

7377

**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: NAKANO Shigeru
HOME ADDRESS: R.R.#1, Port Hammond, B. C. (1st Ave.)
REGISTRATION NUMBER 14406 SEX: male AGE: 34
OCCUPATION: sawmill worker

(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: Hammond Cedar Co., Port Hammond

MARRIED? yes

NAME OF WIFE OR HUSBAND: Shizue 4325

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Tadaichi (M) Minoru (M)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 6, 2, yrs.

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

1. LOCATION AND DESCRIPTION: Title #148971E Lots "A" & "B" Block 5
of the S $\frac{1}{2}$ of lot 263 Group 1, map 6918 in the Dist. of New Westminster

see search

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed 2 storied wooden frame
dwelling house 2 wood sheds 2 packing sheds

3. INSURANCE (Give particulars; state where policies are) Name unknown: Mr. McIvor
agent, Port Hammond, B.C. \$1000.00

4. TAXES (Amount and where payable) \$30.90 1941 paid at Haney, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to: name unknown.

For 1 year, for Mr. B. Shimeh, Hatzic, for \$250.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none
9. IF FARM LAND STATE CROPS SOWN Strawberry, raspberry, asparagus
sold for Mr. F. Shimich, Hatzic for \$250. Cash \$125; balance
by cheque to be cashed Sept 1942

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: see page 1
2. LANDLORD'S NAME AND ADDRESS:
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:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Furniture for 5 roomed house, to be left with father in law:
Mr. Jisaburo---Powerline Rd., Port Hammond
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. none

4. INSURANCE CARRIED ON ABOVE PROPERTY: see page 15. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \$125.00
for cheque, received for sale of ~~house~~ car, to be cashed Sept. 19427. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$35.00 War Savings Certificates---in owner's possession.8. BANK ACCOUNTS: none9. LIFE INSURANCE: Sun Life Assurance Co. of Canada, Vancouver Branch
\$1000.00 Beneficiary, wife. Policy at home10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. 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 1st day of May 1942.(Signature) S. NakanoT. J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Nov 16/42

Full Name NAKANO, Shigeru
(Surname in Block Letters)

Registration No. 14406

Male - Female
(check)

Age Sept 13/41

Former Address R.R.#1, Port Hammond, B.C.

Date Evacuated 24/2/42 Naturalized - Canadian-Born - National
(check)

Present Address Slocan, B.C. 29/6/42

Married - Single
(check)

Name of Wife NAKANO, Shigune #12990

Name of Husband _____

Name of Mother TATAISHI, Shikano Name of Father NAKANO, Chuta (Japan)

Names of Children under 16 Tadaichi (M) 26/9/36
Minoru (M) 3/9/40

Our File No. 7377

Registered with Custodian yes
(yes or no)

Requested By P. Hunter

Additional Information Sawmill hand
Owner of 10 acre farm & house.
7.0.5

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

Date: August 26, 1942.

MUNICIPALITY: MAPLE RIDGE.

REGISTRATION NO. 14406.

NAME: NAKANO, shigeru

ADDRESS: No # 1st. Ave., Hammond, B.C. (1st. house west side of road
(past Powerline Rd.)

PROPERTY: Lot "B" Lot "A" declared by NAKANO, Junichi.

ACREAGE: on Lot "B" 7.054 5½ acres cleared, rest bush.

KIND OF CROPS:

Straws. Asp. Rasps.

APPROXIMATE ACREAGE OF EACH:

1. ½. ½.

HOUSE: 1½ Storeys.

VACANT:

OCCUPIED Yes.

DESCRIPTION Frame, shingled.

ROOF: Poor.

SIZE: 22 x 28.

NO. OF ROOMS 5.

CONDITION: Fair.

OTHER BUILDINGS: Garage, 2 packing houses, bathhouse & well house(comb)

NAME OF LESSEE OR RENTOR: B. Niessen.

TERMS: Copy of lease in office.

WATER: Well.

ON:

OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: Just fair inside, finished in V joint. Roof all covered with moss.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house.

Kitchen cabinet. (good)

" " (poor)

2 Benches. (homemade)

2 Tables. "

Mrs. Niessen believes alot of the belongings were sold, rest were taken to father-in-laws home (NAKANO, Jisaburo) 2421 Powerline Rd. Everything at 2421 Powerline Rd., was checked by Bardwell on NAKANO, Jisaburo 's JP.

Signed:

J. Mayson.
R. M. Anderson.

REAL PROPERTY SUMMARY

JAPANESE NAME: Shigeru NAKANO Reg. No. 14406 File No. 7377.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/106-P. First Offer.

PROPERTY ADDRESS: 1st Avenue, Hammond, B. C.

LEGAL DESCRIPTION: Lot "B", Block 5 of the South half of Lot 263, Group 1, Map 6918, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Shigeru NAKANO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24269, dated July 3rd, 1942.

ASSESSED VALUES: Land - \$560.00
Improvements - \$600.00 - \$1160.00. Taxes - \$33.73.

CLASSIFICATION: Small Fruit Farm with Dwelling and out-buildings.
The Custodian's representative reported on August 26th, 1942, that this property had an area of 7.054 acres, 5½ of which were cleared, and planted to the following crops: 1 acre strawberries, ¼ acre raspberries, ¾ acre asparagus.
1 - 1½ storey 5 room dwelling, 1 garage, 2 packing houses, bath-house and well-house combined. Buildings only in fair condition.

HISTORY OF ADMINISTRATION: Shisue NAKANO (wife of Shigeru NAKANO) File 6355, leased this property for Shigeru NAKANO to Ben Niessen on 24th April, 1942, for a term of 9 months from April 1st, 1942, with option to extend lease for 1943 under arrangement with Pacific Co-Operative Union. Consideration - \$250.00 paid.
House and buildings included.
Although this was leased as Block 5 of the South ½ of Lot 263, Twp. 9, containing 7 acres more or less, Block 5 consisted of two Lots A & B, and as "B" had an area of 7.054 acres and only land in that area was used by the Lessor, the error was rectified and Lot "A", which was owned by Junichi NAKANO was leased to another party by the owner. The property described properly as Lot "B" of Block 5 of South ½ of Lot 263, Gr. 1, Map 6918, C/T 148971-E, Municipality of Maple Ridge was leased (No. 161) by the Custodian on 12th February, 1943, for the term of 1 year from 1st January, 1943 to 31st December, 1943. Consideration - \$100.00, payable \$10.00 monthly on the Fifteenth of every month commencing 15th January, 1943. No Taxes.
Buildings included. Space reserved for storing chattels.

Lease handed to The Director, The Veterans' Land Act, August 10th, 1944.

1943.

Page 2.

File No. 7377.

SOLD:

To The Director, The Veterans' Land Act for \$756.00 as at 1st January 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Shigeru NAKANO as at May 8th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$738.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$3.57, covering unexpired Fire Insurance Premiums, were placed to Shigeru NAKANO'S credit May 4th, 1944.

The following Fire Insurance Policy:-

Mercantile Insurance Co., No. 442925 - \$450.00, covering dwelling and \$50.00 covering woodshed, was transferred to The Director, The Veterans' Land Act.

In view of the rents up to and for July, 1943, having been collected by the Custodian, a cheque for \$70.00 covering same was issued to The Director, The Veterans' Land Act on November 17th, 1943.

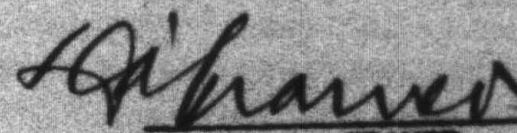
OLD CERTIFICATE OF TITLE
No. 148971-E.

- Shigeru NAKANO declared on his JP Form, signed 1st May, 1942, that the Title Documents were in his possession. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office New Westminster.

Certificate of Title No. 169510-E in the name of The Director, The Veterans' Land Act.

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

May 17th, 1946.


D. A. CRAMER.

DAC:JS

BC-106-P

BC/106-P

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

Farm Appraisal Report

File No. JL 57

Land Description Lot "B" of Blk. 5. of S¹/₂ of Lot 263, Sp. 1
Containing 7.054 Acres

Owner's Name HAKANO, S. Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 16 miles

Church (give denomination) Local all denominations Distance

Nearest School Hammond, Bus to high school Distance 1 mile

State how property was identified: Map location, corner posts.

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

Direct access to good gravel roads.

Is this district a good one? Quite good small fruit and poultry district.

Employment opportunity Two sawmills, brickyard, and peat plant in area.

Predominating Nationality and religion: Immediate settlement Japanese.

Describe Fencing and its condition: North and East boundaries fenced Value \$

Water supply: Ample domestic supply - well. Value \$

Electricity:- Power line passes property, lights installed. 7377

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	frame	2 st.	shgl	20	wood posts	poor	300.00
wood shed	14 x 8	"	1	"	20	wood	no value	
BARN	x	"	1	"	20	"	"	
wash house	10 x 15	"	1	"	20	"	"	
BARN	x	"	1	"	20	"	poor	30.00
packing hse	14 x 20	"						
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 330.00

\$ 300.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Barely If not what is your approximate estimate of cost to make it habitable?

Roof on house leaks and requires re-shingling; foundation is wood posts in very poor condition \$ 200.00

Describe the basement and chimneys: No basement. Brick chimney.

No. rooms downstairs? 3 Upstairs? 2 How finished Wood finished.

Are buildings painted? No Condition of paint --

Distance from nearest bush Approx. 200 yards.

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

Cultivated Land

BC/106-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3	level	deep sdy. loam	clay	approx. 1 ac. in strawberries, balance no crop	100.00	300.00
2	undulating	lt. sdy. loam 18"	clay		75.00	150.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2	slightly undulating	ady. loam 18"	clay	clearing, stumping & some draining	200.00 to 250.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 470.00

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 770.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property is occupied by owner, the strawberry plot is the only part of land
being actively operated, the balance is not in crop this year. Fertility
appears to be good.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for truck, small fruits and poultry.

Noxious weeds:

No serious weed condition at present.

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

Maple Ridge Municipality.
Only taxation at hand is on 10 ac., being \$33.73.
Acreage since reduced to 7.054 by transfer, up-to-
date taxation not to hand.

Date: May 12, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 6th day of May, 1942.

Inspector's Signature

"D. DOWDING"

Note: (Use Form 13 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Remarks: This holding has possibilities and is capable of being developed into a self-sustaining unit. The buildings are the main drawback to this property, they are in a very delapidated condition and re-construction would appear more advisable than the cost of general repairs. The legal description given in this case shows the property to contain 10 acres; on inspection it was found that S. Nakano recently transferred 3 acres to J. Nakano. New survey posts to establish this situation. See Supervisor Plumbly's report on the J. Nakano holding in this connection.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
No orchard.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

None.

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

Approx. 1 acre of old strawberries

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

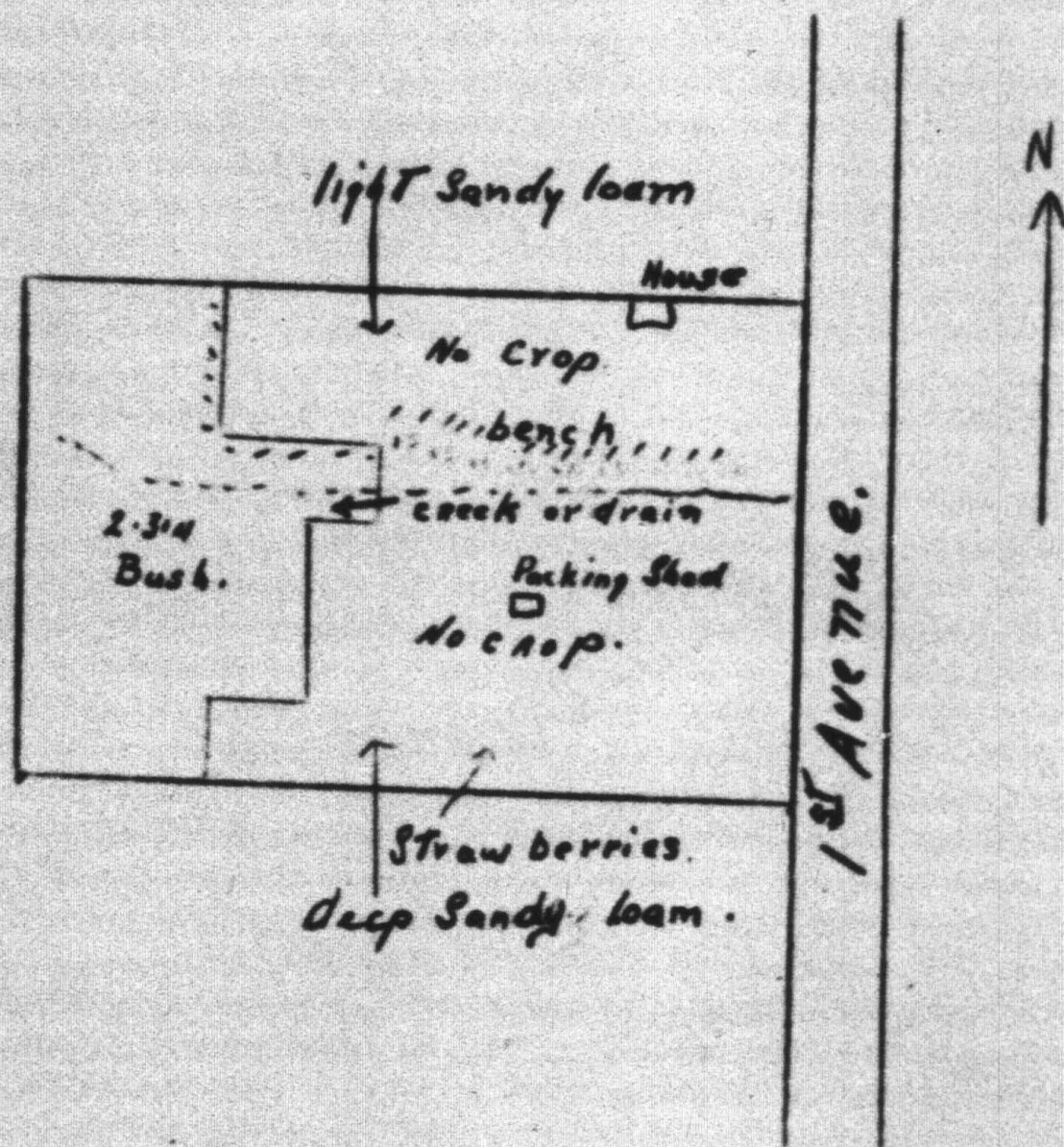
Amount fruit trees add to value of farm \$

Diagram of Property

BU/106-P

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Lot 'D' of Blk 5: of S¹/₂ of L¹/₂ 263 9p.1.
Shigern Nokano.



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

value is \$ 800.00

Date 18th May, 1942.

"I.T. BARNET"

District Superintendent.

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 7377
Reg. No. 14406

506 Royal Bank Building,
Vancouver, B. C.

Mr. Shigeru NAKANO,
Klaskan City, B. C.

MAY 22 1944

Dear Sir:

Re: Municipality of Maple Ridge, Lot "B", Blk. 5 of the
S. 1/4 of Lot 263, Qp. 1, Map 6918, Dis. of New
Westminster, C. of B. 49768.

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

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

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

Sale price of above described property	\$ 756.00
Add:	
Unexpired insurance premium as at January 1st, 1943	3.57
	<u>759.57</u>
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	
	<u>2.00</u>
Net proceeds of sale	<u>\$ 756.57</u>

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

Yours truly,

F. G. SHEARS,
Director.

1943		Debit	Credit	Balance
Jan. 1	Balance brought forward		\$ 4.94	\$ 4.94 CR
	Credit re Sale of Property		756.57	
	Land Registry Office C/E	\$ 1.00		
8	P. C. U. Cheque		125.00	
May 27	National Defence Tax 1942 Refunded		4.53	
Aug. 25	Cheque to you	50.00		
Nov. 17	" " "	75.00		
		<hr/>	<hr/>	<hr/>
		\$126.00	\$891.04	CR \$765.04

7377
14406

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/106P
(JL-97)

Vancouver, B.C.

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

NAKANO, Ilegun

Dear Sir:-

Re: Lot "B" Block 5 of the S¹ of Lot 263,
Group 1, Map 6918.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169510-X of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 21,704.41, in favour of The Secretary of State,
forwarded to you and dated March 22nd, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 756.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State -

756.00 ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

APR 28 1944

Date

Solicitor for
The Secretary of State

Extract from Lease.

Lease No. 161.

File No. 7377.

Lessor: The Secretary of State. (Shigeru NAKANO)

Lessee: Peter HENCHEN.

Date: 12th February, 1943.

Term: 1 year from 1st January, 1943 to 31st December, 1943.

Consideration: \$100.00 - payable \$10.00 monthly on 15th every month commencing 15th January, 1943. No Taxes.

Property:

Land: Lot "B" of Block 5 of S. $\frac{1}{2}$ of Lot 263, Gp. 1, Map 6918, C. of T. 148971E.
Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 10/8/43.

7

FARM LEASE

TTT
July 3 77

THIS INDENTURE made in duplicate the 24th day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:- SHIZUE NAKANO (wife of SHIGERU NAKANO) of Hammond
in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

*Replaced by her
to
Not
Patent
as to Lot B*

Of the First Part

- and -

ERN NIESSEN of Hammond
in the said Province
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Maple Ridge in the District of New Westminister and Province of British Columbia, more particularly described as:

*Block of
"B"* Block Five (5) of the South half of Lot 263 Township Nine (9)
containing seven (7) acres more or less

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine (9) months to be computed from the first day of April A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Two hundred and fifty - - Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

One (1) acre of strawberries

Three quarter ($\frac{3}{4}$) acre of asparagus

One half ($\frac{1}{2}$) acre of raspberries

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said

lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that

respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by
SHIZUE NAKANO and BEN NIESSEN
in the presence of

M. Fletcher

S. Nakano
Ben Niessen

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see SHIZUE NAKANO and BEN NIESSEN the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia
this twenty fourth day of April
A. D. 1942

M. Fletcher
A Commissioner for taking affidavits
within British Columbia.

LIABILITY SUMMARY

File No. 7371.

Shigetsu HAKINO - Reg. No. 14406.

The above named Japanese declared on his JP Form, signed 1st May, 1942, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

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

May 17th, 1946.


D. A. CRAMER.

DAC:JB

FIRE INSURANCE SUMMARY

File No. 7377.

Shigeru NAKANO - Reg. No. 14406

The above named Japanese declared on his JP Form, signed 1st May, 1942, that he had a Fire Insurance Policy for \$1,000.00, with Mr. John Salver (Company's name unknown).

We found that a 3 year Policy for \$1,000.00, on January 17th, 1941, in the Wagonville Insurance Co., No. 442923, covered \$450.00 on the dwelling, \$50.00 on the contents and \$500.00 on household effects. The coverage on the dwelling - \$450.00, and \$50.00 on the contents, was transferred to The Director, The Veterans' Land Act as at 1st January, 1943, and an unexpired Premium - \$3.57 was credited to Shigeru NAKANO'S account. The coverage on the household effects was allowed to run until expiry date. Policy was not renewed.

This summary is certified
to be in accordance with
information on File.

May 17th, 1946.

D. A. CRAMER
D. A. CRAMER

PERSONAL PROPERTY SUMMARY

File No. 7377

14th November, 1946.

Re: Shigeru NAKANO - Reg. No. 14406

CHATELS: The above Japanese registered with this office on the 1st May, 1942, and at that time stated that furniture for a 5-roomed house was being left in his father-in-law's house at Port Hammond. Our fieldmen inventoried the goods left on his own property on the 21st October, 1942, and a copy of this inventory was sent to him for acknowledgment. He signed and returned it on the 8th January, 1943. These chattels were of very poor value.

Chattels stored at his father-in law's, Jisaburo NAKANO's, were removed and sold at auction in April and May of 1945, and the net sum of \$30.31 was credited to NAKANO's account here.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: The Custodian negotiated collection of post-dated Pacific Co-operative Union cheque in the amount of \$125.00 on NAKANO's behalf, being credit from crop sales.

The Provincial Income Tax Dept. refunded the sum of \$4.94 being 1% wage deductions for the first six months of 1941.

BONDS & INVESTMENTS: NAKANO declared some War Savings certificates being in his possession, but these were not brought under control by the Custodian.

NAKANO's file also shows that he is the owner of shares in the Hammond Cedar Company. These also were not brought under control by the Custodian.

LIFE INSURANCE: NAKANO declared having a Sun Life Insurance policy but this was not brought under control or administered in any way by the Custodian.

This file reveals no other personal property.

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

/HA

W.E. Anderson

7377

July 20th, 1942.

Mr. Shigeru Nakano,
Japanese Camp,
Slocan, B. C.

Dear Sir:

When you made declaration of your property to the Custodian on the 1st of May last, you claimed to be owner of Lots "A" and "B", Block 5 of the South half of Lot 263, Group 1, Map 6918. I find that, at the Land Registry Office, there is no record of your ownership of Lot "A". On the records at that office it appears that the title to Lot "A" is in the name of Junichi NAKANO. If you have purchased Lot "A" from Junichi Nakano, will you please send me the Agreement of Sale to you in order that we may verify your ownership of this land. I would also be glad if you would advise me what relationship exists between you and Junichi Nakano, if any.

Yours truly,

R. P. Alexander
Manager

IMcP:PB

7377

5774 - out to Anderson.

San McPherson - out

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 3 1942

Slocan City B.C.,

July 30th/42.

Dear sir

I have received your letter of July 20th and, replying back I would like to point out the mistaken part. - In my Title, I am the owner of Lot "A" and have sold Lot "B" to my brother in law. - Junichi Nakano. - Please, would you re-check over this in your file -

However I am enclosing here, what was mentioned in my Title paper. -
Lots "A" and "B" Block Five (5) of the South Half of Lot Two Hundred and Sixty three (263) Group One (1) Map Six Thousand Nine Hundred and Eighteen (6918) in the District of New Westminster.

closed
again

Yours Truly,

Shigen Nakano

August 27, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OFGYOTOKU, Unta #14344.
2445 Loughheed Highway, Hammond, B.C.IN LOCKED ROOM UPSTAIRS

Marked as belonging to GYOTOKU, Unta #14344.

Bed & spring
Lge. tin (cont. glassware & dishes)Marked as belonging to ITO, Katsutaro, #14364.
2417 Powerline Rd., Hammond, B.C.

4 Beds & springs.
Basket (cont. assorted sealers & electric lamp)
Straw mattress (wrapped up)
15 gal. Stone crock (tied up)
10 gal. " " " "
Wooden barrel " "
5 Ctns. " "
2 Lge. ctns. " "
1 Box. " "
3 Boxes (nailed up)
2 Square boxes (wrapped up) sml.
2 Tables (new, good, homemade)
Fibre wardrobe.

Marked as belonging to NAKANO, S. (further details unknown)

Dresser. (modern)

Marked as belonging to SHIKA, (further details unknown)

Ctn.(cont. dishes) has 12 marked on package.

See attached sheets for further list of chattels.

Signed "J. Moryson"

"R. M. Anderson"

7377

August 28th, 1942.

Mr. Shigeru Nakano,
Japanese Encampment,
Slocan, B. C.

Dear Sir:

Re: Lots "A" & "B", Block 5, S. 1 of
Lot 263, Group 1, Map 6918.

I am in receipt of yours of July 30th, referring to the ownership of the above described lot and note that you claim to be owner of Lot "A" and that you sold Lot "B" to your brother-in-law, Junichi NAKANO.

I made further search of the title to this land and find that this search has confirmed my statement to you as to ownership in my letter to you of July 20th, and that in the records of the Registry Office, you are the owner of Lot "B". This is also confirmed by the Tax Office for the District of Maple Ridge at Haney.

It would appear therefore, that you are in error as to the number of the lot of which you are owner. For the completion of our record in this matter, will you kindly send me your copy of the Agreement for Sale of Lot "A" to Junichi Nakano which document will be returned to you after we have inspected it and made some notations.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:PB

OFFICE OF THE
JAPANESE SECTION
RECEIVED
OCT 13 1942

OCT 13 1942

#13993

Dear Sir:-

I have more of my property left
at Mr. Freeman's residence which had been formerly
my father-in-law's home. The place being in Port
Hammond 1st street. I will name the following which
I had left & 2 beds complete without mattress

2✓1 heater stove

Natural (New). K✓6 chairs (white)

22 x ✓ 1 baby chair

13 dishes

1 dozen bowls

1 Japanese scythe

1st moth bag

x✓/ rubber mat

She alone I had told Mr. Brenner to report to the authorities
when the men came around.

Hoping you will look into this too. I thank you.

13
10 - wood type
10 - bone plates

Oct. 21, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF

NAKANO, Shigeru #14406.

No# 1st. Ave., Hammond, B.C.

(1st. house west side of road, past Powerline Road)

In house.(downstairs)

- 1 Sml. Ironing board.(HM)
- 1 Straining screen.
- 1 Porcelain sink, set on drawers & cupboards.(good)
- 1 Kitchen cupboard.(HM)
- 1 " cabinet containing:
 - sml. quantity rubber sealer rings,
 - 1 tobacco pouch, 1 cigarette machine.
- 7 Window blinds.
- 5 Curtain rods.
- 1 Enam. towel rack.
- 1 Broom.
- 5 Light globes.(in use)
- 4 Kitchen chairs.
- 2 Benches.
- 2 Sml. tables.(HM)

In house.(upstairs)

- 1 Screen door.(loose)
- 2 Mattresses.(old)
- 3 Bdles. shingles.
- 2 Berry trays.
- Sml. quantity berry boxes.
- 1 Tea pot.
- 1 Door.(old, loose)
- Sml. quantity used lumber.
- 1 Sml. school suitcase.(poor)

In basement.(small)

- 1 Enam. dish pan.
- 1 " pan.(sml)
- 1 Water pail.
- 1 Tin "
- 1 Sleigh.(HM)
- Sml. quantity barbed wire.

In well house.

Pulley, rope, & bucket.

In woodshed.

- 1 Cord stove wood.
- 1 Galv. wash tub.

Other chattels of the above have been listed on the JP of
NAKANO, Jisaburo #13993.

Signed

J. Morrison
Albert Stinson

File # 7377
NAKANO, Shigeru
Reg. #14406

October 21, 1942

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF

NAKANO, Shigeru #14406.
1st Ave., Hammond, B. C.

(1st house west side of road, past Powerline Road)

In House. (downstairs)

- 1 Sml. ironing board. (HM)
- 1 Straining screen
- 1 Porcelain sink, set on drawers & cupboards (good)
- 1 Kitchen cupboard. (HM)
- 1 Kitchen cabinet containing:
sml. quantity rubber sealer rings,
1 tobacco pouch, 1 cigarette machine
- 7 Window blinds
- 5 Curtain rods
- 1 Enam. towel rack
- 1 Broom
- 5 Light globes. (in use)
- 4 Kitchen chairs
- 2 Benches
- 2 Sml. tables. (HM)

In House. (Upstairs)

- 1 Screen door. (loose)
- 2 Mattresses. (old)
- 3 Bdles. shingles
- 2 Berry trays
- Sml. quantity berry boxes
- 1 Tea pot
- 1 Door. (old, loose)
- Sml. quantity used lumber
- 1 Sml. school suitcase. (poor)

In Basement. (Small)

- 1 Enam. dish pan
- 1 Enam. pan. (sml.)
- 1 Water pail.
- 1 Tin pail
- 1 Sleigh. (HM)
- Sml. quantity barbed wire.

In Well House

Pulley, rope, & bucket

In Woodshed

- $\frac{1}{2}$ Cord stove wood
- 1 Galv. wash tub

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

Confirmed:.....

DATE: January 8 / 43 SIGNED: Shigeru Nakano

Please sign and return one copy to the Custodian.

Vancouver City
Jan. 8/43.

Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JAN 11 1943
File No.	7377
Ans.	1-1-43
Deferred	Coffey

Dear Sirs,

I have enclosed copy of inventory of
chattels found on property of 1st Ave.
Vancouver B.C. belonging to L. Nakano
14406. Besides these articles, I would
like to inform you of chattels remaining in
upstairs of residence of J. Nakano - 1st Ave.
Vancouver B.C.

Also send in cheque of hundred twenty
five dollars (\$25.00) to be cashed but word
was received that the Pacific Co-operative
were unable to comply with my request
as to having any funds sent out. Would
like a receipt for the cheque sent in at
your earliest convenience.

Thanking you

I remain,
Yours truly,
L. Nakano.

C
O
P
Y

File No. 7377

Port Hammond, B.C.

Dear Sir:

We read in the Province that the Japanese properties are being sold. I make an offer of \$500. What are the terms on it. This place is awful run down. As far as barns there isnt any. So please let me know, as I would like to buy it.

Yours truly,

"Mr. Pete Henchen"

24

Reg. no.
7377 & ~~14496~~

July 14, 1943.

Mr. J. A. McIver,
Port Hammond, B. C.

Dear Sir:

Re: Shigeru NAKANO

The above named is the owner of property described as Lot B of Blk. 5 of S. 1 of Lot 263 Gp. 1 in the Municipality of Maple Ridge. The property is at present under lease to Peter Henchen.

It was reported that Fire Insurance had been placed on this property by the owner through your office. All other details of the coverage are lacking except that the policy is supposed to be for \$1000.00.

If you have a record of this insurance, would you please have the policy endorsed so that the name of the assured will be changed to read "The Secretary of State of Canada acting in his capacity as Custodian" following which, please have a copy of the policy sent here for our records.

Yours very truly,

S. M. Gibson,
Insurance Department.

SMG:JS

[Handwritten signature]



MERCANTILE INSURANCE COMPANY

British Columbia & Alberta Branch

Vancouver

J. E. ROSE
MANAGER

J. A. McIVER
RESIDENT AGENT

EVACUATION SECTION	
Rec'd	
File No.	
Ans.	P. O. BOX 58
Referred	LIBRARY

PORT HAMMOND, B. C.

July 15th 1943

Mr. S. M. Gibson
Office of the Custodian,
Vancouver, B.C.

Dear Sir:-

Re: File No 7377 & 14406
Shigeru Nakano.

File 14406
apparently not
entered in this
property
BT July 29/43

Replying to yours of the 15th. Inst. regarding
fire Insurance on the property of the above
named Japanese

I have looked up my records and the No. of the
Policy is 442925 sum insured 1000.00, term
3 years from Jan. 27, 1941 to noon Jan. 27, 1944.

I am writing the company asking to have the
name of the assured changed to read "The Secretary of
State of Canada acting in his capacity as Custodian" and
to have a copy of the policy sent you for your records.

Yours truly
Jno. A. McIver
Agent

7377

September 3, 1943.

Mrs. P. Henchen,
Port Hammond, B. C.

Dear Madam: Re: Shigeru NAKANO

We regret not answering more promptly
your letter of July 29th enquiring about the pur-
chase of some cupboards on the above Japanese
farm.

We hope in the near future to have
some wholesale policy of disposal of Japanese
effects, and meanwhile prefer not to make a sep-
arate sale.

Yours truly,

H. F. Green
Protection Department

HFG/ms

EXTRACT

File 7377

January 10, 1944

HAMMOND CEDAR CO.

The Japanese noted below holds shares in the above
company. NAKANO, Shigeru - registration # 14406.

MEMORANDUM

File Nos. 5975 & 7377

1st April, 1946.

Re: Jisaburo NAKANO - Reg. No. 13993
Shigeru NAKANO - Reg. No. 14406

Under Hancy Auction No. 15, the following items were sold
and credited to the account of Jisaburo NAKANO, File No. 5975:-

4 Dining room chairs	\$4.00 -
Rubber Mat	1.50 -
2 Chairs	1.00 -
Heater	4.00 -
2 Beds and Springs	28.00 -

These items were wrongly credited, and we would therefore,
appreciate your transferring same to the account of Shigeru NAKANO,
File No. 7377.

In the same auction a high chair was sold for \$2.00, which
as at a previous date had been credited to chattels suspense account.
Would you please transfer it also, to File No. 7377, Shigeru NAKANO.

For your convenience we have attached corrected Auction sheets
for the account of Shigeru NAKANO.

*Transferred May 18, 1946
C.G.*

WEA:HA
Encls. 2.

NAME NAKANO, Shigeru

REGISTRATION NO. 14406

FILE NO. 7377

The following chattels were sold by public
auction at Haney, B.C. on 7/4/45 and 10/5/45

Filed 12/5/46

High chair	<i>Transferred from Suspense Account Cr/121-12/5/46.</i>	\$ 2.00
4 Dining chairs		4.00
Rubber mat	<i>Transferred from file 5975</i>	1.50
2 Chairs	<i>NAKANO, Shigeru</i>	1.00
Heater	<i>May 18, 1946</i>	4.00
2 Beds & springs		28.00

Total		\$ 40.50
Less Expenses:	{ Auctioneer's Fee: \$4.05	
	{ Advertising: 0.52	\$ 10.19
	{ Moving: 5.62	
Net Proceeds Credited:		\$ 30.31

Members of Custodian Staff Present.

W. E. Anderson

Extracted from Auctioneering List No. Haney 15.

Remarks.

14th November, 1946.

REGISTERED

Mr. Shigeru NAKANO,
Registration No. 14406,
c/o Clement Lachance,
St. Eustache, Manitoba.

Dear Sir:

As requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$85.31, which sum represents your full credit balance at this office. We are also attaching hereto a statement of your account showing entries made since the one sent to you May 22nd, 1944, with details of the property sale.

It is noted that you still have the Title document of the property in your possession, and would request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encls. 3 (cheque)

STATEMENT OF ACCOUNT
SHIRETA NAKANO - Registration No. 14406

File No. 7377

14th November, 1946.

Date	Particulars	Debit	Credit	Balance
1944	Balance as per statement sent 22nd May, 1944.		\$765.04	
1945				
Jan. 22	Cheque to you	\$25.00		
Feb. 14	Cheque to you	\$25.00		
March 13	Cheque to you	\$25.00		
April 4	Cheque to you	20.04		
Apr. 23	Legal fees in connection with conveyance of property.	15.00		
May 25	Net proceeds auction sale		30.31	
1946				
June 17	Cheque to you			
		<u>600.00</u>		
		\$710.04	\$795.35	
				<u>\$85.31</u>

Bal. 5th Nov. 1946

Name of Claimant

NAKANO, Shigoro

Case

899

Custodian File

1977

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					735.00	723.69				723.69
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										723.69

7377

October 5th, 1950.

Mr. Shigeru NAKANO,
379 Edison Avenue,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 859

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 \$723.69.

Cheque for \$681.83 is enclosed herein, and the sum of \$41.86 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.

DEFENCE BRIEF

Winnipeg, Manitoba.
September 1st, 1948.

Shigeru NAKANO

File No. 7377

Case No. 859

REAL PROPERTY CLAIM
(All claims shown are Gross)

Claim

Lot "B", Blk. 5 of the S. 1/2 of Lot 263,
Op. 1, Map 6918, Mun. of Maple Ridge,
D.M.W.

Claim

\$1500.00

Appraised at

\$770.00

Sale Price

\$756.00

Witness: D. Dodding, Appraiser.

Appraisal report, May 6, 1948, Page 1
states "Roof on house leaks and requires
re-shingling; foundation is wood posts
in very poor condition".

Page 3 states "The buildings are the
main drawback to this property, they are
in a very delapidated condition and re-
construction would appear more advisable
than the cost of general repairs".

Transcript Page 3, Lines 16-23 -
claimant's counsel states: "He shows
the lesser buildings as being comparatively
new, having been built in 1938 and 1939
and he shows the estimated cost and the
estimated value. His comment is that
the roof and foundation of the house were
in poor condition but the rest of it was
quite good. The small buildings which I
erected were quite new and not 20 years
old as stated".

Submission - Transcript Page 4, Lines
9 & 10 - "it is submitted that the property
was sold at its fair market value".

Summary of Defence
Witnesses

D. Dodding

/js

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99
JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)
(SUB - COMMISSION)

10

Winnipeg, Manitoba,

September 1st, 1948

IN THE MATTER OF THE CLAIM OF

SHIGERU NAKANO

20

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq., Appearing for the Dominion
 Government

S.M. CHIRNIAK, Esq., Appearing for the
 Claimant

G.H.R. UPTON, Esq., Official Interpreter

30

MARK H. PEARCE, Esq., Official Reporter

S. Nakano
In Chief

SHIGERU NAKANO, the claimant herein, being
first duly sworn, testified as follows:

MR. CHERNIAK: There is a very slight amendment Your
Honour, only in regard to the sale price by the
custodian, \$756.57; the correct figure is \$756.00,
so the loss is \$744.00.

THE COMMISSIONER: There are no cents involved?

MR. CHERNIAK: It was on account of some adjustment that
was made Your Honour.

10 Q Witness, I show you a typewritten statement, can you
identify this signature? A Yes, that is my
signature.

Q Do you swear the contents of this statement to be
true to the best of your information, knowledge and
belief? A It is true.

MR. CHERNIAK: I tender that as Exhibit 1 Your
Honour.

(STATEMENT MARKED EXHIBIT 1.)

MR. CHERNIAK: And on behalf of my learned friend
20 I tender S.S.B. Appraisal as Exhibit 2.

(S.S.B. Appraisal MARKED EXHIBIT 2.)

MR. CHERNIAK: Exhibit 2 sets out the location of this
property, placing it one mile from Hammond and showing
it has direct access to good gravel roads, ample
supply of water on the farm, power line passes the
property and lights have been installed. The claimant
in Exhibit 1 sets out that he purchased the property
in 1934 for \$1,150. There were seven acres of which
one acre was cleared and there was a house on the

S. Nakano.
In Chief.

property.

THE COMMISSIONER: Seven acres? I have two acres
uncleared.

MR. CHERRICK: Yes, and three and a half acres cultivated
and not planted, strawberries, one acre; raspberries
a quarter acre and asparagus a quarter acre, showing
a total of seven acres. He states he cleared and
cultivated four acres of land and he estimates the
cost of clearing at about \$200.00 per acre. He
constructed about 1000 feet of tile ditching, dug one
well and erected about 700 feet of wire fencing. He
describes the buildings on this property Your Honour,
showing that the house was purchased with the land,
he estimates the value of it at \$500.00. These
estimated values represent the valuation as at the
date of sale. He shows the lesser buildings as
being comparatively new, having been built in 1938
and 1939 and he shows the estimated cost and the
estimated value. His comment is that the roof and
foundation of the house were in poor condition but
the rest of it was quite good. The small buildings
which I erected were quite new and not 20 years old
as stated. He believes he has placed a fair value
on the buildings and he considers that the fair
market value at date of sale was at least \$1,500.00.
In this connection I think my learned friend can
confirm that the assessed value of this property is
\$1,100.00, being \$500.00 land and \$600.00 improvements.
This again is merely a question of value and I have

S. Nakano

No questions. I think I should amend it by withdrawing lot 'A'. Lot 'A' was the property which we just finished with.

THE COMMISSIONER: You are striking out lot 'A'?

MR. CHERNIAK: That is correct, it should be lot 'B' alone.

MR. FERG: I have no questions to ask Your Honour.

THE COMMISSIONER: Have you any comments Mr. Ferg?

MR. FERG: Oh well, it is submitted that the property was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINCE DUE)

Certified to be a true and accurate transcript.

Mark E. Pearce
(MARK E. PEARCE)
OFFICIAL REPORTER

CERTIFICATE

I, the undersigned Sub Commissioner certify that the foregoing 4 pages of typewritten matter contain a true and accurate record of the sub commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

J. G. Kirby
(SUB COMMISSIONER)