

7379

**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 NAGAMATSU NAGAMATSU Sakuo
HOME ADDRESS: P.O. Box 87 Pitt Meadows, B. C. (Hammond Rd.)
REGISTRATION NUMBER 14332 SEX: male AGE: 25
OCCUPATION: Sawmill hand

(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, B. C.

MARRIED? no

NAME OF WIFE OR HUSBAND: --

ADDRESS OF WIFE OR HUSBAND: --

NAMES OF ANY LIVING CHILDREN: --

ADDRESS OF CHILDREN: --

AGE OF CHILDREN: --

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

1. LOCATION AND DESCRIPTION: Title #147062E
Lot 3 of sec. 29, block 6, north range 1, E map 4773 in District
of New Westminster, B. C. (Port Hammond)

2. BUILDINGS AND OTHER IMPROVEMENTS: Nothing

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

4. TAXES (Amount and where payable) \$20.00 about 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) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: P.O. Box 87, Pitt Meadows, B. C.
In brother's house.

2. LANDLORD'S NAME AND ADDRESS: Denshin NAGAMATSU, same address

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: rent free

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
2000 \$50.00 War Savings Certificates8. BANK ACCOUNTS: none9. LIFE INSURANCE: Sun Life Assurance Co., of Canada, Vancouver Branch
\$1000.00 Beneficiary, brother--Denshin NAGAMATSU Policy at home.10. 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) Sy agamatsuT. J. M. Shaw
Witness

FOR DEPARTMENTAL USE _____

P.D. 4/6/43

INFORMATION FROM R.C.M.P.

Date 14/9/43

Our File No. 2379

Full Name NAGAMATSU - Sakuo
(Surname in Block Letters)

Registration No. 14332

Male - Female
(check) ☒

Age July 16, 1917

Former Address P.O. Box 87 Pitt Meadows B.C.

Date Evacuated 23/2/42

Naturalized - Canadian-Born - National
(check) ☒

Present Address Emerson, Manitoba Geraldton, Ontario

Married - Single
(check) ☒

Name of Wife —

Name of Husband —

Name of Mother ^{nee} (TSUTSUMI) Chie Name of Father Benzo. Iida

Names of Children under 16 —

Requested by A. Whitaker Registered with Custodian —
(Yes or No)

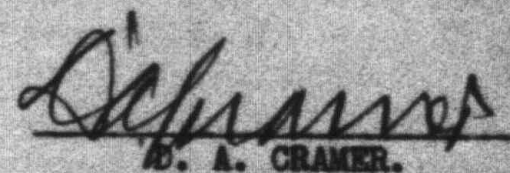
Additional Information Sawmill hand

REAL PROPERTY SUMMARY

JAPANESE NAME: Sakuo NAGAMATSU Reg. No. 14332 File No. 7379.
CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/504-P. First Offer.
PROPERTY ADDRESS: Hammond Road, Pitt Meadows, B. C.
LEGAL DESCRIPTION: Lot 3 of Section 29, Block 6 North, Range 1 East, Map 4773,
Municipality of Pitt Meadows, D. N. W.
TITLE: Registered in the name of Sakuo NAGAMATSU.
ENCUMBRANCES: Dyking charge. No indication of any unregistered charges.
Vesting Order No. 25660 dated April 2nd, 1943.
ASSESSED VALUE: Land - \$500.00
Improvements - \$100.00 - \$600.00. Taxes - \$11.03.
CLASSIFICATION: A small piece of bushland.
The Custodian's representative reported on May 26th, 1942, that
this property had an area of 9.35 acres and that it was bushland
with no buildings.
HISTORY OF
ADMINISTRATION: We were unable to rent this property as there were no buildings
thereon, and no cleared land, therefore being of no value to
any rentor.
SOLD: To The Director, The Veterans' Land Act for \$91.00 as at 1st January
1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Sakuo NAGAMATSU, 16th March, 1944,
against which were charged Certificate of Encumbrance - \$1.00,
Registration Fees - \$3.00, Legal Fees - \$15.00, Arrears of Taxes -
\$11.00, leaving a net credit of \$61.00 from this transaction.
Certificate of Title No. 166850-E in the name of The Director,
The Veterans' Land Act.

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

January 29th, 1946.


E. A. CRAMER.

DAC:JS

BC-504-P
BC-3109-A

BC/504-P
BC/3109-A

Page 1

S.S. Form No. 45
(Sheet 1)

COPY

Farm Appraisal Report

File No. J.L.418

Land Description Lot 3, Sec.29, Blk.6N, R.1E, Map 4773
No house Containing 9.351 Acres
 Owner's Name Sakno NAGAMATSU Post Office Address Pitt Meadows, B.C.
 Nearest Rail Point Pitt Meadows - C.P.R. Distance 3 miles
 Market Town New Westminster Distance 13 "
 Church (give denomination) C. of E. and United Distance 3 "
 Nearest School Pitt Meadows (School bus) Distance 3 "

State how property was identified: Corner post, Cross Roads & map check.

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

Yes. It fronts on good gravelled municipal road (Wooldridge Road)

Is this district a good one? Improving every year as water table is controlled by pumps.

Employment opportunity Local peat plant, brickyard and mills - 5 - 8 miles.

Predominating Nationality and religion: Just here, European - Catholic and Lutheran.

Describe Fencing and its condition: Fair line along road. Value \$

Water supply: None dug for; good water I believe will be found at less than 20 feet. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	H						
	X	O						
	X	B						
BARN	X	U						
	X	I						
BARN	X	L						
	X	D						
GRANARY	X	I						
	X	H						
	X	G						
	X	B						
	X							

Electric light at Pump House - 600 yards.

Total present day value \$

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable?

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

EXHIBIT No. 955-2
 DATE 21 Apr 1948
 FILED BY M. Chermak

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
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
9.351	Practically level	Clay loam 10" - 1'	Clay	Clear hardwood, brush and bracken	\$50 - \$60	\$10 \$ 93.51
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	
NOTE There has been considerable land grubbing and burning done here.						

Total value of Land \$ 93.51

Total added by buildings to value of farm \$

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

Total value of farm \$ 93.51

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Has never been occupied. I am informed owner is one of five brothers, owners in the
municipality; lived with a brother and put in spare time on this parcel.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Berries and cane fruits will do well.

Noxious weeds:

Not yet in evidence.

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

Pitt Meadows Municipal Land School and Library - \$11.08
Maple Ridge Dyking & Drainage Commission - Dykes- 9.30
Drainage 5.77
8 acres are classed as high land.

Date: July 2nd, 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 30th day of June 19 42.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks: Though there is no actual broken land in this parcel, much land work grubbing and burning has been done.

For dyking and drainage assessment the land is classed as high land.

Lot 4 adjoining on the north (Japanese) has shown good growth where planted.

I believe quite good drinking water could be obtained here, the same as is on on Lot 4.

(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.

See Taxes

ORCHARDS, SMALL FRUITS, ETC.

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

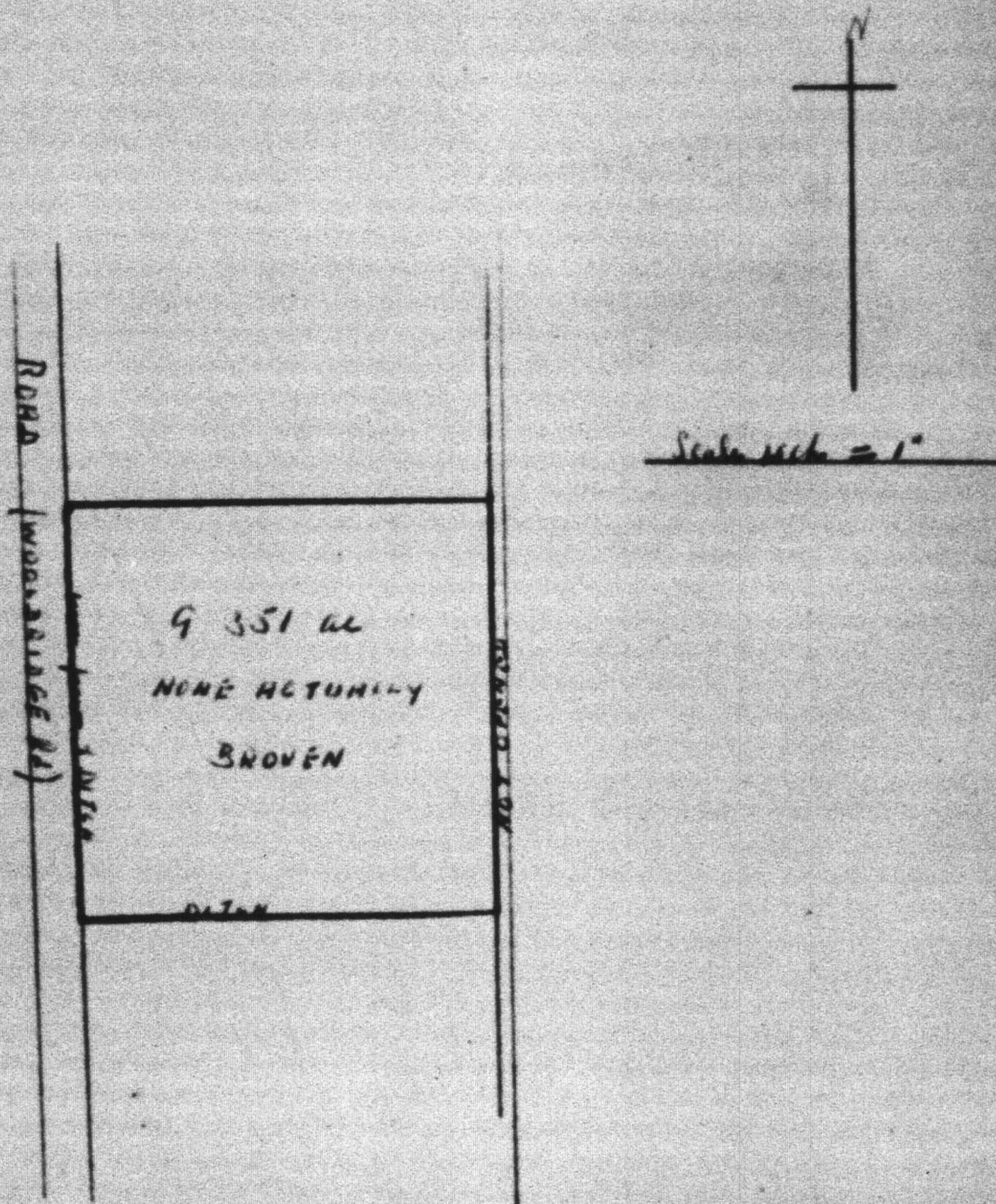
Present Value

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property



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

value is \$ 100

Date 3rd July 1942.

"I.T.BARNET"

District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

File No. 7379

Reg. No. 14332

506 Royal Bank Building,
Vancouver, B. C.

Mr. Sakuo NAGAMATSU,
Winnipeg, Manitoba.

Dear Sir:

Re: Lot 3 of Section 29, Block 6 North, Range 1 East, Map 4773,
District of New Westminster, C. of E. 51558.

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	\$ 91.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	\$ 11.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 14.00
Net proceeds of sale	\$ 77.00

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.

1963

Jan. 1

May 20

Credit re sale of property

Land Registry Office C. of E.

Debit

Credit

Balance

\$1.00

\$ 77.00

\$ 876.00

7379
14382

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/8047
(31-418)

Vancouver, B.C.

FEB 29 1944

NASAMATEL, John

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

Dear Sir:-

Re: Lot 3 of Section 29, Block 6 North,
Range 1 East, Map 4773.
MUNICIPALITY OF PITT MEADOWS

I beg to acknowledge receipt of Duplicate Certificate of Title No. 1668508 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 \$ 92.00, in favour of The Secretary of State, forwarded to you and dated February 28th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$	92.00
Less arrears of taxes to January 1st, 1943,	- \$	11.00
Amount paid to Secretary of State	- \$	80.00 ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

FEB 29 1944

Date

Solicitor for
The Secretary of State

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 7379

MUNICIPALITY: Pitt Meadows.

Date: May 26th. 1942.

NAME: NAGAMATSU. Sakuo,

REGISTRATION NO. 14332.

ADDRESS: Hammond Road, Pitt Meadows, B.C.

PROPERTY: "Bush"

ACREAGE: 9.35

KIND OF CROPS: None. Bush land.

APPROXIMATE ACREAGE OF EACH:

HOUSE: None.

VACANT:

OCCUPIED

DESCRIPTION

ROOF:

SIZE:

NO. OF ROOMS

CONDITION:

OTHER BUILDINGS: None.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Signed:

L. G. Bardwell.

FIRE INSURANCE SUMMARY

File No. 7379

30th January, 1946

Re: MATSUMOTO, Sakuo - Reg. No. 14332

This file reveals no Fire Insurance.

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

January 30, 1946
WBA:EH

W. E. Channon

LIABILITY SUMMARY

File No. 7379

30th January, 1946

Re: NAGAMATSU, Sakuo - Reg.No.14332

This file reveals no liabilities.

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

January 30/46
WEA:KH

W.E. Anderson

PERSONAL PROPERTY SUMMARY

File No. 7379

30th January, 1946

Re: NAGAMATSU, Sakuo - Reg. No. 14332

The only Personal Property assets revealed on this file are \$50.00 in War Savings Certificates and a Sun Life Insurance policy.

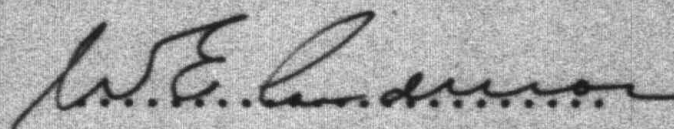
Neither of these were brought under control by the Custodian although on December 29th, 1943 the Sun Life forwarded a cheque payable to the policy-holder through this office for \$2.43 representing the Cash Surrender value of his policy.

This file has no specified articles.

This file reveals no other Personal Property assets.

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

January 30, 1946
WEA:EH



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Sakuo Nagamatsu

File No. 7379

Emission - Max

Reg. No. 14332

Company Sun Life

Agency Vancouver Agency

Policy No. 2298125

Premium - \$ 34.10

Payable: ^X Annually, Semi-annually or monthly

Month August Day 1

REMARKS:

33

F

Letter sent 11/9/50

(COPY FOR FILE 7281)

7379

2nd September, 1943.

Sun Life Assurance Company of Canada,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re: Policy No. 2,298,125 - Sakuo NAGAMATSU

We have today received a letter dated August 27th from
Mr. Denshin NAGAMATSU. The last paragraph of this letter reads as
follows:-

"Please send me a money for the Sakuo NAGAMATSU Insurance
as he is not paid for it so he want to quit it. I am very sorry but very
hard to make a money to pay his Insurance at Manitoba".

It would seem from the foregoing that Mr. Sakuo NAGAMATSU
wishes to cash in his policy and wishes you to contact him regarding
same.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

7379

4th February, 1946.

REGISTERED

Mr. Sakuo HAGAMATSU,
Registration No. 14332,
Geraldton, Ontario.

Dear Sir:

Your request for funds held to your credit at this office has been forwarded through the Department of Labour, and we take this opportunity of giving you a brief summary of our administration of your affairs.

When registering with this office you declared yourself to be the owner of real property at Pitt Meadows which became vested in the Custodian at that time. In view of the fact that the land was not cultivated and that there was no living accommodation, the property was not rentable and we were unable to derive any funds to your credit from administration.

In accordance with the policy of liquidation decided upon by the Canadian Government, the property was sold to the Director of Veterans' Land Act as shown on the statement of sale sent to you early in 1944, from which you will note that the net proceeds from sale were credited to your account. Since that time legal fees in the amount of \$15.00 in connection with the conveyance of the property were charged to your account.

You declared yourself to be the owner of War Savings Certificates and a Sun Life Insurance policy, but these were not brought under control by the Custodian, although on the 29th December, 1943, the Insurance Company forwarded a cheque payable to you for \$2.43, representing the cash surrender value of a policy, which was in due course forwarded to you from this office.

Attached hereto is a cheque in the amount of \$61.00 representing your full credit at this office, which is in accordance with the statement sent to you regarding your real property sale less the \$15.00 legal fees.

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,
Administration Department.

WEAsHA
Encls. (3)

P. O. Box 195

Geraldton Ont.

Feb. 22/46.

The Credit Office
Vancouver B.C.

Dear Sir:-

Re - to my property
my cheque of \$61.00 last week.

Yet, I am hardly misunderstanding that
the Legal Fees of \$15 were charged, cause in the
Credit paper I received in the early of 1944, the
property had been sold for \$91. in the year Jan
1st 1943 and amount of \$15 were charged that
time for. So the Credit paper was made
up for \$76.00

After the property had been sold
and the Credit paper had made up for
\$76.00 and send it to us, I don't think there
is any necessary for charging \$15 again
as Legal Fees this time, cause it doesn't
say anything in the first ~~case~~ ^{case} when the
Credit paper is made. I would like to know
why we have to pay that after the property
is sold.

Yours truly

S. Hegeman.

EVACUATION SECTION	
Rec'd	FEB 27 1946
File No.	7379
App.	Chambers
Referred	

7579

1st March, 1946.

Mr. Sakuo NAGAMATSU,
Registration No. 14332,
P.O. Box 195,
Geraldton, Ontario.

Dear Sir:

We wish to acknowledge your letter of the 22nd February, and note your remarks regarding the legal fees deducted from the net proceeds derived from the sale of your property.

When we sent you the details of the property sale, the last paragraph in the statement reads to the effect that, the net proceeds had been placed to your credit at this office, and also that, we quote, "A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later". The reason the legal fees were not charged at the time was that the Custodian had referred the account for legal expenses to the Court to be taxed, thereby reducing considerably the legal expenses involved.

We trust this explains the matter satisfactorily.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

STATEMENT OF ACCOUNT

File No. 7379

Sakuo NAGAMATSU - Reqd. No. 14332

17th March, 1948.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
Jan. 1	Credit re sale of property		\$77.00	
May 20	Land Registry Office, Cert. of Encumbrance	\$1.00		
1945				
Apr. 23	Legal fees in connection with conveyance of property	15.00		
1946				
Feb. 4	Cheque to Sakuo NAGAMATSU	<u>61.00</u>	<u> </u>	
		\$77.00	\$77.00	Ø

Name of Claimant **NAOMATSU, Sakae**Case **955**Custodian File **T779**

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
					21.00		129.85				129.85
<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				
TOTAL RECOMMENDATION											129.85

7379

October 5th, 1950.

Mr. Sakuo NAGAMATSU,
Box 68,
Geraldton, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 955

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 \$129.85.

Cheque for \$126.74 is enclosed herein, and the sum of \$3.11 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

SAKURO NAGAMATSU

File No. 7379

Case No. 955

REAL PROPERTY CLAIMS

1. Lot 3 of Section 29 Block 6 North Range 1 East Map 4773
Municipality of Pitt Meadows in the District of New West-
minster.

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$500.00	\$93.51	\$91.00

Witness:- T. Godfrey, V.L.A. appraiser

This will be entirely a question
of value.

The assessment was \$600. (\$500 for
land and \$100 for improvements).

Claimant says he paid \$500 for this
land in 1941.

Summary of Defence Witnesses

T. Godfrey

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

Fort William, Ontario,
April 21st, 1948.

IN THE MATTER OF THE CLAIM OF
SAKUGU NAGAMATSU.

PROCEEDINGS AT HEARING.

20 APPENDICES

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

T.F. HERRON, Esq.,

Official Reporter.

30

2
S. Haganatsu,
In Chief.
Discussion.

THE COMMISSIONER: Which one do you want to go on with first?

MR. CHERNIACK: No. 23, Haganatsu. I ask leave to amend, my lord. The credit to the Custodian should be \$91.00 and the loss therefore \$409.00.

SAKURO HAGANATSU, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

10 Q Witness, I show you a typewritten statement. Was this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I would file the S.S.B. appraisal, my lord, as Exhibit 2.

20 (S.S.B. APPRAISAL MARKED EXHIBIT NO. 2)

Q Witness, do you have your certificate of title with you? A: Yes.

MR. CHERNIACK: The witness has produced, my lord, and I will show to my learned friend a certificate of title issued by the Land Titles Office at New Westminster, certificate No. 147062-B, dated November 12th, 1941, covering the land in this claim, my lord, in the name of Sakuro Haganatsu.

30 This, my lord, confirms the statement filed as Exhibit 1 to the effect that the claimant purchased

S. Nagamatsu,
In Chief.

the property in November, 1941. He states that he purchased it from a Mr. Ford for \$500.00, at which time it was uncleared. There were no improvements on the property and none made by the claimant, my lord.

10 The S.S.B. appraisal form, Exhibit 2, sets out that this property is some three miles from Pitt Meadows fronting on a good gravelled Municipal road. His comments on page 2 are, "Berries and cane fruits will do well," and his general comment on page 2 is, "Though there is no actual broken land in this parcel, much land work grubbing and burning has been done. For dyking and drainage assessment, the land is classed as high land. Lot 4 adjoining on the north (Japanese) has shown good growth where planted. I believe quite good drinking water could be obtained here, the same as is on Lot 4".

20 May I ask my learned friend, my lord, to state the assessed value of this property?

MR. HUNTER: The assessed value for 1943, my lord, is \$100.00 for improvements and \$500.00 for land, a total of \$600.00.

MR. GHERNIAKE: Thank you. Might I also refer to Exhibit 1, my lord, to the fact that this claimant states that he does not believe he overpaid when he paid \$500.00. That is the case, my lord.

30 MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. It seems to be entirely a question of value. There are no questions.

S. Naganatsu,
Discussion.

THE COMMISSIONER: Q: You bought in 1941, did you,
Naganatsu? A: Yes.

Q In what month? A: November.

THE COMMISSIONER: All right, thank you.

(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.