instead of \$1,379.15.

The Japanese Fishing village of Hakoda Bay consisted of a group of 11 houses clustered together on the foreshore, on a parcel of 60 acres of land, purchased by Naotsugu HAKODA (File 1478) in 1923. Sub-division of this land into 11 lots (Blocks 3-13) of approximately 5 acres each, was not effected until 1941, after the houses were built. These lots were apparently drawn for (see transcript of Hakoda claim), with the result that no owner of any of these 5-acre lots has his house on his own lot (see attached statement for illustration).

The isolated position of the village, which is situated next to an Indian Reserve, out of sight of Ucluelet, its nearest shopping and school centre, with which communication is by one's own boat, made the properties there difficult to sell. In spite of advertising and the efforts of real estate agents from the time they were put on the market in the Spring of 1944, no interest was shown until we succeeded in interesting the Indian Affairs Branch of the Department of Mines & Resources, negotiations with the Department culminating in the collective sale, as of 1st June, 1946, of all the properties at the highest price they would pay - \$4,750.00. Final adjustment credits (for unexpired portion of current year's taxes and insurance) added \$257.01 to payment received from purchasers, making total available for distribution \$5,007.01. The comparatively good condition of these long vacant properties, which made the sale possible, was largely due to the fact that a full time caretaker was retained there, at Custodian expense.

(Over)

DEFENCE BRIEF....Page 2.

Each of the 11 parcels of land was assessed at \$100.00; improvements were assessed separately, each in the name of its owner, who lived in his own house, without concern for land boundaries.

Sold for

Distribution of proceeds of sale was made on the basis of assessed values. Total assessed value of all 11 properties was \$12,850.00, of which \$1,850.00 applied to claimant's property, making this account's share of amount available for distribution $1850/12850$ ths of \$5,007.01, or \$720.85, as per statement dated the 1st August, 1946, on this file. Taxes and Insurance already debited to this account amounted to \$256.49, whereas calculated on the same basis as above this figure should be \$185.60, necessitating a further credit of \$70.89 - as explained in Custodian letter of March 7th, 1947.

According to Exh. 1108-1 and Transcript p.4, line 2, claimant purchased this property in 1941 for \$1800.00 and spent a further \$500.00 (\$350.00 material, \$150.00 labour) in adding 2 upstairs rooms. In 1944 Custodian appraiser H. G. Winter put the current value of this House at \$600.00.

Witnesses: H. G. Winter (Appraiser).
R. Matterson (Custodian Agent).
R. G. Bell (Staff).

(2) Personal Property (Household Chattels as listed in Custodian Personal Property Analysis - Exh. 1108-5)

\$ 106.00 as per amended Claim (Exh. 1108-4)

\$ 6.50

Net amount of Claim:

\$ 99.50

Evidence: These chattels were listed in original claim (Nov. 19/48) and Custodian Personal Property Claim Analysis but from information gained at Toronto hearing (Transcript p.5-6 & 8-9) disposition figures shown in Custodian Analysis (Exh. 1108-5) need to be revised as follows:

\$ 23.00 Ack. credits from Auction \$6.50

\$ 30.00 Taken by Navy (anchor—cannot trace)

\$ 53.00 Unaccounted for, theft &c

\$106.00 Total listed in Claim.

Witnesses: R. Matterson (Custodian Agent)
H. F. Green (ex Staff).

\$2,206.00 Gross total.

Net amount of Claim:

\$1,478.65

\$ 727.35

VANCOUVER, B. C.
21st JANUARY, 1949.

NRB/P.

(SEE OVER FOR INDEX OF SUMMARIES).

DEFENCE BRIEF.....Page 3.

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defence Brief Documents</u>
H. G. Winter (Appr.)	(1)	(A) DEFENCE BRIEF.
R. Matterson (Agt.)	(1) & (2)	(B) TRANSCRIPT.
R. G. Ball (Staff)	(1)	(C) EXHIBITS:
H. F. Green (ex Staff)	(2)	(1) Exh. 1108-1 (Claimant's RP Summary).
		(2) Exh. 1108-2 (C/Encumbrance, 4/3/44).
		(3) Exh. 1108-3 (Assessment Notice - 1945).
		(4) Exh. 1108-4 (Claimant's PP Summary).
		(5) Exh. 1108-5 (Cust. Anal. of PP Claim).
		(6) Exh. 1108-6 (Cust. "JP" Form 24/3/42).
		(7) Exh. 1108-7 (HCW Appraisal - Cat. 520).
		(8) Exh. 1108-8 (RP Summary - 26/7/48).
		(9) Exh. 1108-9 (Auc. Sheet - July 25/44).
		(10) Exh. 1108-10 (Hinton's let. 28/5/42 re Chattels).
		SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
		(11) Original Claim (Nov. 19/48).
		(12) Custodian Combined Analysis).
		(13) Let. (30/1/46) from Dept. of Mines & Resources confirming purchase.
		(14) Analysis (1/8/46) of distribution of RP sale proceeds.
		(15) Let. (21/12/46) encl. Statement of Real Property & Statement of Account.
		(16) Let. (7/3/47) to Claimant re Real Prop.
		(17) Chattel Inventory (21/8/42).

NAKODA BAY PROPERTIES

Cat.	File	Registered Owner	Assessment
517	5232	Motoiehiro YOSHIHARA - Blk. 3	<div>House 1 N. HAKODA F. 1478 \$ 900.00</div> <div>House 2 N. YOSHIHARA F. 5181 \$1500.00 Imp.: \$2400.00 Land: \$ 100.00</div>
518	13766	Tsunetaro OYE - Blk. 4	<div>House 3 S. MORI F. 1532 \$ 600.00</div> <div>House 4 N. YOSHIHARA F. 5232 \$1200.00 Imp.: \$1800.00 Land: \$ 100.00</div>
519	1478	Naotsugu HAKODA - Blk. 5	<div>House 5 M. NASU F. 1452 \$1750.00</div> <div>House 6 T. OYE F. 13766 \$ 800.00</div> <div>House 7 T. WATANABE F. 2294 \$1000.00 Imp.: \$3550.00 Land: \$ 100.00</div>
520	1452	Minoru NASU - Blk. 6	<div>House 8 K. MOCHITSUKI F. 457 \$1200.00</div> <div>House 9 S. TERASHITA F. 1588 \$1500.00 Imp.: \$2700.00 Land: \$ 100.00</div>
521	1588	Susumi TERASHITA - Blk. 7	<div>House 10 C. MATSUBARA F. 1620 \$1000.00</div> <div>House 11 T. TAMAI F. 669 \$ 300.00 Imp.: \$1300.00 Land: \$ 100.00</div>
522	2294	Tsuneharu WATANABE - Blk. 8	No Improvements Land: \$ 100.00
523	5181	Nobuo YOSHIHARA - Blk. 9	No Improvements Land: \$ 100.00
524	1532	Seiichi MORI - Blk. 10	No Improvements Land: \$ 100.00
525	669	Tokumatsu TAMAI - Blk. 11	No Improvements Land: \$ 100.00
526	13001	<i>No House.</i> Chosuke OTAKE - Blk. 12	No Improvements Land: \$ 100.00
527	457	Kintaro MOCHITSUKI - Blk. 13	No Improvements Land: \$ 100.00

Note: District Lot 795 = 60 acres in (approx.) 5 acre Blocks.

Handwritten signature

W.H. Bell

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
File #1457
Name: NASH, Minoru
Reg. No: 12157
OCT 1 1942

August 21, 1942

LIST OF CHATELS STORED IN HOUSE AT HAKODA BAY.

2 beds ✓
2 tables ✓
1 kettle ✓ S
1 wing pump ✓ S
1 anchor ⊕ S
2-5 gallon oil containers ✓ S
2 chairs ✓ S
1-10 gallon oil drum ✓ S
2 benches ✓
2 lamps ✓ S
1/2" pipe ✓
3 pails ✓
4 pieces decoration lumber, 12' long ✓
copper tube ⊕
2 flower vases ✓

S. sold by Auction - 25/7/42 -
W. Cluett.

This represents all my chattels remaining in any protected area
of British Columbia.

Confirmed:

DATE: September 21st 1942 SIGNED: Minoru Nash Reg. No 12157

Please sign and return one copy to the Custodian.

⊕ 1 only 12 pc tubing copper } taken by Navy
1 " 30 lb anchor } See HGH's report
28-5-42

Checked by W. Cluett 21-10-42.

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Minoru NASU.

File 1452.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>ADDED Value</u>	<u>Sold for</u>	<u>Remarks</u>
(1) \$ 100.00	Parcel (5 acres m/l) of land at Hakoda Bay, Ueluelet Inlet	\$ 100.00	\$ 100.00			(1) This property (Custodian Cat. 520) was one of eleven 5-acre lots which constituted the Japanese fishing village of Hakoda Bay, at the entrance to Ueluelet Inlet, on the West Coast of Vancouver Island. The assessed value of each lot was \$100.00.
				\$600.00	\$720.85	
(2) \$2,000.00	Dwelling on above land	\$2,000.00	\$1,750.00			(2) The buildings of the village were clustered together on the foreshore without regard to boundary lines, this claimant's building being assessed to him on another lot (@ \$1,750.00).
\$2,100.00	Claimant's total (gross)					
<u>791.74</u>	Acknowledged Custodian Credit					
\$1,308.26	<u>Amount of Real Property Claim</u>					
(3) \$ 106.00	Chattels as listed in claim	\$ 106.00	—	—	\$ 47.75	(3) This amount (\$69.64) represents the difference between total of personal property claim list (\$106.00) and net proceeds of auction of July 25/44 (\$36.36).
\$ 36.36	Acknowledged Custodian Credit					
\$ 69.64	<u>Amount of Personal Property Claim</u>					
\$1,377.90	<u>Total amount of Claim</u>					

Vancouver, B. C., July 26/48.

MBP/P.



21st May 1942.

Office of the Custodian,
606 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. Drewry.

Dear Sir:

re: Minoru Nasu. Registration No. 12157.
My File No. 35.

In accordance with your instructions I have investigated and taken control of the property recorded on the above man's registration form, as follows:

Real Property:

"Block 6 of Lot 795, Clayoquot District,
Plan 2971.

5 room house, woodhouse, chicken house."

Personal Property:

"2 beds and one table and a few kitchen
utensils, a little fisherman's tackle, all left
in the house at Port Alice."

In connection therewith I have to report as follows:

Location:

This property is located at Hakoda Bay about three miles from the public dock at Ucluelet on the other side of the Inlet close to the entrance, and is accessible only by boat. This is a small Japanese settlement of eleven houses on the waterfront.

Land and Buildings:

The declarant is the owner of 5.30 acres, the legal description being Block 6 of Lot 795, Clayoquot District, Plan 2971.

The assessed values are: Land \$ 100.00
Improvements \$ 400.00.

Taxes for 1942 are paid.

Land and Buildings: (continued)

The building is a bungalow of five rooms with Jap bath and outside privy. Water is piped to the kitchen and the Jap bath. The house is built on timber uprights.

The estimated realizable value of the house is \$1,000.00.

Lot 795 is approximately sixty acres of which about five have been cleared back of the settlement. The boundary on the water side embraces nearly the whole Bay which is very beautiful. The beach is of shingle and free from rocks. Across the Inlet at Spring Cove, the Air Force maintains a sound detection station.

I have not been able to ascertain the boundaries of the various Blocks. The Japanese apparently considered the ownership of Lot 795 as a community ownership. The waterfront Blocks would, of course, be more valuable, but whether this value would accrue to the benefit of the respective owners I cannot say.

The amount shown as estimated realizable value is based on the supposition that would-be purchasers are fishermen.

Personal Property:

The declarant states that his personal property is located at Port Alice. This must be a misstatement for the items mentioned on the "JP" Form are in the house. These have an approximate realizable value of \$30.00.

Appended hereto is an inventory of the contents of the house which records some difference between the contents as taken by me and declared by the owner.

On Page 4 of the "JP" Form the declarant states that the under-mentioned debts are due to him:

Vivian Machine Co,	\$ 500.00
Richmond Boat Builders	\$ 500.00

Personal Property: (continued)

The following letters received by me disclose the debtors' position with regard to these:

"We wish to acknowledge your letter of April 7, 1942, re Minoru Nasu, File No. 35.

"We have no record of a deposit from a Japanese of this name.

"We have a deposit of \$500.00 from the Ucluelet Fishing Company, Ucluelet, B. C. Enclosed herewith you will please find copies of recent correspondence. This order may have been placed by them for the man you mention.

"The tentative arrangement we have made with the Ucluelet Fishing Company is that if we can sell the engine, their deposit can then be made available. As we have all the parts ready we cannot now cancel this order unless the deposit is forfeited.

Yours very truly,

VIVIAN ENGINE WORKS LIMITED

(Signed) C. W. Christian

Chief Accountant."

"I received your letter of April 7th in reference to a matter of \$500.00 paid on deposit account to build a boat.

"I am sorry to say that this money will not be returnable to him because all materials have been already purchased. Since these materials are specially made for the Japanese order, I am unable to dispose of them at present.

"I shall report this matter to the Custodian before I leave here.

Yours truly,

RICHMOND BOAT BUILDERS

(Signed) S. Kishi

Proprietor." ✓

Insurance:

No insurance is carried.

Liabilities:

None are recorded.

Recommendations:

As this is an isolated spot I recommend that endeavours be made to get white fishermen to take up residence here. This would afford protection to the properties and bring revenue to the owners. It is adjacent to the fishing grounds. I have made enquiries locally with a view to getting someone to act as caretaker and take one of the better houses rent free, but was not able to contact anyone. I have requested Mr. Ronald Mettersen--the agent appointed by the Japanese--to continue looking for someone, and I have seen the Commanding Officer of the Air Base, who is giving instructions to the men on the guard boat which anchors off the Bay, to keep a watchful eye on the place. Constable Howell is also advised to keep it in mind.

I further recommend that if no one can be secured to act as caretaker and if the land is not sold, that the personal effects be removed to a place of safety. With the summer coming on and the danger of fire from visits of curious and careless people, there is a possibility of the settlement being wiped out. No insurance would seem possible under present conditions.

Yours faithfully,

H. G. Hinton

HGH:LMS

Enclosure:

MINORU NASU

CONTENTS INVENTORIED BY H. G. HINTON

- As Shown on Registration Form -

2 only Beds ✓ *one bed missing, one found*
1 only Table ✓

Kitchen Utensils:

2 only Teapots ✓ *missing*
2 only Pens ✓
1 only Kettle ✓
1 only Wooden box kitchen utensils ✓ *missing*
1 only Mirror ✓ *missing*

Fishing Gear:

2 skeins Halibut gear ✓ *missing*
Halibut line ✓
1 only wing pump ✓
2 used Anchors ✓ *one missing / some delivered to day*
2 5-gal. oil container ✓
Lead line - ✓ *missing*

- Not Shown on Registration Form -

✓ 1 only Table ✓
2 only Chairs ✓
2 only Benches ✓
2 only Lamps ✓
2 only Flower vases ✓ *missing, some found*
✓ 1 only Jap. saw ✓ *missing*
1 only 3" pipe ✓
1 pair Car locks ✓ *missing*
✓ 1 only Coleman gas stove ✓ *missing*
3 only Pails ✓
✓ 4 only Decoration lumber 12 ft. long ✓
Copper tube ✓ *some delivered to day*
1 10-gal. Oil drum ✓

✓ X. Declared on Registration Form as "a little fishermen's tackle".

28th May 1942.

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

Attention Mr. C. L. Drewry.

Dear Sir:

re: Minoru Nasu. Registration No. 12157.
My File No. 35.

The following personal property was taken by
the Navy, for which I hold a receipt:

1 only 12-piece Copper Tubing,
1 only 30-lb. Anchor.

Yours faithfully,

H. G. Hinton

HGH:LMS

Milsom

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN H. TOUCHE E. JAMES BENNETT
JOHN PARTON GEORGE L. G. TOUCHE
FRANK P. TUNNELL JAMES B. SUTHERLAND
J. HAYES YOUNG HAROLD G. HINTON

EDWARD H. READ

CABLE ADDRESS ALL OFFICES "TOUCHE"
CODES: HENTLEY'S A.B.C. WESTERN UNION

Your File No. 1452.

My File No. 35.

R. P. Alexander, Esq.,
Assistant Manager,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Mr. Alexander:

re: Minoru Nasu

I have to acknowledge receipt of your letter of the 2nd instant.

I note that you desire to have the personal effects removed to safe storage as no tenant can be found to rent the house of the above Japanese.

Wait for answer
Yesterday I sent a wire to my representative at Ucluelet asking him to renew his enquiries with regard to finding a suitable tenant or caretaker. On receipt of his reply I will communicate with you further.

It may be an expensive operation removing these goods from Hakoda Bay, and as the agent at Ucluelet--Mr. Ronald Matterson--is a lineman employed by the Government Telegraph Service and has not sufficient time maybe to attend to these matters, it may be necessary, therefore, for me to employ the ~~man~~ agent who was sent there from Port Alberni, and I shall be glad if you will instruct me to retain his services for this purpose.

I shall await your instructions.

Yours faithfully,

H. Hinton

HGH:LMS

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, HARTFORD,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES.

FRANCE, PARIS.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

4th June 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 5 1942

1452

green
auth to Mr. Bell

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 8 1942

3rd September 1942.

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

Attention Mr. H. F. Green

Dear Sir:

re Supplementary Report on Minoru Nasu
Registration No. 12157 - My File No. 35

Referring to my supplementary report dated 14th July
1942, the Police at Ucluelet made another check of the contents
of the owner's house and found therein the undermentioned
articles previously reported as missing : -

1 Only Bed

2 Flower Vases

Yours faithfully,

H. F. Green

DPE:MHK

14th July 1942.

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

Attention Mr. R. P. Alexander.

Dear Sir:

Supplementary Report on Minoru Nasu.
Registration No. 12157.
My File No. 35.

Referring to my report dated 21st May 1942 and to my special letter of 3rd July 1942, the following articles were missing on 12th June 1942 when the caretaker re-checked the contents of House No. 5 with the inventory which I prepared on 12th May 1942:

- 1 only Bed
- 2 only Tea Pots
- 2 only Pans
- 1 only Wooden Box Kitchen Utensils
- 1 only Mirror
- 2 skeins Halibut Gear
- Halibut Line
- 1 Used Anchor
- Lead Line
- 2 only Flower Vases
- 1 pair Car Locks
- 1 only Coleman Gas Stove
- 1 only Jap. Saw

Particulars of the missing articles have been supplied to the B. C. Police.

Yours faithfully,

H. Hinton

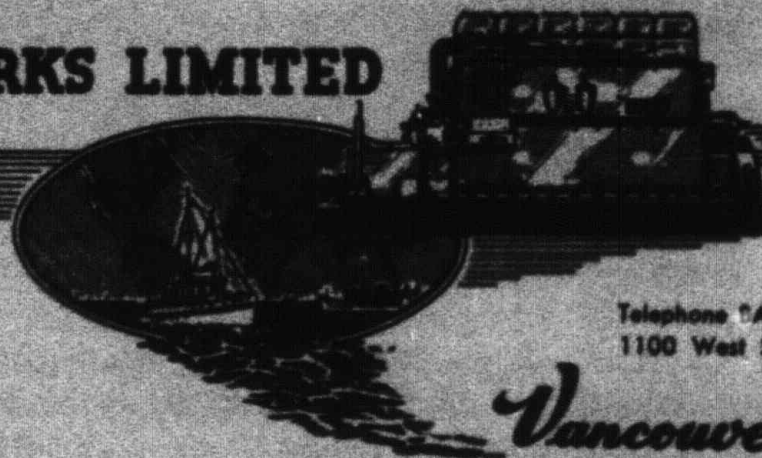
DPE:LMS

Vivian

ENGINE WORKS LIMITED

MANUFACTURERS OF GASOLINE AND DIESEL
MARINE AND STATIONARY ENGINES

All communications to be addressed to the Company.



Telephone "Ayview 1526
1100 West Sixth Avenue

Vancouver, B.C.

October 16, 1943.

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

Attention: Mr. A. McAlister

Dear Sir:

Re File No. 1452

We are pleased to acknowledge your letter of October 1, with reference to a deposit made with us by the Ucluelet Fishing Co-Operative Association.

This money, according to your records, belongs to Minoru Nasu. We have no record of this name.

The deposit of \$500.00 is available, and we will be glad to send you a cheque for this amount providing we can be relieved of all responsibility in regard to Minoru Nasu.

Yours very truly,

VIVIAN ENGINE WORKS LIMITED

C.W. Christian

C.W. Christian

CC:eb

EVACUATION SECTION	
Rec'd	OCT 18 1943
File No.	
Ans.	<i>CRD</i>
Referred	<i>Deisenberg</i>

EVACUATION SECTION	
Rec'd	JUN 15 1944
File No.	1452
Ans.	
Referred	<i>[Signature]</i>

Bel

Slocan City,
June 13, 1944.

Mr. A. McAlister,
Claim Department,
Custodian,
Vancouver, B. C.

Dear Sir:

Re: Mr. MINORU NASU
\$500.00 against Vivian Engine Works Ltd.

Your letter addressed to Mr. Minoru Nasu who is working at Love's Mushroom Farm, Scarborough Junction, Onatamie, dated October 19, 1943 regarding the account \$500.00 against Vivian Engine Works Ltd. had been referred to us enclosing a copy of a letter from the said Company to you dated October 16, 1943.

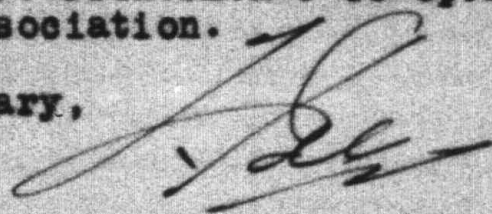
Upon looking into the record in our Association, it is clear that Mr. M. Nasu had deposited at that time requesting us to forward the same \$500.00 to Vivian Engine Works Ltd. and following the arrangement between Association and said Company, our association had deposited the same amount in order to protect his interest. Now, our association have no objection to return the said \$500.00 to Mr. Nasu accordingly.

We wish you would please refer the matter to Vivian Company and we shall be glad to see the check will be sent him without further trouble.

Yours truly,

Ueluelet Fishermen's Co-operative
Association.

Secretary,



(T. Ide)

1452.

June 16th, 1944.

Vivian Engine Works Ltd.,
1100 West Sixth Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Minoru NASU - Reg. No. 12157.

Following the receipt of your letter of the 16/10/1943 we wrote the above Evacuee on the 19/10/1943.

We have heard no more of the matter until today but are now in receipt of a letter from the Uelmalet Fishermen's Co-operative Association, dated 13/6/1944, and reading as follows:

"Your letter addressed to Mr. Minoru Nasu who is working at Love's Mushroom Farm, Scarborough Junction, Ontario, dated October 19, 1943, regarding the account \$500.00 against Vivian Engine Works Ltd. had been referred to us enclosing a copy of a letter from the said Company to you dated October 16, 1943.

"Upon looking into the record in our Association, it is clear that Mr. M. Nasu had deposited at that time requesting us to forward the same \$500.00 to Vivian Engine Works Ltd. and following the arrangement between Association and said Company, our association had deposited the same amount in order to protect his interest. Now, our association have no objection to return the said \$500.00 to Mr. Nasu accordingly.

"We wish you would please refer the matter to Vivian Company and we shall be glad to see the check will be sent him without further trouble."

As this letter establishes Minoru NASU'S claim to the deposit of \$500.00 we would be obliged if you would let us have your cheque, which should be made out to the order of "The Custodian of Enemy Property".

On receipt of your cheque, the money will be credited to the account of Minoru NASU and both parties advised.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

File No. 1452

June 15th, 1945.

MEMORANDUM TO FILE

FROM: Mr. Green

This man declared his personal property in general terms. It was left at house No. 5. Hakoda Bay and inventoried by our investigating agent on May 21st, 1942, at which time it was valued at \$30.00.

On May 28th two articles were handed to the Navy against receipt. On July 14th some were reported as missing, but a re-check on September 3rd revealed that part of the missing articles had been recovered. Resulting inventory was referred to the evacuee September 11th and returned signed by him on September 21st, 1942.

These effects have now been mostly sold at auction as per list of July 25/44 for the net sum of \$36.36.

When the writer was in Ucluelet last year, our caretakers at Hakoda Bay gave him a list of effects removed from the other houses to house No. 5., being that occupied by them. This list does not show anything held by them at this house and belonging to this house, but it is probable that two beds and two tables shown as unaccounted for on the inventory returned on September 21st, 1942 are on the premises.

signed "H.F.G."

HFG/DD.

157,669,1452,1478,1532,1588,
2294,3281,5232,13001,13766

July 4, 1946

The Director
Department of Mines & Resources
Indian Affairs Branch
Ottawa, Ontario

Dear Sir:

Re: Catalog Nos. 517 to 527
Lots 3 to 13, incl. 795/2971
Nakoda Bay, Uluvalut Inlet, B. C.

Title to the above described property has now been received
in the name of His Majesty the King in the Right of the
Dominion of Canada and we are ready to deliver control to
you.

Adjustments as of June 1, 1946 as shown on the enclosed sheet
have been calculated and a balance of \$257.01 has been
charged to you.

Please mail us a cheque for the above amount and at the same
time return to us the attached control receipt, duly signed
upon receipt of which, title will be sent by registered mail
to you or to any person designated by you.

Yours truly,

George Peters,
Administration Department

hbe

Encl: (2)
control receipt
statement

Catalog Nos. 517 to 527, inclusive
File Nos. 497, 609, 1452, 1478, 1532, 1588
2294, 5181, 5232, 13001, 13766
Hakoda Bay, Valuable Inlet, B. C.
Lots 3 to 13, inclusive/795/2971

July 3, 1946

HIS MAJESTY THE KING, IN THE
RIGHT OF THE DOMINION OF CANADA
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS
(As at June 1, 1946)

	DEBIT	CREDIT
Purchase Price	\$4,750.00	
Cheques received		\$4,750.00
Registration fees on deed - \$4,750.00	14.00	
Insurance premium - \$773746 (unexpired portion)	117.05	
Purchaser's proportion of 1946 taxes paid - 214/365 x \$214.85	125.96	
Balance owing by purchaser		257.01
	<u>\$5,007.01</u>	<u>\$5,007.01</u>

BALANCE OWING BY PURCHASER - \$257.01

1452.
Ont. No. 520.

December 21st, 1946.

Mr. Minoru NASU,
Registration No. 12157,
61 Montrose Avenue,
Toronto, Ontario.

Dear Sir:

Re: Block 6 of Lot 793, Clarendon District, Plan 2972. (Uchualet)

Final adjustments connected with the collective sale of all Nakoda Bay properties having been completed, we enclose herewith a statement of the transaction showing the amount accruing to your account to be as follows:

Your proportionate share of total proceeds - 1850/12850 of \$5,007.01	\$720.85
Plus: Difference between total insurance charges and taxes calculated on the same basis, and those already charged to your account	<u>\$ 70.89</u>
Your share of total proceeds as per sales statement	\$791.74
Less: Disbursements directly connected with sale, as per attached sales statement	<u>\$ 13.15</u>
Net proceeds credited to your account as per attached statement of account	<u>\$778.59</u>

Our Accounting Department's statement of your account, including the above item, shows a balance of \$614.51 standing at your credit at the present time.

In our letter of the 8th February, 1946, advising you of the above sale, we asked you to send in your Certificate of Title (No. 126223-1) but we cannot trace having received any acknowledgment of our letter, nor the document asked for, and would be obliged if you would give this request your attention.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGE/P.
Encl. 2.

c.c. to Dept. of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: NASU, Minora #12157.

Catalogue No: 520.

File No: 1452.

Street Address: Hakoda Bay, B. C.

Legal Description: Blk. 6, D.L. 795.

Date of Sale and Adjustments June 1st, 1946.

Sale Price \$ 791.74

~~Real Estate Agents Commission~~

\$

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 1.65

Encumbrances:

~~Unpaid Taxes~~~~Mortgages~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

~~Fire Insurance~~~~Taxes~~~~Water~~13.15\$ 791.74

Net Proceeds credited to your account

\$ 778.59

Date:..... December 19th, 1946.

Compiled by:..... Mr. Geo. Peters.

File # 1452

81 Montrose Ave.
Toronto, Ont.
Jan 6, 1947.

The Custodians Office.
Hastings & Grenville Sts.
Vancouver, B.C.

JAN 13 1947	
File #	1452 ✓
Ans.	JKP
Referred	Bill

Dear Sirs:

I wish to acknowledge receipt of your favour of December 21, 1946. I appreciate your kind services disposing of my properties, though I regret to say that I am not satisfied with your selling price. Referring to your letter of June 24, 1946 to Mr. Hartogw Nakake, file # 1478, the Provincial Assessor at Alton has assessed the improvements on my lot at \$1,750.00. Won't you think your selling price is contradictory to the present market conditions?

Re: Life Insurance premium. I have had no connections with any Life Insurance Company. Please look into and see if it has been mixed with someone else's premium.

Re: Taxes 1942 - 1946. I had been

informed by Mr. Nantangu Nakole that the
taxes for my properties had been paid through
his account in your office. Please refer to your
letter of June 14, 1914. to Mr. N. Nakole, file
1478.

Re: Certificate of Title. I am afraid
I cannot send it to you without other share-
holders' consent.

Yours very truly,
Minnow Nantangu.

March 7th, 1947.

Mr. Minoru NASU,
Registration No. 12157,
81 Montrose Avenue,
Toronto, Ontario.

Dear Sir:

We have to acknowledge receipt of your letter of the 6th January on the subject of your account and the price obtained for your Hakoda Bay property.

It is appreciated that the sale of any property is a matter of concern to and may even be contrary to the wishes of the owner, but, as you are aware, the policies in regard to the management and subsequent liquidation of properties were decided on by the Government of Canada and while the problem was a difficult one for all concerned we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

The Hakoda Bay properties were on the market from the Spring of 1944 but in spite of advertising and the efforts of real estate agents, no interest was shown in these properties until we succeeded in interesting the Department of Indian Affairs, culminating in the collective sale to that Department, as of June 1st, 1946, of all the properties known as Blocks 3 to 13 of D.L. 795. The lumpsum price realized (\$4750.00 plus \$257.01 for credits from tax and insurance adjustments) was the best obtainable. In this connection we might add that due to the inaccessible position of Hakoda Bay properties these did not share in the boom conditions that prevailed at nearby Fraser's Bay and Ucluelet, where, for some time the demand for houses far exceeded the supply. In spite of the inconvenience caused by this shortage Hakoda Bay being out-of-bounds to Department of National Defence personnel the properties there remained vacant throughout the period of our administration, there being no public interest in either renting or purchasing. The comparatively good condition of these long vacant properties, which made this sale possible, was largely due to the fact that a full time caretaker was retained there, at the expense of this office.

If you will refer to the extract of your account included in our letter of the 23rd June, 1944, you will see that the life insurance premium to which you refer in your letter under reply, was for fire insurance. This item (\$35.10) and another (\$31.50) shown in our statement of the 19th December, 1946, are included in the credit of \$70.89 shown in our explanatory letter of the 21st December, to which we now add a further statement with a view to make the position quite clear to you.

Collective sale of Hakoda Bay properties	\$4,750.00
Sale adjustment credits	\$ 257.01
Total available for distribution	\$5,007.01

(Over)

Mr. Minora NASU.

Page 2.

March 7th, 1947.

This file's share of total (\$5,007.01) based on value assessed to registered owner--1850/12850ths		\$720.85
1942-46 taxes on all properties	\$ 969.87	
1942-46 insurance on all properties	<u>\$ 319.29</u>	
Proportionate share--1850/12850ths of	\$1289.16	\$185.60
<hr/>		
1942-46 taxes paid by this account	\$ 189.89	
1942-46 insurance paid by this acct.	<u>\$ 66.60</u>	<u>\$256.49</u>
Credit accruing to this account		\$791.74
Less Disbursements directly connected with sale, as per sale statement		<u>\$ 13.15</u>
Amount credited to your account		<u>\$778.59</u>

The difference of \$14.05 between the amount shown above for taxes paid (\$189.89) and the amount appearing in your ledger account under that heading (\$203.94) represents interest on delinquent taxes--which were not paid sooner because the property was non-revenue producing.

This statement will also answer your query with regard to taxes.

We note that you are not prepared to send in the Certificate of Title asked for in our letter of the 21st December.

Yours truly,

R. G. Ball,
Office of the Custodian.

RGB/P.

IN THE MATTER OF THE "REVENUE ACT",
AND THE REVENUE ACTS OF CANADA, 1957, AND THE
JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE J. A. McLEOD, J.C.

Toronto, Ontario,

October 3, 1948.

IN THE MATTER OF THE CLAIM OF

KINOSHITA

PROCEEDINGS AT HEARING

APPEARANCES:

H. A. CHRISTIE, Esq., K.C.

appearing for the
Dominion Government.

R. A. BENT, Esq.

appearing for the
Claimant.

A. BROWN, Esq.

Sheriff.

C. J. L. VITTO, Esq.

Official Interpreter.

J. B. ROBERTSON, Esq.

Official Reporter.

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H. Hama,
in suit.

HENRY HAMA, the claimant herein, being first
only sworn, testified through the
interpreter as follows:

EXAMINATION BY MR. HART:

Q. Is that your signature? A. Yes.

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

(REAL ESTATE OTHER THAN FARM LAND FORM,
REMISSIO NUMBER NO. 1)

Q. Perhaps I should explain at the outset that
this is another claim from Nagata Bay, and there is
the usual confusion as to the site of the buildings.

THE SUB-COMMISSIONER: You had better go on
and straighten out the real estate.

MR. HART: Mr. Hama, I understood that prior
to the evacuation you lived at Nagata Bay near
Uchusaka? A. Yes.

Q. And you owned a lot and house there? A. Yes.

Q. Now, according to your claim the lot which
you own was known as Block 6; is that the case?

A. Yes, sir.

Q. Was your house was on Lot 5, which was
owned by Mr. Nagata? A. Yes.

Q. So, when you claim a total of \$2100. for
real estate, what you are doing in effect is claiming
for one five acre lot, that is lot 6, and you are
also claiming for a house which was built on
Mr. Nagata's land? A. Yes.

MR. CHRISTIE: At this stage I tender the
Certificate of Readiness.

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H. Hama,
In chf.

(CERTIFICATE OF ENDORSEMENT, MARKED EXHIBIT B)

MR. CHRISTIE: That shows lot 6.

MR. REED: Now, this house was a frame house,

was it? A. Yes.

Q. Of 7 rooms? A. Yes.

Q. And I understand you purchased the lot, that
is lot 6, from Mr. Hagoda in 1941; is that the
situation? A. Yes.

Q. How much did you pay for the lot?

A. I bought the lot and house from Mr. Hagoda
for \$1500.

Q. We have it absolutely clear then that in
that transaction with Mr. Hagoda, in which you say you
paid \$1500., you bought lot 6 and a house on lot 6;
is that it? A. Yes.

MR. CHRISTIE: Your honour, at this stage I
would like to tender the notice of assessment. There
is something incongruous in it to me; perhaps my friend
can clear it up.

(NOTICE OF ASSESSMENT MARKED EXHIBIT No. 3)

MR. REED: Just for the record, with your
permission, I might make this statement, which I think
maybe verified from Mr. Hagoda's claim, that the
assessment on lot 6 on which this claimant's house was
built, was \$3250. The assessment notice which my
friend has just tendered now for lot 6 is \$2200, but
it of course includes two houses, one owned by a man
Machitani, and another owned by one Tachibana.

Q. You, of course, are not claiming for those
houses at all; you are claiming for the land only on

Q. Now,
is not.

1 lot 6, and your house on lot 27 A. Yes.

2 Q. Now, having bought this house from
3 Mr. Nagata, in 1941, for a total price of \$1200., I
4 notice by your claim that you supposedly did a con-
5 siderable amount of work on the second floor. Is that
6 the situation? A. Yes.

7 Q. I wonder if you could tell us just what
8 was done? A. There was no upper story at the time
9 I bought the house, and I constructed the upper story.

10 Q. How many rooms were there in that upper
11 story you constructed? A. Two rooms.

12 Q. And it was for that work that you paid out
13 \$500. was it? A. Yes.

14 Q. This, of course, is subject to verification
15 in checking the Nagata file, but for the record I
16 might say in that on lot 6 the land is assessed for
17 \$100. and the improvements on lot 6, owned by the
18 claimant, were assessed at \$1700., making a total
19 assessment for which this man was liable, of \$1800.

20 MR. CHRISTIE: Your honor, I have a very
21 large file of the Nagata claim, but I could very much
22 in the time at our disposal whether I could pick this
23 one out. I think that perhaps can be proved in
24 whatever way if there is any difficulty.

25 THE SUB-COMMISSIONER: Yes.

26 Q. Just one final question on this real
27 estate; your total claim for your house and land
28 is \$2100? A. Yes.

29 Q. What is the value you put on it? A. Yes.

5.
M. Nash,
In chf.

Q. Now what you received from the Custodian
for the sale of the A. Inc.

A. Yes, that your signature? A. Yes.

Q. Was that form prepared upon your instructions?
A. Yes.

(PERSONAL CHATTEL CLAIM MARKED EXHIBIT 4)

Q. Now, you are making a claim for certain
household goods and chattels. Can you tell us first
of all whether these goods were left at your house at
the time of the evacuation? A. I left them in my
house.

MR. CHRISTIE: I tender as Exhibit 5 the
Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
EXHIBIT NO. 5)

Q. I might point out to your honour, in
volume 5 of the Analysis, the items in the top bracket
for which the claimant is claiming a total of \$100.
were sold at auction for \$4.50, which would make a net
claim of \$95.50. Now, unfortunately the clerk who
prepared this deducted a total of the auction sale,
shown down below as a net of \$30.50. That was deducted
from the \$100. That is not correct for the reason
the claimant is perfectly satisfied with the values
obtained for the various items. Now, that amount
has been deducted from the \$100, for which he is
claiming when he obviously is not satisfied instead
of just deducting the \$4.50, so the total claim for
chattels here would amount to \$99.50, as is shown on
Exhibit 4.

MR. CHRISTIE: May I suggest on the summary of

Q. Now,
in fact,

question asked that we have a note that the claimant
received the money and was satisfied with the
valuation of these articles.

THE HON. COMMISSIONER: All right.

MR. BART: It may be too that I should make
a formal notice to amend the claim.

THE HON. COMMISSIONER: Yes, you had better do
that.

MR. BART: The same clerical error was made
at the time the claim was filed. The error was made
throughout and was copied by everyone involved.

Q. Now, Mr. Bart, you are claiming \$50. for
two beds, springs and mattresses, and according to
the analysis these beds were not accounted for, apparently
were stolen. Do you know anything about that?

A. There were no white people there, only
Indians, and I cannot say what happened.

Q. I take it the same thing applies to the
two tables for which you are claiming \$10. A. Yes.

EXHIBIT EXAMINATION BY MR. CHRISTIE:

Q. I produce the J. P. form, which is dated
25th of March, 1943. Whose signature is that?

A. That is my signature.

Q. Now, in the J. P. Form I notice that you
list one table. A. That was a mistake. I did not
remember at the time and it was subsequently that I
remembered there were two tables.

(J. P. FORM NUMBERED EXHIBIT NO. 3)

Q. I wish to tender as Exhibit 7, the appraisal
of H. G. Victor.

7.
M. Raza,
in chief.

1
2 (APPRAISAL OF H. C. WINTER, MARKED EXHIBIT
3 EL-7)

4 THE SUB-COMMISSIONER: How much is that?

5 MR. CHRISTIE: The appraised value is \$600.

6 Q. Now, Mr. Raza, this building was on cedar
7 paper? A. Yes.

8 Q. Did it have any basement? A. No.

9 MR. JUST: I think I can save my friend some
10 time. You will notice this is block 4, so it is
11 obviously not this man's house. Winter, apparently
12 not knowing, appraised one of the houses on lot 4,
13 which would belong to that man Terashita or the other
14 fellow.

15 MR. CHRISTIE: Your honour, that puts me in
16 a difficult position. I have no instructions on
17 that.

18 THE SUB-COMMISSIONER: I do not think we are
19 in a position to decide it here.

20 MR. CHRISTIE: I think we had best put it in
21 and let them decide.

22 Q. What kind of lumber was that built of?

23 A. Shiplap and shingled.

24 Q. How many rooms were there? A. Seven rooms.

25 Q. Was it painted? A. No.

26 Q. What kind of chimney was it? A. It was
27 a round tin chimney.

28 Q. I notice on the appraisal it says it was a
29 concrete chimney. I wonder if we could make sure if
30 the claimant heard correctly. A. No, I think that
31 was a concrete chimney.

32 Q. I will put it in anyway and let them decide.

M. Hahn,
In chf.

Q. Now, of the \$800, how much was labour and how much material? A. About \$350, for material, and the rest was labour.

Q. That that his own labour? A. Yes.

Q. Now, I notice on the Analysis of Personal Property Claim, it shows a second anchor taken by the Navy. How many anchors did the claimant have?

A. I had two anchors but I don't know whether the Navy took them or not.

Q. Now, one anchor is listed with your valuations at \$30, and I notice it was sold for 75 cents. What type anchor was that?

A. It was a 30 pound galvanized iron anchor and it had only just been used a short time.

Q. Well, the anchor that was sold for 75 cents, what type of anchor was that? A. That was a small 10 pound anchor.

Q. That is all, thank you.

RE-EXAMINATION BY MR. BEST:

Q. It is the anchor then, according to Exhibit 4, it is the 30 pound anchor taken by the Navy for which he is claiming.

THE SUB-COMMISSIONER: What is the claim for the anchor?

MR. BEST: It is a 30 pound anchor and he is claiming \$80.

THE SUB-COMMISSIONER: A 30 pound anchor would cost less than \$10. A new anchor would be worth less than \$10. I think the auctioneer was just about right.

(Discussion)

MR. BERT: I don't think we need amend the claim since it is the 50 pound anchor we are claiming for. I think we can take it we are satisfied that 75 cents was obtained for the 10 pound anchor, and the claim is for the 50 pound anchor which the Navy took.

Q. I wasn't quite clear, Mr. Burt, when you told my friend about the \$350. Was that what you estimated the value of the material was? Did you say it was the value of the material or the lumber, or was there material other than lumber in it?

A. There were nails. It was just nails and lumber.

Q. And that all amounted to \$350? A. Yes.

MR. CHRISTIE: It is submitted, your honor, that the real estate was sold at a fair market value. It is further submitted that the personal property was sold at a fair market value, and it is submitted the valuation for those articles not accounted for is exhibited.

I have two additional filings.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT 8).

(AUCTIONEER'S REPORT, MARKED EXHIBIT NO. 9)

MR. CHRISTIE: There is another letter from E. G. Hinton to the Guardian, dated May 25th, 1942, which may be helpful to my friend. He says:

"The following personal property was taken by the Navy, for which I held a receipt:
1 only 12 piece Copper Tubing.
1 only 20 lb. Anchor."

MR. CHRISTIE: That concludes the defense.

(PROCEEDINGS ADJOURNED SINCE TEN)

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

J. B. McGee
J. B. McGee,
Official Reporter.

I, John A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese-Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J. A. McGibbon
J. A. McGibbon,
Deputy Commissioner.

Name of Claimant

NASU, Minors

Case

1168

Custodian File

1452

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% 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		
		720.05	72.06	12.50		<i>Spec by Council</i>				582.07
										84.38
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
						32.00	14.40			
							14.40			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
25.00	5.75	1.72	25%	51.00	12.75		14.87			
TOTAL RECOMMENDATION										113.45

1452

December 28th, 1950

Mr. Minoru NASU,
30 Carling Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1108

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 ... \$ 695.52.

Cheque in your favour is enclosed for \$ 667.06
and we have paid the Co-Operative Committee .. \$ 28.46
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:EK
Encl.