

5426



**MISSION  
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: **NAKASEMA, Usaburo**HOME ADDRESS: **P.O. Box 206, Mission, BC**REGISTRATION NUMBER **15269**SEX: **Male**AGE: **48**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: **Myself**MARRIED? **Yes**NAME OF WIFE OR HUSBAND: **Sato**ADDRESS OF WIFE OR HUSBAND: **P.O. Box 206, Mission, BC**NAMES OF ANY LIVING CHILDREN: **Shoji (M) Misaki (G) Joe (M)**ADDRESS OF CHILDREN: **P.O. Box 206, Mission, BC**AGE OF CHILDREN: **14, 12, 9****STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: **Blocks 182 and 183 of part of Section 21 Township 17, map 955, district of New Westminster, BC**

2. BUILDINGS AND OTHER IMPROVEMENTS: **Seven-room 2-storey dwelling barn, hot house, hot house, picker houses, woodshed.**

3. INSURANCE (Give particulars; state where policies are) **\$2000 on the house and \$1000 on the furniture in the London and Lancashire Ins. Co.**

**\$1200 on buildings in New England Fire Ins. Co. Policy No. 6351294 of 1941. Payable to Mission**

4. TAXES (Amount and where payable) **None**

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) **None**

6. OCCUPANCY AND LEASES (If vacant so state) **Myself Will be leased to**

**L.W. Cummings, Mission when I leave.**

**Leased for 1 year. Rental \$240 - money already received.**



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN raspberries, blackberries, grapes,  
fruit trees. Crop sold to L. W. Cummings, Mission for \$160.  
- money received

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Eight-room dwelling house on Grand Ave.,  
Mission, BC
2. LANDLORD'S NAME AND ADDRESS: Myself
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---
4. STATE WHEREABOUTS OF LEASE: ---
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Household furniture, kitchen utensils, chinaware, carpenter tools  
farm implements in the house on Grand Ave., Mission, BC, Key will  
be left in care of Mr. L. D. Cummings, Mission, BC who will leave  
the house when I leave. Rented house because of change in  
furniture and fixtures
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 2 cats
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None



# INVENTORY OF CHATTELS FOUND ON THE PROPERTY

of  
NAKASHIMA, Usaburo# 13269

Left in the care of L.W. Cummings, Grand Ave., Mission B C.

## IN HOUSE UPSTAIRS

- ✓ 1 Gramophone and few records.
- ✓ 3 pcs. Chesterfield.
- ✓ 1 Trilight lam p.
- ✓ 1 lge. ctn. tied up.
- ✓ 1 Dresser.
- ✓ 3 Cone electric heaters.
- ✓ 1 Thin mattress.
- ✓ 1 Bedstead.
- ✓ 1 ctn. Dishes (packed)
- ✓ 1 " Glassware "
- ✓ 1 " Books "
- ✓ 1 Bed complete.
- ✓ 2 Chairs.
- NG 1 Table H.M.
- ✓ 1 Door. (loose)
- ✓ 1 Roll lin oleum.
- ✓ 4 Win dow blinds.

## MAIN FLOOR

- ✓ 1 Electric fan.
- ✓ 1 Up. stool.
- ✓ 2 Linoleum squares.
- ✓ 1 Dining table and 2 leaves.
- ✓ 10 Window blinds.
- ✓ 1 Chesterfield table.
- ✓ 1 Coffee table.
- ✓ 1 Ran ge and hot water tank. (Range only)
- NG 2 Book shelves.

## BASEMENT

- 1 Beatty washing machine (new)
- 1 " Electric pump and tank.
- 1 " Wash bench.
- ✓ 1 Ice box cooler.
- ✓ 2 Tank sprayers.
- ✓ 1 Bed springs.
- ✓ 1 Sm. incubator
- NG 1 Table.
- ✓ 1 Brick furnace (H.M.)
- ✓ 2 Chairs.
- 1 Seeder.

## WOODSHED

- Approx. 120' mixed galv. pipe.
- 2 Buck saws. / NG

## CHICKEN HOUSE

- ✓ 1 Flow.
- 2 Spud diggers.

## RHUBARB HOUSE

- NG 1 Drum heater.
- NG 1 approx. 40' garden hose.

## BARN

- lost 15 Rasp. shippin crates.
- lost 2 Hand pumps (1 old)
- ✓ 1 Cross cut saw.
- lost 2 Extention cords.
- 1 Log chain.
- ✓ 1 Peevee.
- NG 1 Wheelbarrow. N
- NG 1 old stove (salvage)

## OUTSIDE

- 1 Horse cultivator. ✓ potatoe Hiller
- 1 Drag harrow. ✓
- 1 Spring tooth cultivator. ✓
- 1 " " harrow. (old) X
- 2 Manure forks. ✓
- NG 20. of berrywire. NG

Approx Valuation \$ 185.00

Signed *Wm Anderson*

April 6/43



5426

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

NAKASHIMA, U.S. of Mission City and

L.W. Cummings.

|                               |                                    |
|-------------------------------|------------------------------------|
| 2 Cultivators                 | I Bench (Beatty's)                 |
| I Seeder                      | 3 Pc. Chesterfield <i>4 chairs</i> |
| I Plow ✓                      | I Coffee table ✓                   |
| I Spring harrow               | I Chesterfield table               |
| I Spike-tooth harrow          | I Rug                              |
| I Incubator                   | 2 Carpets-diningroom & hall        |
| 4 Hot house heaters(stoves) → | ✓ I Baby bed                       |
| 6 Picker's stoves —           |                                    |
| I Kitchen stove               |                                    |
| I Hose - 40 ft. —             |                                    |
| 3 Matig                       |                                    |
| I Peevee                      |                                    |
| I Logging chain               |                                    |
| 2 saws                        |                                    |
| I 20ft. Pipe                  |                                    |
| I Electric pump               |                                    |
| I Hot water tank              |                                    |
| 2 Cupboards                   |                                    |
| 2 Wood saws                   |                                    |
| 2 Hand pumps                  |                                    |
| I Brooder(chicken) —          |                                    |
| I Gramophone                  |                                    |
| 2 Electric heater.            |                                    |
| 2 Electric cords              |                                    |
| I Beatty Washing machine      |                                    |
| 2 Beds and springs            |                                    |

The above signed by both parties

Mr Campbell's File No. 477



**R E P O R T**  
**ON EVACUATED JAPANESE PROPERTY**

File No. 5426

**MUNICIPALITY:**

Date: MAY 15 1942

NAME: NAKASHIMA, Usaburo

REGISTRATION NO. 13269

ADDRESS: P.O. Box 206, Mission, B. C. (Grand Avenue)

PROPERTY: Farm

ACREAGE: 8

KIND OF CROPS: Raspberries, Bl.berries, grapes, fruit trees

APPROXIMATE ACREAGE OF EACH:  $1\frac{1}{2}$ ,  $\frac{1}{4}$ ,  $\frac{1}{4}$ ,  $\frac{1}{2}$

HOUSE: Stucco

VACANT:

OCCUPIED Yes

DESCRIPTION Two-storey

ROOF: Shingle

SIZE: 27' x 52'

NO. OF ROOMS 7

CONDITION: Good

OTHER BUILDINGS: Woodshed 12' x 21' good. #1 Rhubarb hot house 22' x 48' fair. #2 Rhubarb house 16' x 48' good. Barn 25' x 26'. PickersU cabin 9' x 12' fair.

NAME OF LESSEE OR RENTOR: L. W. Cummings, Mission, B. C.

TERMS: \$240. 1 year lease

WATER:

ON: Yes

OFF:

LIGHT:

ON: Yes

OFF:

REMARKS: Cement basement with furnace

**INVENTORY OF CHATTELS LEFT ON PROPERTY**

- 1 cabinet gramophone ✓
- 3 piece chesterfield ✓
- 5 kitchen chairs
- 1 tri-light
- 3 cartons
- 1 bed ✓
- 1 dresser
- 1 kitchen range
- 1 Beatty washer
- 1 ice box
- 1 spring tooth cultivator
- 1 bale garden tools

Signed:





REPORT  
ON EVACUATED JAPANESE PROPERTY

File No. \_\_\_\_\_

Date: \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_

MUNICIPALITY: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

ACREAGE: \_\_\_\_\_

KIND OF CROPS: \_\_\_\_\_

APPROXIMATE ACREAGE OF EACH: \_\_\_\_\_

HOUSE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

SIZE: \_\_\_\_\_

CONDITION: \_\_\_\_\_

OTHER BUILDINGS: \_\_\_\_\_

NAME OF LESSEE OR RENTOR: \_\_\_\_\_

TERMS: \_\_\_\_\_

WATER: \_\_\_\_\_

LIGHT: \_\_\_\_\_

REMARKS: \_\_\_\_\_

OCCUPIED: \_\_\_\_\_

ROOF: \_\_\_\_\_

NO. OF ROOMS: \_\_\_\_\_

ON: \_\_\_\_\_

OFF: \_\_\_\_\_

ON: \_\_\_\_\_

OFF: \_\_\_\_\_

INVENTORY OF CHATTELS LEFT ON PROPERTY: \_\_\_\_\_

Signed: \_\_\_\_\_



4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, Nos

5. 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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$500 Victory Bonds, \$155 War Savings Certificates, in my possession

201 shares in the Pacific Co-op in the Bank of Commerce, Mission

8. BANK ACCOUNTS: \$5000 in the Bank of Commerce, Mission, BC

9. LIFE INSURANCE: \$2500 in the Canadian Mutual Benefit Assn.

Beneficiary my wife. Policy no. 7691 in my possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 21st day of April 1942.

(Signature) M. Nakashima

A. T. Williams  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE September 6, 1945.

Our File No. 5426

Full Name NAKASHIMA, Usaburo  
(Surname in Block Letters)

Registration No. 13269 Male - Female  
(Check) Age Dec. 1, 1896

Former Address P. O. Box 206, Mission, B. C.

Date Evacuated May 2, 1942 Naturalized - Canadian-Born - National  
(Check)

Present Address

~~GENERAL DELIVERY,~~  
~~P. O. Box 186, Raymond, Alta.~~

*40 George Sharpe  
RR#2*

*Leamington Ont*

*21/11/47*

☒ Married - Single  
(Check)

Name of Wife <sup>Nee</sup> HASEGAWA, Sato

Name of Husband -

Name of Mother <sup>Nee</sup> Towa (Japan) KIMURA

Name of Father <sup>Nee</sup> NAKASHIMA, Rikichi (Deceased)

Names of Children under 16 Edward Shoji (M) Aug 18/27, Misaki (F) Aug. 22/30  
Joe (M) Sept. 25/32

Requested by \_\_\_\_\_ Registered with Custodian <sup>Yes</sup>  
(Yes or No)

Additional Information Farmer - owner of 8 acres, house, truck, horse at above  
address .



INSURANCE SUMMARY

File No. 5426

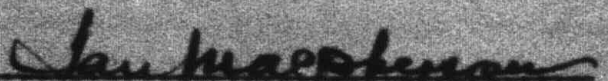
Usaburo NAKASHIMA, Reg. No. 13268,  
Block 182, 183 of Section 21, Township 17, Map 955,  
Village of Mission, B.C., District of New Westminster.

Mr. NAKASHIMA'S dwelling was on Lot 182 and was, at the date of his evacuation, insured in the sum of \$2,000.00 in the London and Lancashire Insurance Company, policy 23204 for 3 years expiring 13 December 1944, payable to the Canadian Bank of Commerce. A release of the Bank's interest was procured and on file is a letter dated 28 December 1943 cancelling the policy. The insurance record shows it transferred to the Veterans Land Act and ledger credits a refund of \$22.07 to NAKASHIMA.

The furniture in his dwelling was insured by Mr. NAKASHIMA in the London & Lancashire Insurance Company in the amount of \$1,000.00, policy 19241 expiring 8 September 1943. This was renewed by policy 107050, \$1,000.00, which policy was cancelled 8 December 1943, and an earned premium of \$3.20 paid 28th December 1943.

Mr. NAKASHIMA carried insurance of \$1,200.00 on barn and root house in New England Fire Insurance Company, policy 6251284, expiring 16 December 1943. This policy was transferred to the Veterans Land Act and a refund of \$10.21 credited to Mr. NAKASHIMA'S account.

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

  
Ian MacPherson March 2nd, 1948.

IMac/CH



CLAIMS SUMMARY

File No. 5426

Usaburo NAKASHIMA, Reg. No. 13268.

The only claim against above, shown by file, is one filed by Dr. Barrett of \$17.50. Subsequently he made a further claim of \$8.00. On 3 March 1944 Mr. James H. Campbell, barrister, Mission City, advised, when the charge was disputed, that the \$8.00 should be charged to Fusato NAKASHIMA, 13396.

Usaburo NAKASHIMA, on 2 July 1943, admits a debt to Dr. Barrett and claimed that he had paid on account \$10.00 to a collector leaving about \$7.50 owing. Dr. Barrett denies having ever employed a collector in the matter of this account, and Mr. Campbell confirms this in so far as he has knowledge.

Mr. Campbell was given Usaburo NAKASHIMA'S address on 18 May 1944 and advised that no further effort to obtain a settlement would be made by this office.

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

  
Ian MacPherson

March 2nd, 1948.

IMac/UN



MEMORANDUM

To: File 5426

April 4, 1944.

From: Specified Articles Department

Re: NAKASHIMA, Usaburo - Reg. 13269

| <u>ARTICLE</u> | <u>DESCRIPTION</u>                                | <u>APPRAISED VALUE</u> |
|----------------|---------------------------------------------------|------------------------|
| TRUCK          | 1938 Fargo<br>No. T220<br>License No. (41) CX 546 | Not given              |

This truck was released to the Pacific Co-operative Union on April 30, 1942, and was sold later for \$800.00.

*Harker*



49

NAME

HAKASHIMA, TSABURO

FILE NO.

5426

| COMPANY                               | POLICY NO.                                           | AMOUNT   | EXPIRATION |     |      | PROPERTY                                                                            |
|---------------------------------------|------------------------------------------------------|----------|------------|-----|------|-------------------------------------------------------------------------------------|
|                                       |                                                      |          | MONTH      | DAY | YEAR |                                                                                     |
| The London & Lancashire Ins. Co.      | <i>Transferred to S.S.B.</i><br>P. 22204             | \$2000.  | Dec.       | 13  | 1944 | Block 182, on the East side of Grand Avenue, in the Municipality of Mission, B.C.   |
| The London & Lancashire Ins. Co.      | <i>Cancelled - Pl # 107050 London L.</i><br>P. 19241 | \$1000.  | Sept.      | 8   | 1943 | Block 182 on the East side of Grand Avenue, in the Municipality of Mission, B.C.    |
| New England Fire Insurance Company    | <i>Transferred to S.S.B.</i><br>6251284              | \$1200.  | Dec.       | 16  | 1944 | Block no. 182-183, Sec. 21, 17, E. side of Grand Ave. Municipality of Mission, B.C. |
| London & Lancashire Insurance Company | <i>Cancelled Dec. 31/43.</i><br>P. 107050            | \$1,000. | Sept.      | 8   | 1943 | Block 182 on the East side of Grand Avenue, in the Municipality of Mission, B.C.    |
|                                       |                                                      |          |            |     |      |                                                                                     |
|                                       |                                                      |          |            |     |      |                                                                                     |
|                                       |                                                      |          |            |     |      |                                                                                     |
|                                       |                                                      |          |            |     |      |                                                                                     |
|                                       |                                                      |          |            |     |      |                                                                                     |
|                                       |                                                      |          |            |     |      |                                                                                     |

*Copy Life Ins  
(Commonwealth)  
Sept 7/43*



REAL PROPERTY SUMMARY

File No. 5426

**JAPANESE NAME:**

Usaburo NAKASHIMA, Reg. No. 13268,  
Grand Avenue, MISSION, B. C.  
Sale to Director Veterans Land Act.

**LEGAL DESCRIPTION:**

Lots 182 and 183 of part of Section 21, Township 17,  
Map 955, Village of Mission, District of New Westminster.

**TITLE:**

In name of Usaburo NAKASHIMA, C.T. 53332-E.

**ENCUMBRANCE:**

None registered. No indication on file of any unregistered.

**VESTING:**

Of interest of Usaburo NAKASHIMA, filing 24730, filed 5 Oct., 42.

**ASSESSED VALUE:**

1943 - Land \$800.00; improvements \$600.00; total - \$1,400.00.  
Taxes \$18.85.

**CLASSIFICATION:**

Farm of 8 acres, of which  $1\frac{1}{2}$  acres were in raspberries,  
 $\frac{1}{4}$  acre in blackberries,  $\frac{1}{4}$  acre in grapes and  $\frac{1}{2}$  acre fruit trees.  
On the farm was a two-storey stucco house 27 x 52 feet, 7 rooms  
in good condition, a woodshed 12 x 21 feet, good; rhubarb  
house 22 x 48 feet, fair; rhubarb house 16 x 48 feet, fair;  
barn 25 x 26 feet; pickers cabin 8 x 18 feet, fair. Property  
occupied by tenant at date of inspection 15 May 1942.

**ADMINISTRATION:**

The owner declared 21 April 1942 the property was to be leased  
to L. W. Cumming for one year from date of his evacuation  
2 May 1942, at a rental of \$240.00 and that he had received  
payment of rental. The lease actually executed provided that  
Mr. Cumming leased from 1 April 1942 for 10 months with option  
to extend for 1943 at a given rental of \$400.00. The lease  
included buildings, live stock and farm implements. Of the  
\$400.00, \$20.00 per month was accounted as rent of the house  
and \$160.00 for the rent of the land. The lease was made  
through the P.C.M. and \$200.00 was paid to the owner, and  
balance of \$200.00 covered by a post dated cheque held by the  
P.C.M. and paid to the Custodian.

The lease to Mr. Cumming was extended from 1 April 1943 to  
31 August 1943, 5 months, at a rental of \$180.00, accruing to  
the Veterans Land Act. (This was equivalent to \$20.00 per month  
for house and \$80.00 for the land for the 5 months).

**SOLD:**

To the Director of Veterans Land Act for \$2,150.00 as at  
1 January 1943, and the consideration was included in the  
cheque to the Custodian dated 27 April 1944.

**OLD TITLE:**

C.T. 53332-E was in possession of Usaburo NAKASHIMA.



REAL PROPERTY SUMMARY - Page 2.

File No. 5426

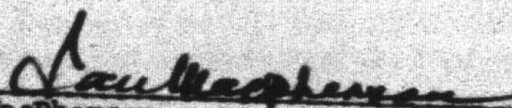
**FUNDS:**

To be released to the credit of Usaburo NAKASHIMA - Sale price of real property \$2,150.00 plus refund of insurance \$32.28, total \$2,182.28; less Certificate of Encumbrance \$1.00, taxes \$34.40, insurance \$3.20, registration fee \$3.00, legal fee \$15.00, total \$56.60. Net amount to be released \$2,125.68.

**NOTE:**

In a letter dated 21 March 1942, Charles Goodchild, of Matsqui, referring to above farm, states that Mr. NAKASHIMA had asked \$2,900.00 for the farm and a "Rototiller". Mr. Goodchild stated his willingness to purchase at \$2,900.00; \$1,000.00 cash and \$1,900.00 when the crop was harvested.

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

  
Ian MacPherson, March 2, 1948.

*MIN. II.*

*24/3/48*

IMac/CH

*Letter in this connection  
attached hereto.*

*This appears to be an  
offer to purchase crop  
not Real Prop.*

*Goodchild not in phone  
directory - could not  
clarify.*





*Discussed with him  
— tried not  
— reply*

Matsqui, B. C.  
March 21st, 1942.

Custodian of Enemy Alien Property,  
517 Royal Bank Building,  
Vancouver, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
MAR 23 1942

Attention: Mr. Drury.

Dear Sir:

Mr. L. R. Wilson, Managing-Director of the Fraser Valley Growers Ltd., telephoned you last Thursday in connection with the property of a Japanese grower in this district, and you asked that the proposition be outlined in a letter.

I am a berry grower and the owner of property in Matsqui, leased to U. S. Nakashima of Mission City, and as I am an experienced berry grower I am in a position to take over this man's property and leases, cultivating and harvesting the crop to good advantage.

The total property consists of the following:

- 9 acres of strawberries and 2½ acres of rhubarb on property leased from me.
- 4 acres of rhubarb leased on property from C. Erlandson.
- 4 acres of raspberries (new planting) leased from J. Inglis.

The latter two places are close to mine and could be easily operated by me.

Mr. Nakashima asked \$2,900.00 including the taking over of all leases. This also included his "Rototiller" (cultivator), which I agreed to purchase.

I am not in a position to give him the full amount in cash but am prepared to give him immediately a certified cheque for \$1,000.00 and the balance (\$1,900.00) as soon as the last of the crop is harvested.

This is a very reasonable offer, but Nakashima has recently been stalling the matter, and without prejudice or bias whatsoever, I am of the opinion that the large Japanese Association operating here has been holding up the deal, either on account of not wanting the fruit to go other than through their Association or else they have promised him a better proposition if they handle the crop, which I doubt means any down payment or any specific guarantee.

Mr. A. H. Woolley of Matsqui is also willing to take over some Japanese acreage and there are two places close to him, one leased from C. R. Crist and the other from Mrs. A. Pere. He is in a position to make a substantial down payment, and both these places are close to his own farm.



Custodian of Enemy Alien Property.

The delay of every day now means that much less crop, as the time is getting on, and some decision must be reached immediately. I am, therefore, outlining the proposition to you as well as I can in this letter, and would be pleased to discuss further details with you personally if arrangements could be made for me to see you in Vancouver.

Unless we can get together on the proposition within a few days, I will not be interested. I thought possibly you might offer some suggestions or advice that might assist in Nakashima forming a definite decision immediately one way or the other.

Yours very truly,

*Chas. Goodchild*

CG:EV

Chas. Goodchild.

P. S. You can contact me by telephone through Mr. Wilson at Mission 10303.



24th March, 1948

## REAL PROPERTY CLAIM

|                        |                                                                                                                                      |               |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------|
| CLAIMANT               | Usaburo NAKASHIMA                                                                                                                    | Regn No 13269 |
| PROP. SUBJECT OF CLAIM | Grand Avenue, MISSION, B.C.<br>being<br>Blks 182 & 183 of pt of Sec 21<br>Tp 17, Map 955, Village of Mission<br>Dist. New Westr. BC. |               |
| CLAIM                  | <u>Est. value:</u> Land (8 ac) \$ 3000.<br>Improvements 5000. \$8000.<br>Custodian Credit 2150. (correction)                         |               |
| CLAIM                  |                                                                                                                                      | \$5850.       |

REFERENCESHISTORY

JP

Decl. 21 Apr 42: 7 rm 2 storey dwelling, barn, hot house  
picker houses, woodshed.  
Raspberries, blackberries, grapes, fruit  
trees.  
(Crop sold LW Cummings \$160.)

NOTE: When stating real property occupied, Nakashima note  
house as being 8 rooms.

RP.1

C of E #50237 d/22 Oct 42 notes vesting in Custodian, otherwise clear title in name of Claimant.

RP.2

Assessed (1942): Land (8 ac) \$ 800.  
 Improvements 600. \$ 1400.  
 Taxes: General 17.60  
 Library 1.25 \$ 18.85

RP.3

VLA appraisal 2 Jun 42 \$2200.

RP.4

Sold VLA as at 1 Jan 43 \$2150.

NOTE ---- No appraisals nor offers to purchase other than VLA on file.  
 No photograph of property on file.

JC/..



321-P

BC/321-P

Page 1

S.S. Form No. 40  
(Sheet 1)

J. 1. 1948

Farm Appraisal ReportFile No. 87/8Land Description Blocks 182 and 183 in the Village of Mission, B.C.Containing 8 AcresOwner's Name V NakashimaPost Office Address Mission B.C.Nearest Rail Point 1400 - Grand Avenue Mission

Distance \_\_\_\_\_

Market Town Mission

Distance \_\_\_\_\_

Church (give denomination) Various

Distance \_\_\_\_\_

Nearest School 1/2 mile

Distance \_\_\_\_\_

State how property was identified: Map location and enquiry.

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

Grand Avenue, runs past the west endIs this district a good one? right in here it is fair.EXHIBIT NO. 1015-3DATE 6 May 1948Employment opportunity seasonal only.FILED BY J. A. BrownPredominating Nationality and religion: Various.Describe Fencing and its condition: poor along the south side only. Value \$ \_\_\_\_\_Water supply: well with electric pump. Village supply is available. There is electric light. Value \$ \_\_\_\_\_BUILDINGS ON FARM

| BUILDINGS    | DIMENSIONS | MATERIAL     | HEIGHT      | ROOF  | AGE | Foundation | REPAIR | VALUATION |
|--------------|------------|--------------|-------------|-------|-----|------------|--------|-----------|
| HOUSE        | 26 x 40    | frame stucco | 1 1/2 story | shing | 15  | concrete   | good   | \$2100.00 |
| Forcing shed | 28 x 60    | frame        | 10          | shing | 25  | concrete   | fair   | 300.00    |
| BARN         |            |              |             |       |     | partly     |        |           |
| Forcing shed | 21 x 42    | frame        | 8           | shing | old | blocks     | fair   | 175.00    |
| BARN         |            |              |             |       |     |            |        |           |
| shed/stable  | 13 x 24    | frame        | 10          | shing | old | blocks     | poor   | 75.00     |
| lean-to      |            |              |             |       |     |            |        |           |
| GRANARY      |            |              |             |       |     |            |        |           |
|              |            |              |             |       |     |            |        |           |
|              |            |              |             |       |     |            |        |           |
|              |            |              |             |       |     |            |        |           |
|              |            |              |             |       |     |            |        |           |
|              |            |              |             |       |     |            |        |           |

Total present day value \$ 2650.00Total Value Buildings add to farm \$ 1600.00Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? \_\_\_\_\_Describe the basement and chimneys: full basement and brick chimneyNo. rooms downstairs? 5 Upstairs? 1 How finished plaster down V joint upstairsAre buildings painted? stucco Condition of paint trim paint good.Distance from nearest bush none near the house.

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



| ACRES                                                                                                | LEVEL, UNDULATING,<br>ROLLING OR HILLY         | SOIL<br>(State Depth) | SUB-<br>SOIL               | KIND AND<br>QUALITY OF CROP                                                                             | VALUE<br>PER ACRE            | TOTAL                     |
|------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------|----------------------------|---------------------------------------------------------------------------------------------------------|------------------------------|---------------------------|
| 7                                                                                                    | rolling                                        | 6in loam              | 6in<br>granular<br>loam    | 5.5 ac raspberries<br>1.2 grain, 1 orchard<br>375 grapes, 75 asparagus<br>.25 blackberries<br>.25 grass | 75.00                        | \$525.                    |
| Area which can be cultivated without cost other than for breaking.                                   |                                                |                       |                            |                                                                                                         |                              |                           |
|                                                                                                      | LEVEL, UNDULATING,<br>ROLLING OR HILLY         | SOIL<br>(State Depth) | SUB-<br>SOIL               |                                                                                                         | VALUE<br>PER ACRE            |                           |
| Area which can be cultivated after a reasonable amount of clearing timber,<br>stones, drainage, etc. |                                                |                       |                            |                                                                                                         |                              |                           |
|                                                                                                      | LEVEL, UNDULATING,<br>ROLLING OR HILLY         | SOIL<br>(State Depth) | SUB-<br>SOIL               | NATURE OF<br>RECLAMATION NECESSARY                                                                      | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE         |
| 1                                                                                                    | light clearing of small scrub, a few old trees | 8in loam              | 8to 10 in<br>granular loam |                                                                                                         | 10.00                        | 88.00                     |
| Area Unsuitable for Cultivation.                                                                     |                                                |                       |                            |                                                                                                         |                              |                           |
|                                                                                                      | CHARACTER OF LAND E. G.<br>WET, SWAMPY, ROCKY. |                       |                            | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE                                                       |                              | VALUE OF LAND<br>PER ACRE |

Total value of Land \$ 590.00

Total added by buildings to value of farm \$ 160.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 222.00

Total value of farm \$ 972.00

2190

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:  
Owner just left a month ago and now there is a white tenant.

The place has been well handled and the ground in good tilth.

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

Small fruits and poultry.

Noxious weeds: few, a little couch.

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

Mission Village Taxes \$ 17.55

Date: May 30 th 1943.

Place: Abbotsford B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the May day of 1943 19

Inspector's Signature

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



# Farm Appraisal Report

**Remarks:** Here we have a reasonably good property, very nicely located within the village of Mission. The land has been well managed, and the crop that is there is in good shape and apparently free from weeds. Excepting for a strip along the east end, the soil is uniform throughout the 220 acres. There is a running creek that cuts into the south east corner, and I am told that this is a never ending supply of good water.

Excepting for plumbing there is a first class house, recently plastered inside down stairs, and stuccoed outside, making it an attractive layout, with full basement and the water supply is a well in the basement with electric pump connected. The outbuildings are not much to look at, but two large feeding sheds, a couple of small barnhouses of little or no value and a storing shed with a lean-to stable of no value attached.

The present tenant is the editor of the Mission newspaper. He is paying four hundred dollars for the year. The crop that will be to handle this season went to a great deal just from an acre and a half of sugarbeets and some blanks, the other crops are new plantings.

## (FOR ORCHARD LANDS ONLY)

**REMARKS:** re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

## ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

## ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

### Present Value

|  |    |
|--|----|
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |
|  | \$ |

Total \$

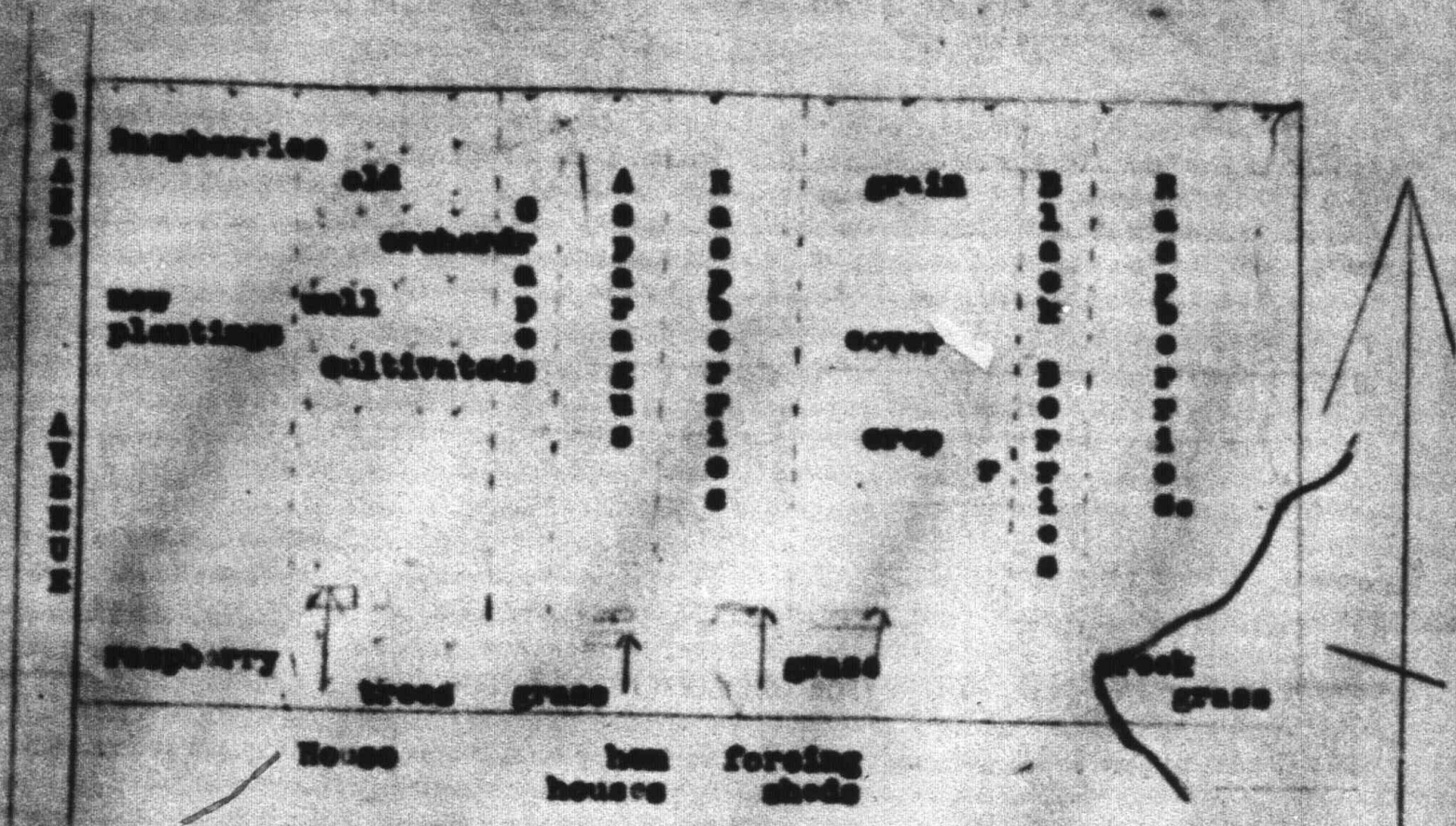
Amount fruit trees add to value of farm \$

Handwritten calculations:  
25  
3.5  
375  
265  
225  
285



# Diagram of Property

U. S. Suburban. Police 37/3 Mission B.C. Lots 100, 101,  
within Mission Village. 8 acres on Grand Ave. House No 1000.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2200

Date 2nd June 19 42.

"I.T.BARNET"

District Superintendent.



262

Extract from Lease.

File #5426.

Lessor: Usaburo NAKASHIMA.

Lessee: Llewelyn W. CUMMING

Date: 15th April, 1942.

Term: 10 months from 1st April, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U.

Consideration: \$400.00, paid.

Property:

Land: Blocks 182 and 183, Village of Mission, N.W.D.

Houses: Included, also buildings.

Chattels: Live stock & farm implements only.



STATEMENT OF ACCOUNT  
Uzaburo NAKASHIMA - Regn. No. 13269

| <u>Date</u> | <u>Particulars</u>                                  | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|-------------|-----------------------------------------------------|--------------|---------------|----------------|
| 1943        |                                                     |              |               |                |
| Jan. 1      | Sale of Property                                    | \$           | \$2150.00     |                |
|             | Unexpired fire insurance premium                    |              | 32.28         |                |
|             | Registration fees                                   | 3.00         |               |                |
|             | Land Registry Office, Cert. of Encumbrance          | 1.00         |               |                |
| Jan. 8      | Pacific Co-op. Union cheque                         |              | 200.00        |                |
| 18          | Pacific Co-op. Union, interest on shares            |              | .80           |                |
| May 12      | Cheque to you                                       | 100.00       |               |                |
| 14          | Pacific Co-op. Union - shares redeemed              |              | 100.00        |                |
| June 9      | Mission Village - taxes 1942                        | 21.26        |               |                |
|             | Mission District - taxes 1942                       | 13.14        |               |                |
| June 16     | Canadian Mutual Benefit - assessment                | 8.50         |               |                |
| Sept. 9     | " " " - annual dues                                 | 5.00         |               |                |
| Sept. 17    | " " " - assessment                                  | 8.50         |               |                |
| Oct. 8      | " " " - " "                                         | 8.50         |               |                |
| Nov. 30     | Proceeds auction sale                               |              | 278.09        |                |
| Dec. 29     | Earned Insurance premium                            | 3.20         |               |                |
| 1944        |                                                     |              |               |                |
| Jan. 14     | Canadian Mutual Benefit - balance assessment        | 1.70         |               |                |
| March 7     | Cheque to you                                       | 100.00       |               |                |
| March 8     | Pacific Co-operative Union - interest on shares     |              | 16.00         |                |
|             | " " " " " "                                         |              | 1.32          |                |
|             | United Farmers - interest on shares                 |              | .80           |                |
| March 14    | Canadian Mutual Benefit - assessment                | 10.20        |               |                |
| June 8      | Balance due on assessment 354-365                   | 9.35         |               |                |
| Aug. 1      | Canadian Mutual Benefit - annual dues               | 5.00         |               |                |
| Sept. 9     | " " " - assessment 389-398                          | 8.50         |               |                |
| Dec. 6      | " " " - " 399-408                                   | 8.50         |               |                |
| 1945        |                                                     |              |               |                |
| March 9     | " " " - " 409-420                                   | 10.20        |               |                |
| 12          | Redemption of Pacific Co-op. Union 1938 & 1939 shs. |              | 190.00        |                |
| Apr. 23     | Legal fees in connection with sale of property      | 15.00        |               |                |
| May 4       | Cheque to you                                       | 190.00       |               |                |
| May 11      | Pacific Co-op. Union, interest on redeemable shs.   |              | 14.00         |                |
|             | " " " " " " unredeemable shs.                       |              | 1.32          |                |
| May 25      | United Farmers - interest on shs. as at April 30/44 |              | .80           |                |
| June 4      | Canadian Mutual Benefit - assessment 421-432        | 10.20        |               |                |
| June 22     | United Farmers - interest on shs. as at Apr. 30/45  |              | .80           |                |
|             |                                                     | \$ 540.75    | \$2986.21     |                |



File No. 5426

STATEMENT OF ACCOUNT (Cont'd)  
Yasuburo MAKASHIMA - Refn. No. 13269

| Date      | Particulars                                                                            | Debit     | Credit    | Balance   |
|-----------|----------------------------------------------------------------------------------------|-----------|-----------|-----------|
| 1945      |                                                                                        |           |           |           |
|           | Balance brought forward:                                                               | 540.75    | 2986.21   |           |
| Aug. 14   | Canadian Mutual Benefit - annual dues                                                  | 5.00      |           |           |
| Aug. 24   | Redemption of United Farmers shares                                                    |           | 65.00     |           |
| Sept. 6   | Canadian Mutual Benefit - assessment                                                   | 9.35      |           |           |
| Dec. 7    | "                                                                                      | 10.20     |           |           |
| 1946      |                                                                                        |           |           |           |
| Jan. 10   | Redemption of Pacific Co-op. Union shs.                                                |           | 90.00     |           |
| Feb. 8    | Cheque to you                                                                          | 90.00     |           |           |
| March 6   | Canadian Mutual Benefit - assessment                                                   | 9.00      |           |           |
| June 7    | "                                                                                      | 10.80     |           |           |
| Aug. 8    | "                                                                                      | 5.00      |           |           |
| Sept. 10  | annual dues assessment                                                                 | 10.80     |           |           |
| Dec. 6    | "                                                                                      | 10.80     |           |           |
| 1947      |                                                                                        |           |           |           |
| Jan. 24   | Redemption of Pacific Co-op. shares & interest                                         |           | 351.52    |           |
| Feb. 8    | Cheque to you                                                                          | 351.52    |           |           |
| Mar. 3    | Canadian Mutual Benefit - assessment                                                   | 10.80     |           |           |
| Mar. 21   | Cheque 4392, replacing cheque 3246 (Mission Japanese Farmers' Ass'n) lost              |           |           |           |
| June 6    | Canadian Mutual Benefit - assessment                                                   | 55.90     |           |           |
| Aug. 2    | "                                                                                      | 9.00      |           |           |
| Mar. 6/48 | "                                                                                      | 5.00      |           |           |
| Sept. 8   | "                                                                                      | 10.80     |           |           |
| Dec. 10   | "                                                                                      | 10.80     |           |           |
| 1948      |                                                                                        |           |           |           |
| Jan. 9    | Pacific Co-op. Union - redemption of shares                                            |           | 80.00     |           |
|           | "                                                                                      |           | 2.40      |           |
|           | "                                                                                      |           | 1.32      |           |
|           | "                                                                                      |           | 12.60     |           |
|           | "                                                                                      |           | 1.32      |           |
| Apr. 24   | Canadian Mutual Benefit - assessment                                                   | 10.80     |           |           |
| June 25   | "                                                                                      | 5.00      |           |           |
| Aug. 23   | "                                                                                      | 12.60     |           |           |
| Sept. 10  | Her cheque issued to reimburse for Mission Japanese Farmers' Ass'n cheque lost in mail |           | 55.90     |           |
| Sept. 10  |                                                                                        |           |           |           |
|           |                                                                                        | \$1194.72 | \$3646.27 | \$2451.55 |



# PACIFIC CO-OPERATIVE UNION

GROWERS • PACKERS • SHIPPERS  
OF HIGH CLASS BERRIES & RHUBARB

MISSION CITY, B.C.

March 22nd.1942.

Mr. G.W. McPherson.

Deputy Custodian ,Vancouver.

Dear Mr. McPherson.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

MARCH 22 1942

Upon instructions from my Brother, Frank Shimek, I am writing to you in connection with a deal he has made with one U.S. Nakashima, at the beginning of February, to take over certain lands leased by Nakashima and carry on the lease, until the return of Nakashima to this district, if and when.

My brother has heard many contradictory statements in regards to taking over land or buying from Japanese, he wishes to be put right. I told him, that you could give him the only reliable information. The owner of the land in question is quite satisfied with the transaction.

Mr. Nakashima is over 45 years old, but he considers he has to go almost any time with those of military age. We have repeatedly asked for a ruling on those persons, who are in their 46th. year, but we still do not have one. However, made up his mind to go, regardless, which he considers better then uncertainty.

My brother farms our own farm and it is quite extensive for a fruit farm. But he has up to date farming equipment including tractors etc. and can take care of considerable more then he is taking care of now. Now what he wishes to know is, if the deal he made with Nakashima, with the consent of the owner of the land, to carry on the lease, work the land, fertilize it and keep it in good shape and take off the crop, can stand or not. He already has put on fertilizer and did some work on it to keep the crop in good progressive shape.

Will you be so kind and let us know just where he stands, and thanking you, in his behalf, I remain,

Yours faithfully

*J.B. Shimek*  
J.B. Shimek.



July 6th, 1943.

James M. Campbell, Esq.,  
Barrister and Solicitor,  
Mission City, B.C.

Dear Sir:

re: \$25.50 - Dr. E.J. Eacrett  
Usaburo NAKASHIMA

Since the receipt of your letter of the 23rd of June we have written to NAKASHIMA giving the particulars of the above account, as supplied by you. We are now in receipt of his reply from which we quote as follows:

"I received your letter of June 24, 1943, giving me the statement of Dr. Eacrett. As I looked through this statement I find that it doesn't belong to me at all but to Mr. Fusato NAKASHIMA who also resided on the south side of Mission town.

I know I had some money owing to Dr. Eacrett but I believe there is only about \$7.50 left for as I said a collector was sent around and I paid him \$10.00 so from \$17.50 there should be only about \$7.50 of balance owing.

After 1930 we have never had Doctor Eacrett as our physician so this whole statement belongs to Mr. Fusato NAKASHIMA and not my family. I'm sure for once, I was told that their little boy fell off of a car and got many stitches in his arm. No boy of mine has had his ear examined yet so I'm positive this whole statement does not belong to me at all. Please inform him about this for we do not want to pay for it does not belong to us."

We have given you his reply which seems to him to be conclusive that he does not owe this amount. As there is no Fusato NAKASHIMA on Dr. Eacrett's list of accounts we shall be unable to proceed further with this claim.

Should you wish to write to Usaburo NAKASHIMA his address is Reg. No. 13269, Box 186, Raymond Alta.



|            |                     |
|------------|---------------------|
| EVACUATION |                     |
| REC'D      | AUG 2 1943          |
| File No.   | 5426                |
| Ans.       | <i>AM</i>           |
| Returned   | <i>M. Nakashima</i> |

Box 186,  
Raymond, Alberta.  
July 16th, 1943.

*Alexander*

Mr. R. P. Alexander, Manager,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

Before I left Mission I sold my truck to  
Mr. Charles Goodchild for \$800.00 cash. I received  
the money and have no claim whatever on this truck.

I remain

Yours truly,

*✓*

*Masuro Nakashima*  
*Registration No 13269*



5426

November 3, 1943.

Mr. Usaburo NAKASHIMA,  
Registration No. 13269,  
P. O. Box 186,  
Raymond, Alta.

Dear Sir:

In reply to your letter of October 26th we have instructed our field man, Mr. Jack Moryson, to make enquiries from Mr. Cummings as to his intentions regarding your chattels. We might say at this time that as household equipment depreciates very rapidly in damp weather through not being used, and as it is difficult to know how another tenant would treat your furniture, if Mr. Cummings decides to leave your property we will be moving your chattels, excluding your personal property, for auction and in that way obtain good prices for them while they are of value.

We trust you will find this satisfactory, and if anything is required by yourselves, you make application for it through the B. C. Security Commission in your locality.

Yours truly,

W. E. Anderson  
Farm Department

WEA/ms



File no. 5426.

Box 106, Raymond, Ala.

Feb. 26, 1944.

Office of Custodian:  
Kesting & Spaville  
Vancouver, B.C.

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | MAR 2 1944 |
| File No.           | 5426       |
| Ass.               | W.H.       |
| Referred           | Anderson   |

Dear Sir:

We received your letter of Feb 10, 1944 from your office concerning our credit balance. Upon looking over my account I find it is not satisfactory. I wrote to your office last June 1943, inquiring about our farm in Mission and asked when Mr. Cummings was to make payment to me for the rental of my farm and home. You wrote informing me that \$180.00 was due about the middle of August, 1943. When I looked over my account I see that is not ~~of~~ listed in the by cash, column. I must know what has happened to it. Is Mr. Cummings still at my farm, if not who is residing there and on what terms as to the rent?

I see that the sale of my chattels amounts to \$347.50. Please inform me as to what was sold and for what each item was sold.



I also find it difficult to make  
 out simple living on my best income  
 so please forward some of my  
 credit balance to me.

I shall be anticipating a quick  
 reply.

Yours truly  
 U. S. Nakashima  
 Reg. No. 13269.

|                           |              |
|---------------------------|--------------|
| PCU Cheyenne              | 200.00       |
| " Salt Lake               | 80           |
| " Redwood Canyon          | 100.00       |
| Forwarded by Chetlet      | 347.50       |
|                           | <hr/> 648.30 |
| LRO Coy E                 | 1.00         |
| Remittance 12/5/43        | 100.00       |
| 1943 Davis Valley Trust   | 21.26        |
| 1944 " " "                | 13.14        |
| Can. National Bank of Am. | 8.50         |
| " " " "                   | 5.00         |
| " " " "                   | 8.50         |
| " " " "                   | 8.50         |
| Expenses Chetlet Salt     | 69.41        |
| Reg. No. 13269            | 3.20         |
| Can. National Bank        | 1.70         |
| Cr. Bal.                  | 408.09       |
|                           | <hr/> 648.30 |
|                           | 648.30       |



5426

February 10, 1944.

Mr. Usaburo NAKASHIMA,  
Registration No. 13269,  
Box 186,  
Raymond, Alberta.

Dear Sir:

In reply to your letter of January 8, 1944, the following is a statement of your account at this office which we trust you will find satisfactory:

By Cash:

|                                         |          |
|-----------------------------------------|----------|
| Pacific Co-operative Union cheque ..... | \$200.00 |
| " " " Interest on shares ...            | .80      |
| " " " Redemption of shares ..           | 100.00   |
| Sale of Chattels .....                  | 347.50   |

To Cash:

|                                                  |               |
|--------------------------------------------------|---------------|
| Land Registry Office, Cert. of Encumbrance ..... | \$ 1.00       |
| Self 12/5/43 .....                               | 100.00        |
| 1942 Taxes, Village of Mission .....             | 21.26         |
| 1942 Taxes, District of Mission .....            | 13.14         |
| Premium, Canadian Mutual Benefit Assn. ....      | 8.50          |
| " " " " " .....                                  | 5.00          |
| " " " " " .....                                  | 8.50          |
| " " " " " .....                                  | 8.50          |
| " " " " " .....                                  | 1.70          |
| London & Lancashire Insurance Co. ..             | 3.20          |
| Expense re sale of chattels .....                | 59.81         |
| Appraisal of chattels for sale .....             | 9.60          |
| <u>Credit Balance .....</u>                      | <u>408.09</u> |

\$648.30

\$648.30

In regard to the condition of your washing machine, we wish to advise that arrangements made with your tenant, Mr. Cummings, in this respect were unknown to this office and we have not disturbed him. We are not responsible for his use of the machine.

Yours truly,

W. E. Anderson,  
Farm Department.

WEA/EG



| EVACUATION SECTION |             |
|--------------------|-------------|
| Rec'd              | APR 24 1945 |
| File No.           | 3426        |
| Sus.               | KOR         |
| Released           | Farm        |

Box 320,  
Raymond, Alberta,  
April 23, 1945.

*File 5426*

Dept. of the Sec. of State,  
Office of the Custodian,  
Vancouver, B.C.

Dear Sir:

Enclosed you will find my redeemable shares of the Pacific Co-operative Union for 1938 which is nine shares and 1939 which is redeemable for ten shares. Please send the cash to me for the amount of these redeemable shares of 1938 and 1939.

Please notice that our address is now Box 320, Raymond Alberta rather than Box 186 as it was before. I shall be glad if you will mail further letter to me at that address. I thank you.

Yours truly,

*Received Certificate*

*1938-744*

*1559-1567 9th*

*1939-996*

*2175-2184 10th*

*CHX*

Enclosure.

*M. S. Nakashima*

*as Blev 2678.74*

*Claims 17.50. refunded*

*Excess 190*

*Redeemable ppty & shares.*



5426

21st January, 1946.

Mr. Unaburo NAKASHIMA,  
Registration No. 13269,  
General Delivery,  
Raymond, ALBERTA.

Dear Sir:

Re: Pacific Co-operative Union Redeemable Shares

We wish to advise that the following redeemable share certificate registered in your name, has been redeemed and the proceeds credited to your account heret:-

1940

C 1259

S 2842-50

\$90.00

Please send the certificate covering these shares to this office in order that the funds can be made available to you. If you are holding any other certificates for redeemable shares, please send these also, so that they will be on hand for redemption when due.

Yours truly,

W. Anderson,  
Administration Department.

WEA:HA



General Delivery,  
Raymond, Alberta,  
January 27, 1946.

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

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | FEB 1 1946 |
| File No.           |            |
| Ans.               |            |
| Referred           |            |

Dear Sir:

In answer to your letter of Jan. 21, I am  
enclosing my redeemable share certificate  
Pkg C 1259, 2842-50, for \$91.00. I would like the  
1946. proceeds sent over to me.

Your office has been from time to time  
been paying my fee to the Mutual Benefit  
Association and I would like to know how  
my credit stands in your office. Please send  
me a statement showing my present balance.

Sometimes in the future I may want to  
commence a business or send my children to  
school, in this case, I will be in need of  
finance immediately. Will I be able to draw  
my credit balance immediately from your  
office? Please inform me on this account.

FEB 1 - 1946

Received above Certificate  
C.H.R.

Yours truly,  
M.B. Nakashima  
Reg. No. 13269  
File No. 5426.

Has 17c cut  
not sent in



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

December 23, 1946.  
Murray Selway  
Raymond, Alta.

|                         |
|-------------------------|
| EVACUATION SECTION      |
| DEC 26 1946             |
| 5426                    |
| Referred <i>Johnson</i> |

Dear Sir:

I am a member of the Mexican Japanese Farmers Association and I have not as yet received my share of the insurance money in the amount of \$55.40. I have inquired around and have heard that almost everyone has received their share of that amount. I am sure that a mistake has been made and my share forgotten. Please check this matter up immediately and send it out to me.

I also want to inquire about my 1940-1941 redeemable shares. Five years have passed and these shares should be redeemable so could you have them redeemed and the money sent out to me. There are the :



Pacific Co-operative <sup>Union</sup> Share of  
Mission City, Ok. Inquire and  
find out for me then I shall  
send the shares out to you  
so it can be redeemed.

Yours truly  
U. S. Nakashima  
File No. 5426  
Reg. No. 13269.



5426

30th December, 1946.

Mr. Usaburo NAKASHIMA,  
Registration No. 13269,  
General Delivery,  
Raymond, Alta.

Dear Sir:

We received your letter of the 23rd December, enquiring about your proportion of the Mission Japanese Farmers' Association.

Your proportion in the amount of \$55.90 was forwarded to you care of M. Matjika, Raymond, Alberta, on the 26th November. If you have not as yet received it, we suggest that you contact this party, as according to our records that was your address at the time.

Relative to your Pacific Co-operative Union shares, those issued to you in 1940, have been redeemed at par in the amount of \$30.00 as we previously advised you, and remitted at your request on the 6th February, 1946. Your 1941 shares, we are advised will be redeemed next month, and if you will forward your certificates to cover to this office, the funds will be sent to you just as soon as received.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

WEA:HA



A2-48

P.O. Box 54,  
Raymond, Alta.  
January 26, 1947

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

| EVACUATION SECTION |             |
|--------------------|-------------|
| Rec'd              | JAN 29 1947 |
| File No.           |             |
| Ans.               |             |
| Referred           |             |

Dear Sir:

I received your letter of Dec. 30, 1946 in answer to my letter inquiring about my proportion of the Nisei Japanese Farmer's Association.

You stated that the amount of \$55.90 was sent to me in care of Mr. Matyaka, Raymond, Alta. on 26th of November. I contacted this party but he tells me no such letters were received in his mail.

Will you check and see if this cheque has been cashed? If not, could you cancel the old cheque and send me a new one in the same amount? If it has been cashed in, could you report the matter to the R. C. M. P. so it can be investigated.



Enclosed please find the certificate of 1941, No 4604 of the Pacific Co-operative Union Shares for 34 shares. When this share is redeemed please send the amount immediately.

I'd like to inquire about the United Farmers' shares. I have one share but I haven't had no notice what is to be done with this share. I heard sometime ago that some farmers received a letter inquiring if they would not sell these shares. I did not receive any notice so I would appreciate it if you would enlighten me on this matter.

NOV 30 1947

Received Cert 4604

AK 4861-4894 34 Shares

C.A.R.

Yours Truly,  
U. S. Nakashima

File No. 5426

Reg. No. 13269.



7th February, 1947.

Mr. Uesaburo NAKASHIMA,  
Registration No. 1369,  
P.O. Box 84,  
Raymond, Alberta.

Dear Sir:

In reply to your letter of the 26th January, please be advised that the cheque forwarded to you care of M. Majika, Raymond, Alberta, has not as yet been presented to the Bank for payment as of the 31st January. Please advise us if you checked with the postal authorities there.

In a letter dated 2nd February, 1946, we advised you that your \$10.00 United Farmers' Exchange share had been sold for \$65.00, and in a statement sent to you 6th February, 1946, you will see this entry in your account. These funds are available to you upon receipt at this office of your share certificate.

We wish to acknowledge receipt of your certificate covering thirty-four 1941 Pacific Co-operative Union shares, and are enclosing herewith Custodian cheque in the amount of \$351.52, which includes interest to date on your redeemable and non-redeemable shares.

Yours truly

W.E. Anderson,  
Office of the Custodian.

NEA:HA  
Encl. (cheque)



October 12, 1949.

Mr. Usaburo NAKASHIMA,  
Registration No. 13269,  
c/o Mr. Jacob THIESSEN,  
R. R. No. 2,  
LEAMINGTON, Ontario.

Dear Sir:

We wrote you on September 19th, 1949, regarding a number of articles presently in Custodian storage in Vancouver, which appear to belong to you, but to date we have not received a reply to our letter.

The Custodian has extended the date for receiving requests from those who have not written for their goods, and this letter is to advise you that you now have until October 31st, 1949 to make known your desire regarding disposition of same.

In the event that you do not wish the articles in our possession shipped to you, it is the intention of the Custodian to dispose of same at his discretion. If you desire to have the goods, however, they will be shipped without cost to you.

Yours truly,

W. J. Johnston,  
Office of the Custodian.

WJJ/CH



File No. 5426

EVACUATION SECTION

Rec'd JAN 13 1944

File No. 5426

MS.

Referred

out to Gibson

7

Dear Sir:

We acknowledge receipt of ~~Mr. Thompson~~ on Dec. 20, 1943, which we had ordered ~~to us~~ from our home in Mission. Why is it that we did not receive <sup>all of it</sup> 2 or 3 of the articles were not sent. Our washing machine which was sent out was just a few months old and in perfect condition when we left and also we had left it firmly crated in our departure. When we received it, it was in a very poor crate and the machine was in a terrible condition. It looks as though it was apparently in rough use by the family living in our home. We left no permission for the free use of our machine since it was already crated by us and we had to pay for the recrating of it again when it was sent to us. I do not think that is fair. Don't you think the person who had been using it should pay for the crating deducted by you? Who is residing in my property at the present time? You told me Mr. Cummings was due to leave last Oct? We would also like to know how our credit is in your office. We will greatly appreciate a quick reply.

Yours truly,  
U.S. Nakashima  
Reg. No. 13269



EXHIBIT No. 1015-7

DATE 7 May 1948

FILED BY

J. W. G. Hunter

The Office of the Custodian,  
506 Royal Bank Bldg.,  
Hasting & Granville  
Vancouver, B.C.

File No. 5426

EVACUATION SECTION

Rec'd OCT. 29 1943

File No.

Ans.

Referred

W  
C. W. G. Hunter

Dear Sir:

We were previously informed from your office that the family residing in my home on Grand Avenue, Mission City, B.C. was to leave at the end of Oct. Is that correct? I would appreciate it if you will let me know if Mr. Cummings has released the place or intends to leave.

In my home I have many belongings of my own which were put under the care of Mr. Cummings. He knows what is there for that was our understanding. If he leaves and a new family was to reside in my home I feel that my things are unsafe. I do not want any of my things auctioned off under any condition. Will you see to it that my belongings will safely stay where it belongs if a different family enters the house? If Mr. Cummings is still deciding to stay on, I feel that the things are quite safe. If a new family is to move in please let me know in detail, what it is and every thing else concerned.

(Reg. No. 13269)

Yours truly,  
U.S. National



October 5th, 1950.

Mr. Uesaburo NAKASHIMA,  
R. R. #2,  
Leamington, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 1015

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$2,950.47.

Cheque for \$2,842.65 is enclosed herein, and the sum of \$107.82 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FGS/js  
1 encl.



## PERSONAL PROPERTY CLAIM

## CLAIMANT

Usaburo NAKASHIMA

Regn No 13269

## CLAIM

Itemized list totalling \$711.  
 less Custdn cr. (est.) 278.09  
 CLAIM 432.91

.....  
 Auction Receipts: Gross \$ 336.50 Net \$ 276.69  
 Sales receipts : Gross 11.00 Net 1.40  
 Gross 347.50 Net 278.09

## REFERENCES

## HISTORY

- JP General decl. on Form JP 21 Apr 42, chattels stated as:-  
 "Key will be left in care of Mr. L.D. Cummings...who will  
 lease the house when I leave."
- PP.1 List of chattels included in lease NAKASHIMA -- CUMMINGS  
 (Inscribed on Claim Analysis)  
 Cummings held lease through period of Custdn admin. and  
 still in possession at date of sale to VLA.
- PP.2 Nakashima letter 26 Oct 43:  
 "...I have many belongings of my own which was put under  
 the care of Mr. Cummings. He knows what is there for  
 that was our understanding..."
- PP.3 Chattels moved to Storage 12 Nov 43 and sold auction 17  
 Nov 43. All articles on Storage List accounted for on  
 Auction Sheets.
- PP.4 Farm tools appraised 13 Nov 43. First group amounting  
 to appraised value of \$11. sold to Cummings. Beatty  
 water pump/fixtures and Hot water tank/fixtures evidently  
 not sold. Information on various files notes this type of  
 fixtures usually sold with property.
- PP.5 Nakashima requisition 9 Nov 43 requests amongst other  
 items:  
 1 Hand Seeder machine (cultivator, blades, etc)  
 1 Washing machine table used as tub stand (colour  
 varnished -- light oak)
- PP.6 B/L d/3 Dec 43 notes shipment of various items, also  
 3 cartons, 1 box. However, the 2 items noted in PP.5  
 are definitely stated. BOTH SUBJECT OF CLAIM.
- PP.7 Nakashima ack. receipt of shipment 8 Jan 44.
- PP.8 Auction sheet 17 Nov 43.
- JC/..

Analysis of Claim separate from large Form due to claiming on article  
 definitely shipped. JC



# INVENTORY OF CHATTELS FOUND ON THE PROPERTY

of  
NAKASHIMA, Usaburo# 13269

Left in the care of L.W. Cummings, Grand Ave., Mission B C.

## IN HOUSE UPSTAIRS

- 1 Gramophone and few records.
- 3 pos. Chesterfield.
- 1 Trilight lamp.
- 1 lga. ctn. tied up. *Shipped*
- 1 Dresser.
- 3 Cone electric heaters.
- 1 Thin mattress.
- 1 Bedstead.
- 1 c tn. Di shes (packed)
- 1 " Glassware "
- 1 " Books "
- 1 Bed complete.
- 2 Chairs.
- 1 Table H.M.
- 1 Door. (loose)
- 1 Roll linoleum.
- 4 Window blinds.

## MAIN FLOOR

- 1 Electric fan.
- 1 Up. stool.
- 2 Linoleum squares.
- 1 Dining table and 2 leaves.
- 10 Window blinds.
- 1 Chesterfield table.
- 1 Coffee table.
- 1 Range and hot water tank *Sold*
- 2 Bookshelves. *NG*

## BASEMENT

- 1 Beatty washing machine (new) *Shipped*
- 1 " Electric pump and tank. *Sold*
- 1 " Wash bench. *Shipped*
- 1 Ice box cooler.
- 2 Tank sprayers.
- 1 Bed springs.
- 1 Sm. incubator
- 1 Table. *NG*
- 1 Brick furnace (H.M.) *Fitch*
- 2 Chairs.
- 1 Seeder.

## WOODSHED

- Approx. 120' mixed galv. pipe.
- 2 Buck saws. *NG*

## CHICKEN HOUSE

- 1 Plow.
- 8 Spud diggers. *NG*

## RHUBARB HOUSE

- 1 Drum heater. *NG*
- 1 approx. 40' garden hose. *NG*

## BARN

- 15 Rasp. shipping crates.
- 2 Hand pumps (1 old) *MISSING*
- 1 Cross cut saw.
- 2 Extension cords. *MISSING*
- 1 Log chain. *Shipped*
- 1 Peevee.
- 1 Wheelbarrow. *NG*
- 1 old stove (salvage) *NG*

## OUTSIDE

- 1 Horse cultivator.
- 1 Drag harrow.
- 1 Spring tooth cultivator.
- 1 " " harrow. (old) *MISSING*
- 2 Manure forks. *MISSING*
- Qu. of berrywire. *MISSING*

Approx Valuation *\_\_\_\_\_*

Signed *R. M. Anderson*

April 6/43



Uzaburo NAKASHIMA

| <u>Date</u>    | <u>Particulars</u>                                                                              | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|----------------|-------------------------------------------------------------------------------------------------|--------------|---------------|----------------|
| 1943 January 1 | Sale of Property                                                                                | \$           | \$2,150.00    |                |
|                | Unexpired fire insurance premium                                                                |              | 32.28         |                |
|                | Registration fees                                                                               | 3.00         |               |                |
|                | Land Registry Office-Certificate of encumbrance.                                                | 1.00         |               |                |
| " 8            | Pacific Co-operative Union cheque                                                               |              | 200.00        |                |
| " 18           | Pacific Co-operative Union -interest on shares.                                                 |              | .80           |                |
| May 12         | Cheque to you                                                                                   | 100.00       |               |                |
| May 14         | Pacific Co-Operative Union - shares redeemed                                                    |              | 100.00        |                |
| June 9         | Mission Village - taxes 1942                                                                    | 21.26        |               |                |
|                | Mission District - taxes 1942                                                                   | 13.14        |               |                |
| June 16        | Canadian Mutual Benefit-assessment                                                              | 8.50         |               |                |
| Sept 9         | Canadian Mutual Benefit-annual dues                                                             | 5.00         |               |                |
| Sept 17        | Canadian Mutual Benefit-assessment                                                              | 8.50         |               |                |
| Oct 8          | Canadian Mutual Benefit-assessment                                                              | 8.50         |               |                |
| Nov 30         | Proceeds Auction/Sale & sale                                                                    |              | 278.09        |                |
| Dec 29         | Earned Insurance premium                                                                        | 3.20         |               |                |
| 1944           |                                                                                                 |              |               |                |
| January 14     | Canadian Mutual Benefit - balance assessments.                                                  | 1.70         |               |                |
| March 7        | Cheque to you                                                                                   | 100.00       |               |                |
| March 8        | Pacific Co-operative Union-interest on shares                                                   |              | 16.00         |                |
| " " "          | " " "                                                                                           |              | 1.32          |                |
|                | United Farmers -Interest on shares                                                              |              | .80           |                |
| March 14       | Canadian Mutual Benefit - assessment                                                            | 10.20        |               |                |
| June 8         | Balance due on assessment 354-365                                                               | 9.35         |               |                |
| Aug 9          | Canadian Mutual Benefit-annual dues                                                             | 5.00         |               |                |
| Sept 9         | Canadian Mutual Benefit - assessment 389-398                                                    | 8.50         |               |                |
| Dec 6          | Canadian Mutual Benefit - assessment 399-408                                                    | 8.50         |               |                |
| 1945           |                                                                                                 |              |               |                |
| March 9        | Canadian Mutual Benefit - assessment 409-420                                                    | 10.20        |               |                |
| March 12       | Redemption of Canadian co-operative Union shares 1938 -C 774, \$1559-67, 1939, C 996, S 2175-84 |              | 190.00        |                |
| April 23       | Legal fees.                                                                                     | 15.00        |               |                |
| May 4          | Cheque to you                                                                                   | 190.00       |               |                |
| May 11         | Pacific Co-operative Union- interest on redeemable shares \$14.00, un-redeemable shares \$1.32  |              | 15.32         |                |
| May 25         | United Farmers interest on shares as at Apr 30/44                                               |              | .80           |                |
| June 4         | Payment in full assessment 421-432                                                              | 10.20        |               |                |
| June 22        | United Farmers- interest on shares as at Apr 30/45                                              |              | .80           |                |
| Aug 14         | Payment of annual dues                                                                          | 5.00         |               |                |
| Aug 24         | United Farmers - redemption of shares                                                           |              | 65.00         |                |
| Sept 6         | Premium life policy                                                                             | 9.35         |               |                |
| Dec 7          | Canadian Mutual Benefit -assessment                                                             | 10.20        |               |                |
| 1946           |                                                                                                 |              |               |                |
| Jan 10         | Redemption of Pacific Co-Operative Union shares.                                                |              | 90.00         |                |
| Feb 8          | Personal use                                                                                    | 90.00        |               |                |
| March 6        | Payment of assessments, Policy 7691                                                             | 9.00         |               |                |
| June 7         | do                                                                                              | 10.80        |               |                |
| Aug 8          | do                                                                                              | 5.00         |               |                |
| Sept 10        | do                                                                                              | 10.80        |               |                |
| Dec 6          | do                                                                                              | 10.80        |               |                |
| 1947           |                                                                                                 |              |               |                |
| Jan 24         | Redemption P.C.U shares & interest                                                              |              | 351.52        |                |
| Feb 8          | Personal use                                                                                    | 351.52       |               |                |
| Mar 3          | Payment of assessments-Policy 7691                                                              | 10.80        |               |                |
| Mar 21         | Cheque 4392, replacing cheque 3248                                                              |              |               |                |
|                | File 12189, lost                                                                                | 55.90        |               |                |
| June-Sept      | Paymt assessments Pol:7691, \$9/\$5/\$10.80 \$10.80/\$10.80.                                    | 46.40        |               |                |
| 1948           |                                                                                                 |              |               |                |
| Jan - Mch      | Redemp: P.C.O shares and Interest                                                               |              | 97.64         |                |
|                |                                                                                                 | 1166.32      | 3590.37       |                |



EVACUATION SECTION  
Rec'd NOV 16 1943  
File No. \_\_\_\_\_  
Referred \_\_\_\_\_  
G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.  
CUSTODIAN RELEASE FORM

Address c/o Mr E.L. Farnham,  
Raymond, Alberta.

Date Nov. 9/43

To: The Secretary of State, acting in his  
capacity as Custodian, Vancouver, B.C.

I, Hosaburo NAKASHIMA, Police Registration No. 13269  
hereby request you to release to me the under-noted property  
stored at Lot 182 & 183 Grant Avenue, Mission B.C.  
in possession of Mr. Cummings, Mission B.C.  
and I release you from any claim whatsoever with respect to  
such property.

Description of Property:

Listed overleaf.

Original Address Mission B.C.

Date Evacuated to Vancouver \_\_\_\_\_

Date Evacuated to Present Address May 9/42

Number in Family - 12 years and over 5

Number in Family - 5 to 11 years old 1

Number in Family - under 5 \_\_\_\_\_

TOTAL NUMBER IN FAMILY 6

I agree to pay all charges as required by the British Columbia  
Security Commission.

APPROVED:  
BRITISH COLUMBIA SECURITY COMMISSION

Per: \_\_\_\_\_

M. S. Nakashima  
Claimant Signs Here

Received Nov. 9/43 \$25.00  
Deposited to Receiver General Nov. 10/43



File No. 5426

MEMORANDUM  
RE CHATTELS

To: File

July 8th, 1944

From: Mr. Iverson

Re: NAKASHIMA, Usaburo

Effects on this file are accounted for except 3 pkgs. dishes, etc. which probably were shipped with other goods.

Relevant documents:

- List A - Apr. 6/43 Inventory
- B - Nov. 9 Shipment
- C - Sales Sheets
- D, E - Nov. 17 Missing & discarded items
- F - Nov. 13 Sales to Tenants

WJI/GH



1615 PP C  
NAME NAKASHIMA, Usaburo

REGISTRATION NO. 13269

PAGE NO. 5426

The following chattels were sold by public  
auction at Mission City, B.C. on November 17, 1943.

|                                                     |           |
|-----------------------------------------------------|-----------|
| 1 Gramophone & Records                              | \$ 4.00 - |
| 3 Pines Chesterfield suite                          | 90.00 -   |
| 1 Tri-lite lamp                                     | 13.00 F   |
| 1 Dresser                                           | 6.50 F    |
| 1 Electric Heater                                   | 1.75      |
| 1 Electric Heater                                   | 3.50      |
| 1 Electric Heater                                   | 4.50      |
| 1 Thin Mattress                                     | 0.50 F    |
| 1 solid iron bedstead                               | 1.00 F    |
| 1 roll linoleum                                     | 14.00 -   |
| 1 Dining room table                                 | 7.00 F    |
| 1 Coffee table                                      | 5.50 -    |
| 1 End Table                                         | 9.00 -    |
| 1 Range                                             | 50.00 -   |
| 1 Axminster Carpet                                  | 35.00 -   |
| 1 Electric Lamp                                     | 2.75 F    |
| 1 Ice Box                                           | 2.25 F    |
| 1 Tank Sprayer                                      | 2.75 T    |
| 1 Tank Sprayer                                      | 2.00 T    |
| 1 Bed & Spring & Saw                                | 0.25 M X  |
| 1 Small Incubator                                   | 1.25 -    |
| 1 Buck Saw                                          | 0.60 T    |
| 1 Plow                                              | 8.00 -    |
| 2 Peewees 1-175 - 1-30                              | 2.05 -    |
| 1 Potato Hiller                                     | 10.00 T   |
| 1 Spring Tooth Harrow                               | 3.00 -    |
| 4 20' lengths 1" galv. pipe                         | 6.00 -    |
| 3 20' lengths 1" galv. pipe - 1 16' 1/2" galv. pipe | 6.00 -    |
| Total: carried forward:                             | \$ 304.15 |

~~Less: Expenses:~~

~~Net: Proceeds: Quoted:~~

~~Number of: Carried on: Staff: Documents:~~

~~Excluded from: Auctioneering: List: etc:~~

~~Remarks:~~

20155  
153  
#7  
20155  
20155



NAME NAKASHIMA, Uesaburo

REGISTRATION NO. 13269

FILE NO. 5426

The following chattels were sold by public  
 auction at Mission City, B.C. on November 17, 1943.

|                        |                        |           |
|------------------------|------------------------|-----------|
|                        | Total brought forward: | \$ 304.15 |
| X 1 Small electric fan |                        | 4.00 F    |
| 1 Linoleum runner      |                        | 3.00      |
| 1 small stool          |                        | 1.30 F    |
| 6 Kitchen chairs       |                        | 3.60 F    |
| 1 Axe                  |                        | 1.20 T    |
| 1 Platter              |                        | 1.25 K    |
| 14 Window blinds       |                        | 8.50      |
| X Harrow               |                        | 6.00      |
| 1 Electric vibrator    |                        | 3.50 M    |

*Handwritten calculations:*  
 M 3.50  
 K 1.25  
 T 1.20  
 F 11.90  
 3.75  
 16.55  
 241.55  
 34.06  
 207.49

|                        |                                   |       |           |
|------------------------|-----------------------------------|-------|-----------|
| Total:                 | (Rent of Auction Hall             | 5.00  | \$ 336.50 |
|                        | (Auctioneer's Fee & Bank Charges: | 34.06 |           |
| Less Expenses:         | (Advertising:                     | 2.00  | \$ 59.81  |
|                        | (Moving:                          | 18.75 |           |
| Net Proceeds Credited: |                                   | 81    | \$ 276.69 |

Members of Custodian Staff Present. Mr. W. Ure

Extracted from Auctioneering list No. Mission 2.

Remarks. *See yellow inventory.*



# LAWRENCE'S

WE BUY, SELL  
& TRADE

NEW & SECOND  
HAND HOUSEHOLD  
FURNITURE

AGENT FOR . . . .

ROYAL CITY  
LAUNDRY

MCCORMICK  
DEERING FARM  
MACHINERY &  
EQUIPMENT

GURNEY &  
MCCLARY STOVES  
& RANGES

EASY WASHERS

P. O. BOX 316  
PHONE 93, NIGHT 3813  
MISSION CITY, B. C.

Nov. 13/43

Under instructions from the Dept. of the Custodian  
I have appraised the following list of goods.

On the W.S. Nakashima, farm, 1422 Grand Ave, Mission, B.C.

|        |        |                  |          |         |
|--------|--------|------------------|----------|---------|
| Lot #1 | 1 only | Manure FORK      | \$ .75   |         |
|        | 1 "    | Sq. mouth Shovel | .75      |         |
|        | 1 "    | Potatoe drag     | .65      |         |
|        | 2 "    | Field hoes       | .50      |         |
|        | 1 "    | Mathook          | .35      |         |
|        | 1 "    | Spg tooth        |          |         |
|        |        | Cultivator       | 8.00     |         |
|        |        |                  | -----    |         |
|        |        |                  | \$ 11.00 | \$11.00 |

|         |        |                |          |         |
|---------|--------|----------------|----------|---------|
| Lot # 2 | 1 only | Beatty Water   |          |         |
|         |        | Pump/fixtures  | \$75. 00 |         |
|         | 1 "    | Hot water tank |          |         |
|         |        | & fixtures     | 10.00    | 85.00   |
|         |        |                | -----    | -----   |
|         |        |                |          | \$96.00 |

Signed

Appraisor.

PP  
4



file 5426

5426 PP  
I

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

NAKASHIMA, U.S. of Mission City and

L.W. Cummings.

|                             |                             |
|-----------------------------|-----------------------------|
| 2 Cultivators ✓             | 1 Bench (Beatty's) ✓        |
| 1 Seeder                    | 3 Pc. Chesterfield ✓        |
| 1 Plow /                    | 1 Coffee table              |
| 1 Spring harrow             | 1 Chesterfield table        |
| 1 Spike-tooth harrow /      | 1 Rug                       |
| 1 Incubator                 | 2 Carpets-diningroom & hall |
| 4 Hot house heaters(stoves) | 1 Baby bed                  |
| 6 Picker's stoves           |                             |
| 1 Kitchen stove             |                             |
| 1 Hose - 40 ft.             |                             |
| 3 Matig                     |                             |
| 1 Peevee                    |                             |
| 1 Logging chain /           |                             |
| 2 saws                      |                             |
| 120ft. Pipe                 |                             |
| 1 Electric pump /           |                             |
| 1 Hot water tank /          |                             |
| 2 Cupboards                 |                             |
| 2 Wood saws                 |                             |
| 2 Hand pumps                |                             |
| 1 Brooder(chicken)          |                             |
| 1 Gramophone                |                             |
| 2 Electric heater.          |                             |
| 2 Electric cords            |                             |
| 1 Beatty Washing machine ✓  |                             |
| 2 Beds and springs          |                             |

The above signed by both parties

Mr Campbell's File No. 477



Placed Upstairs at East End of Building.

1. Singer Machine chair (a brown square chair with brown leather coverings on the seat.)
2. Long rectangular paper box, tied up.

Basement Placed at West End.

1. Beauty Washing Machine (crated)
2. Washing Machine table used as tub stand. (colour - varnished - light oak.)
3. Ironing Board - (Wrapped up in sacks, ready to send)
4. Hand Seeder Machine and its parts (cultivator blades etc.)
5. Belt of 3 hand water pump send one best and also brown paper wrapping containing the leg part which the cylinder sits on (Placed South West end among ~~tools~~ tools.)
6. Pipes of the Water Pump (Select sizes that will fit the hand pump which is to be sent)  
Placed in Basement, barn or in the roof of the woodshed (Send about 10 feet.)
7. Gas stove - 12 inches - 18 inches (shape of suitcase)
8. Pipe wrench
9. Logging Chain
10. The end rim of the truck. Send with truck

Barn.

1. Small Potatoe Hook (send best one)

Cy to A. G. Sen. letter

Wm to W. M.



27 Mar 48

ANALYSIS OF CLAIM

|                    |         |                                                     |           |
|--------------------|---------|-----------------------------------------------------|-----------|
| Est. val. of items | \$ 530. | SOLD BY CUSTDN.                                     | \$ 347.50 |
| do                 | 120.    | Sold with Real Property                             |           |
| do                 | 13.     | Declared, not found                                 |           |
| do                 | 15.     | No record at anytime.                               |           |
| do                 | 15.     | Shipped 3 Dec 43                                    |           |
| do                 | 10.     | Believed shipped 3/12/43                            |           |
| do                 | 8.      | Not removed from premises, believed to be fixtures. |           |
| <hr/>              |         | <hr/>                                               |           |
| do                 | \$ 711. |                                                     | \$ 347.50 |

JC/..

EXHIBIT NO. 1015-8  
DATE 7 May 1948  
FILED BY J. W. G. Munter



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Toronto, Ontario,  
May 6, 1948.

IN THE MATTER OF THE CLAIM OF

USABURO NAKASHIMA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.

Official Reporter.



USABURO NAKASHIMA, the Claimant herein, being first duly sworn, testified through the Interpreter, as follows:

MR. HUNTER: I am not prepared to go on with this case, as far as the chattels are concerned, my lord.

THE COMMISSIONER: Is this the case in which you did not have the file this morning?

MR. HUNTER: Yes, my lord. I was not able to get at it.

MR. BREWIN: Do you not want to go on with the case?

10 MR. HUNTER: I am not in a position to do so.  
I have not had a chance to get at it, my lord.

THE COMMISSIONER: We can go on with the claimant's side of it and I will stand over the cross-examination until a later date for you.

MR. HUNTER: Thank you, my lord.

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DIRECT EXAMINATION BY MR. BREWIN:

20 Q. Mr. Nakashima, have you had a statement prepared in regard to the farm for which you are claiming, the fruit farm?

A. Yes.

Q. And is this the statement I am showing to you? You do not need to read all of it, if this is the statement?

A. Yes.

Q. It is?

A. Yes.

Q. And are the facts which you gave to me to put in this statement correct?

A. Yes.

Q. You will see the statement is not signed. Perhaps you will sign it?

30 A. Yes. (Witness signs statement.)



(PARTICULARS OF REAL ESTATE, FARM LAND,  
MARKED EXHIBIT NO. 1)

Q. I notice that on the property you had built a house which was completed in December, 1941?

A. Yes.

Q. What is this snapshot which I am showing you?

A. It is my house.

Q. It is your house?

A. Yes.

MR. BREWIN: May I put that in as Exhibit No. 2?

THE COMMISSIONER: Yes.

10

(PHOTOGRAPH OF CLAIMANT'S RESIDENCE, MARKED  
EXHIBIT NO. 2)

MR. BREWIN: Q. Now, I see you have down here on this form that it was rented for \$400 a year?

Give us the details.

A. Yes.

Q. To whom was it rented? A. Mr. Cummings.

Q. And is that right, that it was rented for \$400 a year?

A. Yes.

Q. And I notice that you say that the insurance was \$2,000 on the house, \$1,200 on the buildings.

20

Can you give us any information about that?

A. That is \$1,200 on the house and \$2,000 on the buildings.

Q. I have it the other way around. I have it \$2,000 on the house and \$1,200 on the buildings.

A. Yes.

MR. HUNTER: I tender the Soldiers Settlement Board appraisal as Exhibit No. 3.

THE COMMISSIONER: Very well.

30

(S.S.B. APPRAISAL FORM, MARKED EXHIBIT NO. 3)



MR. BREWIN: Q. Now, Mr. Nakashima, in respect to your claim for personal property did you instruct me to prepare a form setting out certain information about the main items of your claim?

A. Yes.

Q. I am showing you a document which appears to be signed by yourself. Is that your signature?

A. Yes.

Q. And is the information in there true?

10 A. Yes.

MR. BREWIN: May that be marked as Exhibit No. 4?

THE COMMISSIONER: Certainly.

(PARTICULARS OF PERSONAL CHATTELS, MARKED  
EXHIBIT NO. 4)

MR. BREWIN: Q. Where did you leave the chattels when you left the property?

A. In one of the rooms upstairs.

Q. On the farm?

A. In the house.

Q. In the house?

A. Yes.

Q. Did you leave them in anybody's care?

20 A. I asked Mr. Cummings to take care of them when I rented the place to him at the time I evacuated.

Q. Was Mr. Cummings already in possession then?

A. He moved in at the same time as I was evacuated.

MR. BREWIN: I think that is all, thank you.

MR. HUNTER: It is submitted that this property sold was sold for its fair market value.

At this stage I do not care to make a submission about the chattels, my lord. I really  
30 do not know enough to do it.



I would like at some time to have the opportunity of looking it over.

THE COMMISSIONER: Yes.

I notice that tomorrow's list is likely to be comparatively short. I understand the Togo Cleaners Limited case is going over to the sub-Commission. Am I right in that?

MR. BREWIN: Yes; that is right.

THE COMMISSIONER: How about the Takahashi case?

10 MR. BREWIN: That is not yet ready. I hope to have it ready for later in the month.

THE COMMISSIONER: We will have only four claims for to-morrow. Could you be ready to-morrow without crowding yourself unduly?

MR. HUNTER: Yes.

MR. BREWIN: We have tried to get one other case ready for to-morrow, the case of Yoshijima, the first case on Monday, so as to fill in to-morrow.

THE COMMISSIONER: What is that?

20 MR. BREWIN: The first case on Monday's list, the case of Hanjiro Yoshijima.

MR. HUNTER: That means we will have for hearing to-morrow cases Nos. 23, 24, 25, 26 and 27, with the remainder of this case. Is that correct?

MR. BREWIN: That is what we hope.

THE COMMISSIONER: Land sold at fair value. Very well. We will adjourn this claim.

Can we open to-morrow's hearing with it, so as to allow this man to go away at once?

30 MR. HUNTER: Yes, my lord.



6

THE COMMISSIONER: I would ask Mr. Nakashima to return here to-morrow morning at 10.00 o'clock. There is a small part of your claim which has yet to be disposed of.

A. Thank you.

(PROCEEDINGS ADJOURNED UNTIL MAY 7, 1948)

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

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*A. G. Veitch*  
"A. G. VEITCH"  
Official Reporter

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Toronto, Ontario,

May 7th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MRS. F.L. HANDFORD, Official Interpreter.

T.P. HORROBIN, Esq., Official Reporter.

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THE COMMISSIONER: What claim are you proceeding with,  
Mr. Brewin?

10 MR. BREWIN: My lord, I wondered, subject to my friend's  
wishes, if we could go on and finish the Nakashima  
case.

THE COMMISSIONER: Yes. Are you ready for cross-examina-  
tion in the Nakashima case?

MR. HUNTER: Yes, my lord.

HEABURO NAKASHIMA, the claimant herein,  
resumed the stand, testified further  
as follows:

CROSS-EXAMINATION BY MR. HUNTER:

20 MR. HUNTER: I would like to file the analysis of personal  
property claim, my lord. That will be Exhibit 5.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

Q Is this your signature on the J.P. form, Mr.  
Nakashima?

A: Yes.

Q This was prepared in accordance with your  
instructions?

A: Yes.

30 MR. HUNTER: This is dated the 21st of April, 1942, my  
lord. Under "Statement of Personal Property Owned"  
it says, "Household furniture, kitchen utensils,  
chinaware, carpenter tools, farm implements, in  
the house on Grand Avenue, Mission, B.C. My will



8  
U. Nakashima,  
Cross-Exam.

be left in care of Mr. L.D. Cummings, Mission, B.C.  
who will lease the house when I leave."

Over on the front page under "Occupancy and Leases",  
that is page 1 of the J.P. form, it says, "Myself.  
Will be leased to L.W. Cummings, Mission, when I  
leave. Leased for one year. Rent \$240.00. Money  
already received." The latter bit being in hand-  
writing -- longhand. I tender that as Exhibit 6.  
(J.P. FORM MARKED EXHIBIT NO. 6).

10 Q Now, witness, Mr. Campbell forwarded to us a list  
of the chattels included in the lease between you  
and Cummings. Is this a true copy of the list?

A Yes.

Q- You have seen that?

MR. BREWIN: Yes, that is the same as it is in the  
analysis, isn't it?

MR. HUNTER: I think it is practically the same. Yes,  
that is right. This is the list shown, my lord, on  
column 2 of the analysis, and in view of the fact  
20 that the claimant has stated that this is correct,  
I don't suppose there is much point in filing this.

THE COMMISSIONER: No, it is simply a copy.

MR. HUNTER: It is identical, my lord.

Q Is this your letter, Mr. Nakashima?

A Yes.

MR. HUNTER: This is a letter, my lord, dated October  
26th, 1942, I presume. I think it is 1942.

No, that can't be right because it was received  
October 29th, 1943, so it must be dated October  
26th, 1943, and it is addressed to the Custodian  
30 from the claimant. It says:



U. Nakashima,  
Cross-Exam.

"We were previously informed from your office that the family residing in my home on Grand Avenue, Mission City, B.C., was to leave at the end of Oct. Is that correct? I would appreciate it if you will let me know if Mr. Cummings has released the place or intends to leave.

10 "In my home I have many belongings of my own which was put under the care of Mr. Cummings. He knows what is there for that was our understanding. If he leaves and a new family was to reside in my home, I feel that my things are unsafe. I do not want any of my things auctioned off under any condition. Will you see to it that my belongings will safely stay where it belongs if a different family enters the house? If Mr. Cumming is still deciding to stay on, I feel that the things are quite safe. If a new family is to move in please let me know in detail, who it is, and everything else concerned. Yours truly, U.S. Nakashima."

20 I would tender that as Exhibit 7.

(LETTER MARKED EXHIBIT NO. 7).

MR. HUNTER: Perhaps I should have announced before I started, my lord, that my submission is that the chattels sold were sold for their fair market value, that claims made for chattels not sold are exorbitant, and that the chattels were left under the custody, control and management of some person other than the Custodian appointed by the owner, and accordingly only those chattels which came  
30 under the custody, control or management of the



U. Nakashima,  
Cross-Exam.

Custodian are within the terms of reference.

For my learned friend's information the person I am submitting who had the custody, control or management of these things is the tenant Cummings. It is submitted, of course, that use would depreciate the articles, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: Insofar as the water pump, tank, and fixtures which I think are shown in two exhibits, the analysis which is Exhibit 6, and the personal property statement which is Exhibit 4, it is shown under the heading of electric pump. These haven't been sold, my lord. They are still on the property.

THE COMMISSIONER: The land, presumably, has been sold.

MR. HUNTER: This is a V.L.A. sale, my lord. I think in fairness to the claimant it should be explained why these were regarded as fixtures and have always been used.

THE COMMISSIONER: I suppose your position would be that the sale of the land included the fixtures, and those fixtures which are claimed as chattels would be covered by your submission in relation to the land.

MR. HUNTER: That is my submission, my lord, although I do believe that it might be possible to negotiate a sale of those even yet, providing the new owner wasn't too well aware of the law of fixtures.

THE COMMISSIONER: I think I will have to deal with that type of article as if it were part of the land.

MR. BREWIN: Yes, my lord, and in that case in the



U. Nakashima,  
Cross-Exam.

valuation of the land that was made, no account is taken of it.

MR. HARTER: An electric pump.

MR. BREWIN: It states that. I suppose you could hardly call it a building. But, however, we can discuss it when we come to examine on the farm appraisal report.

10 MR. HARTER: The reason I mentioned that, my lord, was that the Beatty water pump and fixtures were appraised in November, 1943, for \$75.00, and at that time there were some negotiations carried on to sell that to the tenant, but they didn't seem to come to anything. I can't find the memo right now. However, I think that they were attached to the land, were they not?, Y

Q This electric water pump and the pipe in connection with it, I presume they were affixed to some portion of the buildings or land? Is that correct?

A The electric pump?

20 Q And the pipes and fixtures in connection with it?

A Yes.

THE COMMISSIONER: Q: Was the water pipe buried in the ground?

THE WITNESS: A: Some pipe outside.

Q You better put the question to him in Japanese, if you will.

(Question Interpreted).

30 THE INTERPRETER: A: There were some pipes that hadn't been used, but the actual pipes themselves were under the ground, but he had some that hadn't been



W. Nakashima,  
Gross-Exam.

used.

Q Would you put this further question; how was the electric pump set into the building in which it was?

A It was in the basement, set in a well in the basement.

THE COMMISSIONER: There would be room for argument as to whether or not it is a fixture.

MR. HUNTER: Q: Set in a well in the basement?

10 A There was a well in the basement, and it was set in this well.

Q Was it bolted down to something?

A It was bolted in.

Q To what? A: To a small foundation.

Q Wooden or concrete? A: Concrete.

MR. HUNTER: I think it is probably a fixture, in that event.

20 THE COMMISSIONER: It sounds like it. I think perhaps in regard to all of these pumps, it might be desirable to have some evidence led once we open in Vancouver as to the nature of the installation. Of course there are a great many of them that we haven't encountered up to date. Nearly all these farm properties have electric pumps, or a great many of them had.

MR. HUNTER: You mean that evidence ought to be led by Mr. Brewin and his friends, or by the Government?

THE COMMISSIONER: I think it might well come from the Government. After all, I suppose these Soldier Settlement Board appraisers could tell us.

30 MR. HUNTER: In many cases I believe they could.



W. Nakashima,  
Discussion.

MR. BREWIN: Of course, my lord, one of the important things is when the Soldier Settlement Board people give their evidence, we can ask them if they allowed anything on account of these pumps in their valuations on real estate. If they did, it seems to me -- well, if they didn't, it is as broad as it is long. We can argue to increase the real property claim, and if they did allow it for the real estate, then even if it were a personal property I should think we wouldn't get the advantage of it in any event.

THE COMMISSIONER: That is something we can concern ourselves with later. I think perhaps we are wasting time now.

MR. BREWIN: I think so.

MR. HUNTER: The cultivator was appraised at \$8.00 on November 14th, 1943. That \$8.00 shown in the analysis -- it shows one cultivator sold by tender for \$8.00. That was appraised by Lawrence of Mission City.

THE COMMISSIONER: I have a spring harrow and two cultivators.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Oh yes.

MR. HUNTER: The two cultivators are at the top.

THE COMMISSIONER: That is right.

MR. HUNTER: One was sold after appraisal for \$8.60. It comes under the "etc."

THE COMMISSIONER: Yes, I see.

MR. HUNTER: It wasn't sold by public tender. It will be



noticed that although no recapitulation is shown on the analysis, that items totalling \$711.00 were sold for -- perhaps I had better change that -- I will file a copy of this analysis with the figures of the claim, my lord. This is an analysis of the sales, where it will be seen that items which have an estimated value of \$530.00 were sold by the Custodian for \$347.50, items estimated to be worth \$120.00 were sold with the real property, that would be the electric pump, and \$20.00 --

10 THE COMMISSIONER: There is 120 feet of water pipe at \$20.00.

MR. BREWIN: There are two heaters, according to the analysis, that were sold with the real property. I don't know quite why.

MR. HUNTER: I think they were just left there.

MR. BREWIN: It says, "Sold with the real property", four hothouse heater stoves and 4 picker stoves.

MR. HUNTER: There is a memo on the inventory to the effect they were regarded as worthless and left there.  
20 (ANALYSIS MARKED EXHIBIT NO. 8).

MR. HUNTER: Q: Those stoves -- what do they call them -- pickers' stoves, are they what you are referring to in your personal property claim as the camp stoves?

THE COMMISSIONER: Q: Would you put the question? Are the articles shown as pickers' stoves in the claim form what are known as camp stoves? Is that your question?

MR. HUNTER: Well, it is shown as six picker stoves, then in brackets, camp. In the original claim filed in  
30



U. Nakashima,  
Discussion.

the property statement, it says six camp stoves,  
I presume that is right.

MR. BREWIN: Yes, that is right.

THE COMMISSIONER: You need not put the question, Mr.  
Brewin concedes that.

MR. BREWIN: Yes, I don't think there is any doubt.

MR. HUNTER: Q: These six camp stoves, you bought them  
in 1937 and they were used in the various pickers'  
houses, is that right?

10 A Yes.

Q And they were used by the pickers to keep themselves  
warm or to dry their clothing, or anything like  
that, is that the idea?

A Yes.

Q And they were left in the pickers' huts when you  
were evacuated? A: Yes.

MR. HUNTER: You will notice, my lord, there in the list  
of chattels included in the lease there is a memo-  
randum or a notation on one of our inventories  
on the file here to the effect they were abandoned  
and left there. It says, "N.G." meaning "no good".

MR. BREWIN: You have them in your analysis as sold  
with the real property. Is there any reason for  
putting them in that form?

MR. HUNTER: Because they were not discarded. They  
were just left there and regarded as worthless.  
That is the only reason I can see for it. Actually  
I think it should have been shown under "abandoned".  
They obviously weren't taken into account.

30 THE COMMISSIONER: I take it what they mean is they



U. Nakashima,  
Discussion.

threw in the stoves in the sale of the land.

MR. HUNTER: I don't know what was contemplated. When they appraised they certainly didn't appraise the pickers' stoves, and they were just left there, that is all there was to it, and the person who put them under that heading should have put them under "abandoned". The various other items are shown in the subsequent analysis filed as Exhibit 8, my lord.

10 THE COMMISSIONER: Yes, I have examined it.

MR. HUNTER: I think it is self-explanatory. Is there any other item that your Lordship might like some information on from the witness aside from that?

THE COMMISSIONER: I don't think there is.

MR. HUNTER: They all seem to be rather small.

THE COMMISSIONER: There is one item there, the three truck jacks shown as "no record at any time", and then there is the added note, "Sold with the truck". Is that just somebody's guess?

20 MR. HUNTER: I think it is obviously somebody's guess, my lord.

Q Where were these jacks? Were they in the truck?

A In the basement.

Q In the basement. I don't think they would be with the car because the car had gone over to the R.C.M.P. The vehicle was with the R.C.M.P.?

A Yes.

MR. HUNTER: Yes, it was sold later by the Custodian. That is all, my lord.

30 THE COMMISSIONER: Any re-examination?



U. Nakashima,  
Discussion.

MR. BREWIN: Yes, there is just one question, I think perhaps should be cleared up.

Q In your form you refer to the rent as being \$400.00 a year, and in the J.P. form, as I heard it, or read it, it said \$240.00. Can you explain that apparent discrepancy, Mr. Nakashima?

A What are the figures again, please?

Q The figure he has put down in the form we presented was \$400.00 for rent and the J.P. form he signed says \$240.00. I just asked him for the explanation.

A That is for the rent of the house, is that right?

Q Yes.

MR. HUNTER: I think the extra was for the crop, my lord.

MR. BREWIN: Perhaps we can clear it up fairly quickly.

A Yes, the \$160.00 was for the crop. \$240.00 was for the rent.

THE COMMISSIONER: Yes, that fits in with the comment made by the appraiser in regard to the land that there was a small crop of raspberries and strawberries.

MR. BREWIN: That is all, thank you.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*J. P. Horrobin*

"T.P. HORROBIN"  
Official Reporter.



DEFENCE BRIEF

Usaburo NAKASHIMA

File No. 5426

Case No. 1015

Toronto  
6 May 1948  
V.L.A.  
Sheet A 7 - 1

Real Property Claim  
(All claims shown are Gross)

| <u>Claim</u> | <u>Appraised At</u> | <u>Sale Price</u> |
|--------------|---------------------|-------------------|
| \$8000.      | \$2190.             | \$2150.           |

Witness - Appraiser, G. McKay

Appraiser (~~G. McKay~~) reports - A reasonably good property. Water supply in a well in basement with electric pump connected. The outbuildings do not amount to much.

Personal Property Claim

| <u>Claim</u>                                                             | <u>Sale Price</u> |
|--------------------------------------------------------------------------|-------------------|
| \$711.                                                                   | \$347.50          |
| (a) Sold for                                                             |                   |
| (b) Goods value \$530. Sold by Auction \$336.50, Private sale \$11.      |                   |
| (c) Goods value 100. Sold with Real Property <i>elec pump &amp; tank</i> |                   |
| (d) " " 20. Abandoned                                                    |                   |
| (e) " " 13. Declared not found                                           |                   |
| (f) " " 15. No record at any time.                                       |                   |
| (g) " " 25. Shipped to claimant                                          |                   |
| (h) " " 8.                                                               |                   |
| <u>\$711.</u>                                                            |                   |

Claimant stated that he left his chattels at his house on Grand Avenue, Mission. The key he left in the care of Mr. L.D. Cummings who leased his premises for 1 year.

It is submitted that the chattels were left under the custody, control and management of some person other than the Custodian, appointed by the owner and accordingly only those chattels which come under the custody, control or management of the Custodian are within the terms of reference.

The Electric Pump and Tank were left on the property and considered as fixtures and went with the property. Cultivator was appraised at \$8. by Lawrences of Mission City and sold for that amount.

The Commissioner stated that he thought some evidence might be obtained by the Government as to the nature of installation of the electric pumps in the wells in the basements of some of these premises. (Trans. Page 12).

Summary of Defence  
Witnesses

Where required

G. McKay

1

Appraiser

Lawrences, Mission City

2 (b)

Appraisers

BMP/mw



Name of Claimant **MAKASHIMA, Osaburo**Case **1025**Custodian File **9485**

| <u>REAL PROPERTY</u>                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                           |                             | 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<br>% of Amount Total                    | Sale Price                             | Total Award 125% of all Sale Prices:<br>% of Amount Total |                             |                  |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        | 2150.                                                     | 2687.50                     | 75.00<br>2687.50 |
| <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 CHATTELS</u>        |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                           |                             |                  |
| Claim for goods Sold By Auction      | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price                                   | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Applica-tion of % ratio to amount in next preceding column     | Sale Price of goods Sold by Tender                                         | 12% of Sale Price                      |                                                           |                             |                  |
| 280.00                               | 336.50                              | 100.95                                                                 | 64.71%                            | 133.00                                                                    | 86.08                                                          | 8.00                                                                       | .96                                    | 187.57                                                    |                             |                  |
| TOTAL RECOMMENDATION                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                           |                             | 2950.47          |