

8848



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: NAKO Hoshio  
HOME ADDRESS: Otter Rd., R.R.#1, Coghlan, B. C.  
REGISTRATION NUMBER 12891 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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Ooto #8484

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: all over 16

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Title at home. 30 acres complete.

2. SE quarter sec. 35 of twp. 2 & 3 in the district of New Westminster,  
Corp of Langley.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 wooden frame bungalows:-

(a) 3 roomed (b) 2 roomed. chicken house, barn, packing shed,  
woodshed, brooder house, summer house, goat house., another packing -  
shed

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

4. TAXES (Amount and where payable) \$22.00 1941 paid at Langley.

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

6. OCCUPANCY AND LEASES (If vacant so state) Land to be leased to Poppy,  
Otter Rd., Coghlan, B. C. for 2 yrs.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. At home

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

9. IF FARM LAND STATE CROPS SOWN strawberry (2 1/2 acres)

fruit trees 1/2 acre. Money received

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. Living in 3 roomed house (a)

(b) 2 roomed house is vacant. See p. 1, sec. 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.

IN 3 ROOMED HOUSE: 4 double beds, Gramophone, records, Singer sewing machine, kitchen range, 3 heaters, gas lamps (2), cabinet and tables, kitchen ware.

IN CHICKEN HOUSE: brooder stove, 2 spray pumps, 3 water troughs, wash box, wash box (2) egg box, 2 boxes glass.

IN BARN: 4 ton straw, 60 berry trays, express crates, 30 shipping crates, 20 lbs. lime, 20 lbs. 60-west, 1 roll tar-paper, cultivator.

IN STORAGE HOUSE: 2800' lumber, 3000 lbs. nails, 2500' shingles, sheet-iron wire and block cloths, 33 coats wood.

IN BROODER HOUSE: cultivator, harness, single trees, logging chains, block rasp, wires, sheelbarrow (2) buggy, water pump, fish-

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

John Martin  
more sales power  
Kalamazoo  
Michigan  
for the  
Kalamazoo  
County  
Michigan



4. INSURANCE CARRIED ON ABOVE PROPERTY: none
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) none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE Sun Life Assurance Co. \$1000.00. Policy # 2283161  
Beneficiary, wife, Uto Nako. Policy in owner's 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 7th day of May 1942. Uto Nako

(Signature)

J. H. Wilkins  
Witness

FOR DEPARTMENTAL USE



8648  
 INFORMATION FROM R.C.M.P.

Date Dec. 2/42

Our File No. 8648

Full Name NAKO Hashe  
 (Surname in Block Letters)

Registration No. 12891

Male - Female  
 (check)

Age Dec. 24, 1894

Former Address Otter Rd., P.R.#1, Coghlan, B.C.

Date Evacuated July 18/42 Naturalized - Canadian-Born - National  
 (check)

Present Address Sandwich P.C.  
Hidden Lake, Enderby, B.C.

✓  
 Married - Single  
 (check)

Name of Wife Elto #12839

Name of Husband \_\_\_\_\_

Name of Mother Dead

Name of Father Dead

Names of Children under 16 \_\_\_\_\_

Requested by ECF Registered with Custodian \_\_\_\_\_  
 (Yes or No)

Additional Information Farmer. Owner of  
House & 29 acres.



NO. 8648

NAME: Hasho Hako

Reg. No. 12891

ADDRESS: 3053 Bradshaw Rd., Coughlan, B.C.

EXHIBIT No 177-3

DATE: 24 Feb. 1948

FILED BY

J. A. McLennan

INVENTORY OF CHATELS LEFT ON PROPERTY

<u>No. 1 House (downstairs)</u>		<u>No. 2 House</u>	
3 pictures in frame	1.00	bed and spring	10.00
1 small table	2.00	3 mattresses	10.00
cedar clothes closet	7.50	4 pair of curtains	1.00
2 Lamps	2.00		167.05
Box cont. sewing machine attachments	45.00	<u>No. 2 House (Cont'd.)</u>	
	5.00	4 windows (loose)	5.00
bed and 2 springs	10.00	phonograph - 68 records	75.00 30.00
mattress	5.00	2 iron pots	2.50
2 small tables (hm)	5.00	2 sad irons	2.00
coal oil lamp	1.00	2 alum pots	2.50
small ctn. (cont. seeds)		2 gal. vinegar jugs	.35
2 brooms	1.50	small wash pan	1.00
4 kitchen chairs	5.00	bed (poor)	5.00
4 dining room chairs	5.00	bed and spring (poor mattress)	10.00
Singer sewing machine (peddle)	15.00	ladder	1.00
Kitchen table	2.00	small stove	2.00
lamp	1.00	2 bundles of V joint 7' long	4.00
kitchen range (old)	25.00	Jap. saw	2.00
Jap tub	.50	cabinet (h.m. poor)	3.00
sauce pan	.25	18 berry boxes	7.50
2 teapots	1.50	84 sorting trays	20.00
3 1 qt. sealers	.15	58 jam trays	15.00
2 cups	.15	large quantity tomato boxes	3.00
milk pitcher	.25	man's overcoat	2.50
glass fruit bowl	.25	square piece heavy iron	1.00
13 saucers	2.40	<u>Under House</u>	
large plate	.75	small quantity used lumber	2.00
9 bowls	1.00	salt and pepper shakers	
3 cups	.25	2 boxes of misc. bottles	
butter dish	.20	2 sortin benches	1.00
3 cookie tins	1.00	<u>Wood Shed &amp; Root House</u>	
alarm clock	1.00	1 pulley	1.00
3 2 qt. sealers	.15	wash tub	1.00
10 1 qt. sealers	.50	screen cooler	.50
large platter	.50	coal oil lamp and holder	.75
		8 sake bottles	
		teapot	.75
		3' iron rail	1.00
		broken lamp	



No. 8648  
NAME: Hashio Nako, #12891  
Inventory of Chattels (Contd.)

October 9, 1942

No. 1 Chicken House

3 feed regulars 2.50  
174.85

No. 1 Chicken House (Contd.)

4 feed troughs 8.00  
4 sets of chicken nests 20.00  
small quantity of netting 3.00  
2 ladders 2.00  
5000 8' ship lap 112.50  
large quantity of fish net 30.00  
10 bundles shingles 10.00  
3 Jap tubs .75  
large Jap. tub 1.25  
large barrel 2.50  
small barrel .75  
2 wheel barrows 5.00  
7 small boughs 7.00  
5 chicken shipping boxes 5.00  
stove boat .25  
Jap cooker (3 1/2 diam.) 5.00  
small quantity of used lumber 3.00  
500' used 2x4 10.00  
hack saw 1.50

No. 2 Chicken House

Piece of sewer pipe .50  
fish scale .50  
hedge clipper 1.00  
pound of carbide .50  
lamp pump .25  
2 traps 1.00  
carpenter level 1.00  
10 painters stamps 2.00  
4 cross cut saw 35.00  
brace and bit 3.00  
2 small sythes 1.50  
screw driver .75  
cold chisel .50  
wedge 1.50  
7 1/2" iron rod 2.00

6' iron post hole digger 2.00  
Axe handle .60  
pitch fork 1.00  
5 potato forks 5.00  
hay fork 1.00  
pitch fork (good) 1.00  
5 shovels 5.00  
2 bent shovels .50  
mattock 1.35  
pick 1.00  
2 pick axes 2.00  
2 wedges 3.00  
3 peaveys 7.00  
sledge hammer 1.80  
2 hoes 2.00  
5 D.B. axes 5.00  
garden rake 1.00  
5' logging with hook 4.00  
whipple tree 2.00  
heavy block 7.50  
cross cut saw vice .50  
hand saw 1.50  
2 small pulleys 1.00  
thermometer .50  
heavy broom .75  
gas drum cap (brass) 1.00  
15 gal. crock with lid 15.00  
2 boxes of glass 100# ea. 17.50  
sheet galvanized iron 1.35  
4 metal boughs 5.00  
75' clothes line .75  
150 lbs. berry wire 8.00  
2 gas lamps 18.00  
coal oil lamps 3.00  
roll of heavy chicken wire 8.50  
fine chicken wire 8.50  
brooder stove and cover 18.00  
roll of tar paper 1.00



October 9, 1942

NAME: Hashio Nako, #12891  
Inventory of Chattels (Contd.)

2 small drum heaters	4.00
3 chains	2.00
3 8' lengths light chain	
2 hooks	2.00
28' logging chain	3.50
halter	5.00
2 crow bars	1.50
3 3' lengths iron rod	1.00
3 saw handles	2.25
small fish scales	.75
15' $\frac{1}{2}$ " rope	.25
3 water self level pans	
curry comb	3.75
small quantity of used lumber	3.50

179.00

471.69

TOTAL HOUSEHOLD SUPPLIES	167.05
	174.85
	294.10
	<u>179.00</u>
	\$815.00

169.80  
174.85  
471.69  
815.25

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

DATE: April 19, 1948

m.w

B. T. Larsen

48.75



## Farm Appraisal Report

COPY

File No. J.L.406

Land Description Lot 2, S. of V.V. & E. S.R. 1 Sec. 35, Tp. 10, Map 6197 and Lot 3 S. of S.R. 1  
Sec. 35, Tp. 10, Map 5130. Containing 28.24 AcresOwner's Name Hoshio NAKO Post Office Address Coghlan R.R. 1  
Nearest Rail Point Coghlan Distance 3 1/2 miles  
Market Town Abbotsford Distance 10 1/2 "  
Church (give denomination) Most denominations Distance 2 - 4 miles  
Nearest School Otter Distance 1 mile

State how property was identified: Map, roads and owner

Roads: State whether property has access to main road, the kind of road and its condition.  
On rather a poor cross road which will be improved as time goes on.

Is this district a good one? Fair

Employment opportunity Very little; some berry pickings; hop yards in fall.

Predominating Nationality and religion: British; Protestant - a lot of continentals.

Describe Fencing and its condition: Fences are neighbours Value \$

Water supply: Creek; well. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 sty.	24x26 x 15	Frame	9' eave	Shgls.	8 yr.	Wood	Fair	\$ 350.00
Woodshed	16x26 x 12	"	8' "	Shake	8 "	Wood only	"	65.00
Poultry Hse	20x24 x 8	"	6' "	"	12 "	"	"	100.00
new old shed	10x12 x 7	"	6' "	"	Old	Poor	Poor	-
brooder Hse	16x20 x 8	"	8' "	Shgls.	New	Wood	Good	120.00
day "	10x100 x 9	"	8' "	"	"	"	"	625.00
Stable	12x24 x 8	Slab	7' "	Shake	4 yr.	"	Fair	30.00
garage	x	"	4' "	"	New	"	Good	15.00
Colony House	10x14 x 6	Frame	6' "	"	5 yr.	"	Poor	-
Shed	8x16 x 7	Spl. Cedar	"	"	"	"	"	-
	x	"	"	"	"	"	"	-
	x	"	"	"	"	"	"	-

Light not easily available; Coghlan Road about 30 chains away.

Total present day value \$ 1305.00

\$ 1000.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? No If not what is your approximate estimate of cost to make it habitable? Bare studs inside cost about \$75 to finish with good shiplap.

\$ 75.00

Describe the basement and chimneys: Metal chimney. 6' wooden walled basement, not shown in above height at eave. Is above ground, dirt floor, full size.

No. rooms downstairs? 4

Upstairs? -

How finished Bare studs in; fir siding out.

Are buildings painted? No

Condition of paint

Distance from nearest bush No heavy bush near

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



## Cultivated Land

BC/340-P  
BC/554-A

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.91	Undulating 7.91 ac.	12" sdy. loam	Clay	Oats, berries	\$60	\$ 474.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.3	Undulating 1.3 ac.	As above		Stumps, some brush	\$60	\$25
18.03	" 18.03 ac	" "		Solid bush	\$125 up	\$20
						32.50
						360.60
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	
1	Gully 1 ac.		nil		nil	

Total value of Land \$ 867.70

Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1867.70

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Continuously occupied and tilled. Would think Jap is turning to chickens to restore  
good fertility though it looks fair.

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

Noxious weeds:

Canadian Thistles, some couch.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:  
Langley Lot 2 - \$ 6.10  
" 3 16.75

Date: July 1, 1942.  
Place: Chilliwack, 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

"R. L. RAMSAY"

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



Remarks: Not too well situated. At end of Bradshaw Road which is good, and been continued through to Coghlan Road, but continuation is rough and ungravelled.

The soil is a good type and growth indicates fair fertility, but the entry into chickens makes me suspicious the Jap has noticed a deterioration and is trying to remedy it.

It is a very fair small holding. The house is very cheap but can be reasonably finished. Poultry houses are new and other buildings are old. Pickers' house is probably the Jap's old house and is finished with 3 rooms, T. & G. lumber inside but getting pretty old.

**(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

14 old fruit trees in poor shape - no value

2

2

1

4

15

10

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

1000000

1774

Total \$

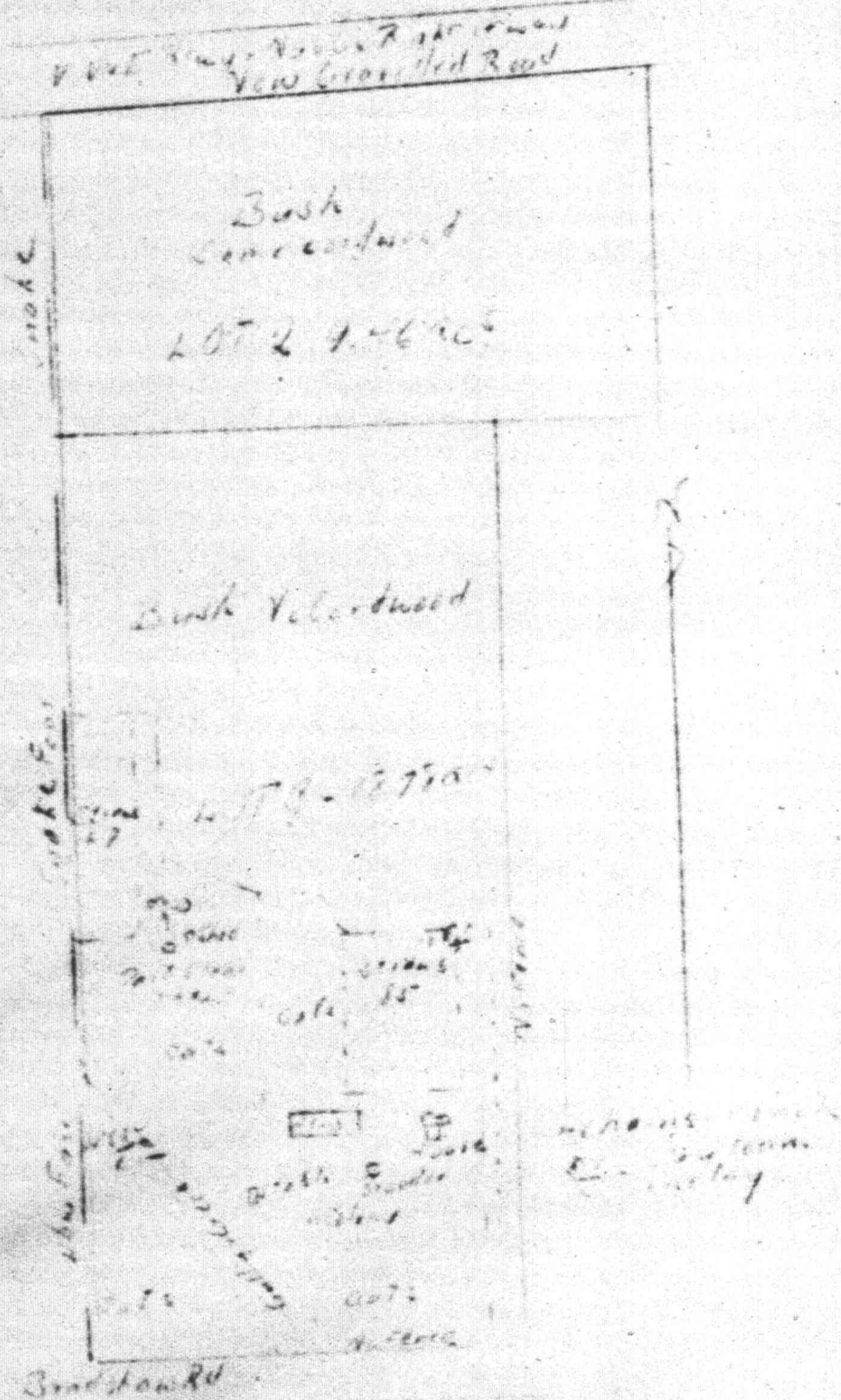
**Amount fruit trees add to value of farm \$**



Diagram of Property

Hoshio NAKO.

Lot 2, S. of V.V. & S.E.  $\frac{1}{4}$  Sec 35, Tp. 10 Map 6197 and  
Lot 3, S.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$ , Sec 35, Tp. 10, Map 5130.



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

value is \$ 1700

Date 2nd July

19 42.

"I.T. BARNET"

District Superintendent.



File No. 8648

January 27, 1948.

PERSONAL PROPERTY MEMORANDUM

Re: (Mr.) Hosho NAKO

JP Form dated May 7, 1942, attached hereto. Mr. Nako declared household effects, farm equipment, lumber and accessories, and stated where they were stored.

Crop: He stated in above JP Form that  $2\frac{1}{2}$  acres in strawberries and  $\frac{1}{2}$  acre in fruit trees had been sold for \$200.00 and money received.

<u>Claiming:</u>	Household Chattels.....	\$815.00
	Loss of Chickens.....	200.00
	Loss of Strawberries....	600.00
		<u>\$1,615.00</u>

Location: 3053 Bradshaw Road, Coghlan, B. C.

Chattels Inventoried September 1, 1942. List signed by Hosho NAKO.

Chickens: Mr. NAKO did not mention them in his JP Form. They were probably sold by him before he was evacuated on July 18, 1942.

Breaking & Entering: Reported on by Provincial Police in letter dated April 12, 1943, which is filed in our Office File.

Analysis of Claim attached hereto.

WJJ/HMS

  
.....



ADDITIONAL CHATTELS FOUND ON THE PROPERTY  
OF

NAKO, Hosho# 13205  
3056 Bradshaw Rd. Coghlan B.C.

CHICKEN HOUSE

- 1 Water pump new ( Goulds. )
- 9 Galv. buckets.
- 1 Metal berry cart.
- 2 Bicycle wheels.
- 1 Part roll of tar paper.
- Qu. of picker's trays,

"

Sm. house and chicken house were broken into,  
are now padlocked. ( keys attached. )

articles missing--

- 2 D.B. Axes.
- 1 Thermometer. ✓
- 2 Gas lamps.
- 2 Oil lamps.
- 10 Qt. sealers.
- 1 Garden rake.
- 1 Pitch fork.

Do not consider  
the value of these  
items sufficient  
to justify further  
report to police

*[Signature]* 7-6-43.

Signed. *[Signature]*

May. 1st/43.



8648

DOMINION OF CANADA  
PROVINCE OF BRITISH COLUMBIA

To wit:

In the Matter of the difference of the spelling  
of my name HOSHO NAKO and HOSHIO NAKO on  
Certificates of Infeasible Title Nos. 66551-2  
and 135491-E, respectively.

I, Hosho NAKO  
of  
Do Solemnly Declare that

of the Hidden Lake,

in the Province of British Columbia,

I am the identical person by error called HOSHIO NAKO in Certificate of  
Infeasible Title No. 135491-E, covering Lot 2, South part of North  $\frac{1}{2}$  of South  
East  $\frac{1}{4}$  of Section 35, Township 10, Map 6197, Municipality of Langley, District  
of New Westminster, and referred to as HOSHIO NAKO in Certificate of Infeasible  
Title No. 66551-E, covering Lot 3 of South  $\frac{1}{2}$  of South East  $\frac{1}{4}$  of Section 35,  
Township 10, Map 3130, Municipality of Langley, District of New Westminster.  
The correct spelling of my name is HOSHO NAKO.

AND I make this solemn declaration conscientiously believing it to be true, and know-  
ing that it is of the same force and effect as if made under oath, and by virtue of the  
"CANADA EVIDENCE ACT."

DECLARED before me at  
in the  
Province of British Columbia this  
day of  
A.D. 19<sup>th</sup>

HOSHIO NAKO

Witness D. E. Jones.



MEMORANDUM

File No. 8648

July 6th, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Hosho NAKO, 3053 Bradshaw Rd., Coghlan

The chattels belonging to this Japanese were declared in brief on his J.P. form. They were locked up in the house and no tenant occupied the premises so far as the records show.

Mr. D. W. Poppy leased the land only and in May, 1943, agreed to give access to the house to a prospective tenant. However, in April, 1943, the Provincial Police made a report on breaking and entering this house on a complaint from Mr. Poppy. This report is filed under date of April 12th, 1943, and verifies the breaking in.

There is an inventory of effects found on the premises (undated), possibly made in September or October of 1942. Everything found there, large and small, is listed, and in view of the small recovery made when liquidating, it must be assumed that most of the effects were stolen between the fall of 1942 and the spring of 1943.

The premises were examined by me on July 4/45, and there was no evidence of any chattels. The house is isolated to such an extent that anyone removing things, would be able to do so very easily without being detected.

No further action is indicated.

WJI:LEW





23rd September, 1946.

Mr. Hosho NAKO,  
Registration No. 12891,  
Hidden Lake,  
Enderby, B.C.

Dear Sir:

As requested by you we are today forwarding to your credit at the Bank of Montreal, Enderby, the sum of \$333.19 which sum represents your remaining credit balance at this office, derived from sale proceeds of your real and personal property which vested in the Custodian in the Protected Area, details of which have been supplied you from time to time. We are attaching a statement of your account from the date when one was last sent to you.

We note that when registering with this office you stated you had in your possession the Title of your property. Please forward this document to this office as soon as possible as it has been cancelled at the Land Registry Office.

A Brownie Camera owned by your wife is still held by us in storage for her. We advised Mrs. NAKO some time ago that this camera is available to her if she would forward the receipt given to her by the Royal Canadian Mounted Police when she surrendered it. If this receipt has been lost, please have her sign a Statutory declaration to this effect; a copy of same is enclosed. Postage in the amount of 25¢ will also have to be sent to cover mailing and insurance.

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 we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,  
Administration Dept.

WEA:HA  
Encls. (3)



SUN · LIFE · ASSURANCE · COMPANY · OF · CANADA

HEAD OFFICE: MONTREAL


NOTICE OF PREMIUM DUE

DUE	POLICY NO.	PREMIUM	
1943 OCT 20	2283161	\$44.30	5.32 CR
			4.99 DIV
			34.00 BAL

MR. H. NAKO,  
SANDON,  
B.C.

SUN LIFE ASSURANCE COMPANY  
OF CANADA

Royal Bank Building,  
VANCOUVER, B.C.

 Please return this notice  
with your remittance to

PLEASE SEE REVERSE SIDE



DEPARTMENT OF  
LABOUR



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,  
Vancouver, B. C.

October 28th 1943.

Dept of Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	OCT 29 1943
File No.	8648
Ans.	C. H. 3. 7. 10
Referred	K. L. 0. 0. 0

Dear Sir,

Re Hosho NAKO #12891

The above named asks that you pay the current premium on his Sun Life Insurance Policy No. 2283161 in the amount of \$44.30 from his funds now in his hands.

The relative premium notice is enclosed herewith.

Yours truly,

M.L. Brown  
Office Manager.

MLB/MS  
enc

Cr. bal.  
\$46.00  
20-11-43  
\*51.00 due to V.L.A.



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Hosho Nako  
*Sandow, B.C.*  
File No. 8648  
Reg. No. 12891  
Agency Vancouver Agency  
Company Sun Life  
Policy No. 2283161  
Premium - \$44.30  
Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly  
Month October Day 20

REMARKS:

*27*  
*Letter sent 3/9/43*



REAL PROPERTY SUMMARY

JAPANESE NAME: Hosho NAKO Reg. No. 12891 File No. 8648.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.  
BC/340-P. First offer.

PROPERTY ADDRESS: 3053 Bradshaw Road, Coughlan, B. C.

LEGAL DESCRIPTION: Lot 2 South part of the North  $\frac{1}{2}$  of the South East  $\frac{1}{4}$  of Section 35,  
Township 10, Map 6197, Municipality of Langley, D. N. W.  
AND  
Lot 3 of the South  $\frac{1}{2}$  of the South East  $\frac{1}{4}$  of Section 35, Township 10,  
Map 3130, Municipality of Langley, D. N. W.

TITLES: Lot 2 Registered in the name of HOSHIO NAKO. Title No. 135491-E.  
Lot 3 Registered in the name of HOSHO NAKO. Title No. 66551-E.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
  
Vesting Order No. 25483, dated February 26th, 1943 (Lot 3).  
" " No. 24385, dated July 25th, 1942. (Lot 2).

ASSESSED VALUE: Lot 2 - Land - \$200.00  
Improvements - \$100.00 - \$300.00 Taxes - \$ 6.10  
  
Lot 3 - Land - \$450.00  
Improvements - \$500.00 - \$950.00 Taxes - \$16.75  
\$1250.00 \$22.85

CLASSIFICATION: A Grain and Fruit Farm, 2 dwellings and out-buildings.  
The Custodian's representative reported on September 21st, 1942, that  
this property had an area of 30 acres (Langley Municipality states  
that there are only 28.24 acres, and he is taxed accordingly) all  
cleared and planted to the following crops: 10 acres oats, 2 $\frac{1}{2}$  acres  
strawberries, 7 fruit trees and 6 peach trees.  
1 - 3 room frame bungalow, 1 - 2 room frame bungalow, 1 woodshed,  
1 root house, 1 chicken shed, 1 brooder house, 1 chicken house, 1 cow  
shed. All buildings in good shape. Good farm. Chicken house exception-  
ally good.

HISTORY OF ADMINISTRATION: This property was leased by Hoshio NAKO on 28th April, 1942, to David  
W. Poppy, Jr., up to end of 1943. Consideration being \$200.00 for 1942  
payable 31st July, 1942 - paid, and \$50.00 for 1943 payable on or before  
1st June, 1943 - paid.  
  
Lease handed to The Director, The Veterans' Land Act, July 23rd, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1,833.00 as at January 1st,  
1943.  
Approval of Advisory Committee - 1st June, 1943.  
  
In view of the rent for 1943 being collected by the Custodian, a cheque  
for \$50.00 covering same was paid to The Director, The Veterans' Land



Act, 17th November, 1943.

Funds released to the credit of Hoshio NAKO as at June 27th, 1944, against which were charges - Registration Fees - \$6.00, Legal Fees - \$15.00, leaving a net credit of \$1812.00 from said transaction.

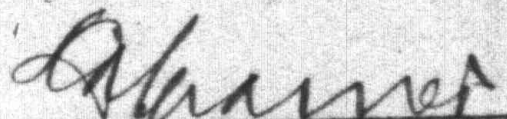
2 Certificates of Title Nos. 172045E and 172046E in the name of The Director, The Veterans' Land Act.

NOTE:

Attached hereto is a Statutory Declaration dated 16th February, 1946, signed by Hosho NAKO re the difference in spelling of his name on Certificates of Encumbrance covering Lot 2 S. part of N.  $\frac{1}{2}$  of S.E.  $\frac{1}{4}$  of Sec. 35, Twp. 10, Map 6197, Mun. of Langley, and Lot 3 of S.  $\frac{1}{2}$  of S.E.  $\frac{1}{4}$  of Sec. 35, Twp. 10, Map 3130, Mun. of Langley.

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

February 18th, 1946.

  
D. A. CRAMER.

DAG:JS



8648  
12571

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/340-P

(JL-406)

Vancouver, B.C.

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

NAKO, Noshio

Dear Sir:-

Re: Lot 2, S. part of N.  $\frac{1}{2}$  of the S.E.  $\frac{1}{4}$ , Sec. 35, Twp. 10, Map 6197, MUNICIPALITY OF LANGLEY, Cert. of Title #172045-E - and - Lot 3, of the S.  $\frac{1}{2}$ , of the S.E.  $\frac{1}{4}$ , Sec. 35, Twp. 10, Map 3130, MUNICIPALITY OF LANGLEY, Cert. of Title #172046-E.

I beg to acknowledge receipt of Duplicate Certificate of Title No. see above 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 \$ 22,082.72, in favour of The Secretary of State, forwarded to you and dated April 28, 1944 is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 1833.00	✓
Loss arrears of taxes to January 1st, 1943,	- \$ --	
Amount paid to Secretary of State	- \$ 1833.00	

*Revised  
6-20*

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

Yours truly,

*T. Todrick*  
T. Todrick,  
DISTRICT SOLICITOR

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Solicitor for  
The Secretary of State



Canada

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

JUL 19 1944

**JAPANESE EVACUATION SECTION**

File No. 8648

Reg. No. 12891

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Hosho HAKO,  
Reg. 12891,  
SANDON, B. C.

Dear Sir:

Municipality of Langley. Lot 2 South part of the north half of the south east quarter of Sec. 35, Township 10 Map 6197, Dis. of New Westminster. C. of E. 49776, and Lot 3A of the south half of the South east quarter of Sec. 35, Township 10, Map 3130, Dis. of New Westminster, C. of E. 51255.

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	\$ 1,833.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	\$ 6.00
Registration fee	6.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	<u>1,827.00</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	Jan. 1	Cr. re Sale of Property		
		Land Registry Office - Certificate of Encumbrance (2)	2.00	
				1,825.00 Cr.
		Debit	Credit	Balance
				1,827.00



FIRE INSURANCE SUMMARY

File No. 8648.


Hosho NAKO - Reg. No. 12891.

Hosho NAKO declared, on his JP Form, dated 7th May, 1942, that he carried no Fire Insurance on either his buildings or personal property.

There is no evidence on file of any Fire Insurance having been placed, by the Custodian, on this man's property.

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

February 22nd, 1946.

  
D. A. CRAMER.

DAG:JS



PERSONAL PROPERTY SUMMARY

File No. 8648

20th Sept. 1946.

Re: Hosho NAKO - Reg. No. 12891

CHATELS: The above Japanese registered with this office on the 7th May, 1942, declaring at that time that he was leaving an itemized quantity of chattels on his property. He was evacuated on the 18th July, 1942 from Mission, at which time he informed us that he had sold a quantity of them and was also taking some with him. Our fieldmen inventoried the chattels on the 1st Sept. 1942, and found NAKO had secured them by locking and boarding the buildings, and the tenant, Mr. W. Poppy, although keeping his eye on them was not using the buildings or chattels. A copy of our inventory was acknowledged by NAKO as being correct.

On the 12th April, 1943, the Provincial Police on a report from Mr. Poppy investigated a complaint of breaking and entering the Japanese premises.

All saleable chattels that could be found on the premises were removed and sold by public auction on the 23rd May, 1944, from which sale the net sum of \$42.19 was derived and credited to NAKO's account here.

Details are shown on the attached chattel schedule, from which will be seen that a considerable quantity of chattels are missing and could not be located by our fieldmen, and were presumably stolen.

LIFE INSURANCE: NAKO declared having a Sun Life Insurance policy for \$1000.00. This was not brought under control by the Custodian. NAKO requested payment of a premium on this policy on the 28th Oct. 1943, but as there were no funds available at that time he was informed to make payment direct.

This file reveals no other personal property assets.

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

*W. E. L. L. L.*  
.....

WEA:RA



LIABILITY SUMMARY

File No. 8648.

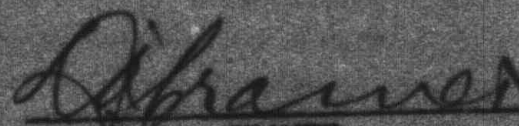
Hosho NAKO - Reg. No. 12891.

The above named Japanese declared, on his JP Form, signed 7th May, 1942, that he had no Personal or Trade Liabilities.

However, Dr. A. McBurney, of Langley Prairie, sent in a bill for Professional Services for \$19.00, being balance of an appendectomy operation, March 20th, 1938. This was acknowledged as correct by Hosho NAKO, on January 23rd, 1946, and the Custodian was requested to pay same. A cheque for \$19.00 was issued to Dr. McBurney and charged to Hosho NAKO'S account.

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

February 22nd, 1946.

  
D. A. CRAMER.

DAC:JS



NAME NAKO, Hoshio

REGISTRATION NO. 12891

FILE NO. 8648

The following chattels were sold by public  
 auction at Langley, B.C. on May 23, 1944.

Pail	\$ 0.25 12
Pick	✓ 1.25 114
Shovel	✓ 1.00 111
Hedges	✓ 0.50 116
Galvanized iron	✓ 1.75 133
Camphor	0.25 93
Roof saddles	0.25 143
Bridle	✓ 0.25 148
Wire	✓ 2.00 140
Rolling couleter	0.50 82
Peavey	✓ 1.25 117
Fork	✓ 0.25 109
Ice chisel	✓ 0.25 102
Fork & hoe	✓ 1.50 110 + 119
Mattock	✓ 0.50 113
Shovel heads & hoe	✓ 0.25 112 + 119
Axe & fork	✓ 1.50 115 + 107
Grubber & shovels	✓ 1.00 115 + 111
Axes	✓ 0.50 120
Axe heads	✓ 0.50 113 + 120
Fork & peavey heads	✓ 0.25 108
Nail box	3.00
Emery stone	0.50
Heat safe	0.50
Pictures	✓ 0.25 1
Pail & jug	✓ 0.25 44 + 63
Duster	0.25
Cabinet	✓ 0.25 52
Total to be carried forward:	\$ 20.75

~~Less expenses:~~

~~Net proceeds credited:~~

~~Number of chattels sold by public.~~

~~Number of chattels sold by private.~~

~~Remarks.~~



NAME NAKO, Hoshio

REGISTRATION NO. 12891

FILE NO. 8648

The following chattels were sold by public  
auction at Langley, B.C. on May 23, 1944

	Brought forward:	
Iron pot		20.75
6 Chairs		✓ 2.75 26
Bed pan & can		✓ 2.00 12 x 13
Krent tub		✓ 0.25 45 x 31
Window		✓ 0.25 78
2 Windows		✓ 0.75 39
2 Beds & springs		✓ 2.00 39
Wardrobe		✓ 1.00 6
Kitchen table		✓ 4.50 5
1 Brooder Stove		✓ 0.25 15
Sewing machine		✓ 3.00 14 1
Glass		✓ 16.00 14
Shingles		✓ 3.50 32
		✓ 4.00 77

Total	(Auctioneer's Fee: \$6.10	\$ 61.00
Less Expenses:	Advertising: 2.05	\$ 18.81
	Moving: 10.66	
Net Proceeds Credited:		\$ 42.19

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Langley 3.

Remarks.



File No. 8648  
Reg. No. 12891

Hosho MAKO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944				
June 27	Balance as per statement sent		\$1,825.00	
August 15	Proceeds Auction Sale	15.00	25.94	
	Legal fees		16.25	
1945				
April 23	Proceeds Auction Sale			
September 19		15.00	\$1,867.19	

GR \$ 1,852.19



File No. 8648

STATEMENT OF ACCOUNT  
Hosho NAKO - Registration No. 12691

3rd Sept. 1946.

DATE	PARTICULARS	DEBIT	CREDIT	BALANCE
1945	Balance as per statement sent 28th Dec. 1945			\$1852.19
1946				
Feb. 26	To Dr. A. McBurney, in full settlement of claim	\$19.00		
March 5	Cheque to you	<u>1500.00</u>		
		\$1519.00		\$1852.19
				<u>\$333.19</u>
September 23	Cheque forwarded to Bank of Montreal, Enderby, B.C., for credit of Hosho NAKO	<u>333.19</u>		
		\$1,852.19		<u>\$1,852.19</u>
				<u>CR. NIL</u>



11th August 1949.

To: Miss Spratt

From: Mr. Braidwood

Case No. 177

In reply to your memorandum of the 4th, on perusing the settlement of this claim I find it is made up as follows:

	\$135	- sold for \$56.75
Lost	659.50	
Abandoned	<u>23.50</u>	
	\$818.00	

*Storgard*



August 4/49.

MEMORANDUM

File No. 8648

TO: Mr. Braidwood  
FROM: Miss J. Spratt

Re: Personal Property Claim  
Case No. 177 - Hosho NAKO

Would you please confirm the exact amount for which this Japanese is claiming. Transcript P.4 infers that while the Japanese was willing to file his claim as per Exhibit 2, Mr. MacLennan advised him to let his claim stand as \$815.00. It would seem that his new claim is for \$815.00 which includes the list of goods in Exhibit 3 - see Transcript P.5. It will be noted, however, that NAKO states on Transcript P.4, Lines 22 & 23: "I consider that the prices on here were a little too high and therefore I am willing to reduce it." I have written in pencil on the analysis the figures taken from Exhibit 3 and they only add up to \$766.25. It will be noted that I have not used the reduced claimed figures which are on Exhibit 2 which would make the total claim even lower. Please note also that I have not added the amounts which are crossed out in Exhibit 3.

This claim is being held pending clarification of the claimed amount.

*J. Spratt*

*Overgard*



DEFENCE BRIEF

Hosho N A K O

File No. 8648

Case No. 177

Vernon  
24 Feb. 1948  
V.L.A.  
Sheet A.22-2

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>1. Claim amended to</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$4020.	\$1867.70	\$1833.

(Trans. Page 2)

Witness - R. L. Ramsay, Appraiser.

Claim for Goodwill & Accounts Receivable withdrawn.

Appraiser (~~Barnett~~) reports - Not too well situated. The house is very cheap, but can be reasonably finished. Some buildings, and lumber in house getting pretty old.

This property was sold for \$1833., not \$1850. as stated in Transcript page 2.

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

PERSONAL PROPERTY CLAIM

2. Claim \$815.

(a) Goods value	\$173.80	Sold by Auction for	\$56.75
(b) " "	23.50	Abandoned.	
(c) " "	617.70	Stolen	
	<u>\$815.00</u>		

Claimant stated that he thought his prices were a little too high and was willing to reduce them but was advised by Mr. MacLennan to leave the claim at its present figure because as most of the goods were stolen, they must have some value.

Premises were broken into and many articles were stolen. (Reported by B.C. Provincial Police 12/4/43)

Summary of Defence Witnesses

Where Required

R. L. Ramsay	1	Appraiser
J. Gibson	2 (a)	Auctioneer
Mr. Carlsen	2 (b)	Staff



Name of Claimant **NAKO, Hoshio**Case **177**Custodian File **8648**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					1833					839.28
<u>PERSONAL PROPERTY</u>										Total
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 & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										Total
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>										Total
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
135.00	56.75	17.02	42.04%	659.50	277.25		294.27			
TOTAL RECOMMENDATION										1133.55



8648

September 26th, 1950.

Mr. Hocho NAKO,  
Enderby, B. C.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 177

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 \$1,133.55.

Cheque for \$1,078.60 is enclosed herein, and the sum of \$54.95 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FOS/js  
1 encl.



IN THE MATTER OF THE "INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E  
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Vernon, B. C.,  
February 24th, 1948.

IN THE MATTER OF THE CLAIM OF  
HONBU NAKO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
J.A. MacLENNAN, Esq.,	appearing for the Claimant.

---

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
W.P. NORMAN, Esq.,	Official Reporter.

30



2  
H. Nako,  
In Chief.

EDSHO NAKO, the claimant herein, being first  
only sworn, testified through the  
Interpreter as follows:

1853  
MR. MacLENNAN: My lord, I would ask leave to amend the  
claim as follows, insofar as the land is concerned  
for \$2775.00 instead of \$2500.00, and buildings at  
\$1305.00, making a total of \$4,020.00. Crediting  
the Custodian with \$1850.00, it leaves a net claim  
for the land of \$2170.00.

10  
THE COMMISSIONER: And then there appears to be a claim  
under (e) (iii) goodwill, accounts receivable. That,  
I take it, goes out.

MR. MacLENNAN: Yes, my lord. I ask that be struck out.  
And in respect to the chattels, my lord, on the back  
of the form I would ask to strike out the claim for  
buildings. He has receipted it again, \$1275.00,  
but to leave the household chattels in, that is the  
only thing, at \$815.00.

THE COMMISSIONER: Were they sold?

20  
MR. MacLENNAN: Some of them were. Most of them are  
missing, my lord. The Custodian is to be credited  
with \$61.00.

THE COMMISSIONER: Making a net claim of \$754.00.

MR. MacLENNAN: Yes, my lord.

DIRECT EXAMINATION BY MR. MacLENNAN:

Q Mr. Nako, you are making a claim in connection with  
real estate as well as chattels in this matter?

A Yes.

Q You had two lots or properties, two and three?

30 A Yes.



3  
H. Hake,  
In Chief.

Q And you gave the instructions about your claim,  
did you? A: Yes.

Q And are the instructions which you gave me correct and  
true to the best of your knowledge and belief?

A Yes.

Q And that information was put on a form in accordance  
with your instructions?

A Yes.

10 Q And this is your form? Would you sign it in verification  
of the truth of it.

THE COMMISSIONER: You might ask the witness where the  
property was in respect of which he is making the claim.

MR. MacLENNAN: Q: Mr. Hake, where was this property  
with respect to which you are making the claim?

A R.R. No. 1, Coughlan, B.C.

Q That is about 10½ miles from Abbotsford?

A Yes.

Q And the property is about 3½ miles from Coughlan,  
is that correct?

20 THE COMMISSIONER: Some of these people are rather too  
amenable to suggestion. I think you had better lead  
less and extract the information from him.

MR. MacLENNAN: Yes, my lord. I tender the real estate  
form as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, Mr. Hake, you had some chattels, did you,  
at that farm when you were evacuated?

A Yes.

Q Where did you leave those chattels?

30 A Some were left in my own house and some were left in



H. Hake,  
In Chief.

the pickers' house, and some in the No. 1 chicken house and some in the No. 2 chicken house.

Q And you helped prepare a form in connection with that, did you, showing the main chattels you are claiming about?

A Yes, according to the list I received from the Custodian.

Q Is this a copy of the main items which you want to present to this Commission?

A Yes.

10 MR. MacLENNAN: My lord, I tender that as Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Now, Mr. Hake, this Exhibit 2, which we have filed, only shows goods to the value of about \$342.00?

A Yes.

Q And did you tell me that you thought you might as well forget about the rest? A: Yes.

Q Did you agree to allow the claim to stand at \$815.00 on my recommendation that you do so?

A Yes.

20 Q And the way you arrive at \$815.00, is it shown on this document which I am producing to you now?

A I consider that the prices on here were a little too high and therefore I am willing to reduce it.

MR. MacLENNAN: I will tender that, my lord.

THE COMMISSIONER: Just let me understand this document.

Exhibit 2 shows certain goods which he values at \$342.75?

A: Yes.

THE COMMISSIONER: How is that reconciled?

MR. MacLENNAN: All of the items, which amounted to \$342.75,

30 are in this document here, my lord, in addition to



H. Hake,  
In Chief.

others, and in connection with the others this claimant was not very fussy about proceeding with them. He thought the other covered the main items. However, on my recommendation he decided to leave it as it was because most of these goods were stolen and they must have some value.

THE COMMISSIONER: Most of the goods that are shown in 3 and not shown in 2 are stolen, is that it?

10 MR. MacLENNAN: My lord, all the goods shown in 3 are shown in 2. 2 is the main list, and then this document which I have here includes those.

THE COMMISSIONER: Includes all those in 2?

MR. MacLENNAN: Yes my lord, and some more, making up a total of \$815.00.

THE COMMISSIONER: Even so, some of those shown in 2 were stolen, is that it?

MR. MacLENNAN: Yes, that is right, my lord.

THE COMMISSIONER: Have I any means of determining which were the goods that were sold?

20 MR. HUNTER: Yes, my lord, my analysis will show that.  
(DOCUMENT MARKED EXHIBIT NO. 3).

MR. MacLENNAN: My lord, I tender at this time the analysis of personal property claim prepared by the Custodian.  
(ANALYSIS MARKED EXHIBIT NO. 4).

MR. MacLENNAN: And I tender as Exhibit 5, my lord, the farm appraisal report in connection with the property, that is the real estate. That is all, thank you.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5).

30 MR. HUNTER: My lord, it is submitted that the real



H. Nako,  
In Chief.  
Discussion.

property was sold for its fair market value.

It is further submitted that those items of the chattels which were sold were sold for their fair market value. It is further submitted that the items which have been lost, destroyed or stolen, and for which the claimant is making claim, have been valued by him at an exorbitant figure. As far as the real property is concerned, my Lord, it is a straight question of value.

10 If your Lordship would refer to Exhibit 4 and Exhibit 3, I can fairly quickly point out where the main items shown in Exhibit 3 may be found on Exhibit 4. The items in column 2 of Exhibit 4 are numbered, and if your Lordship would refer to Exhibit 3, we could go down the list and I could quickly give you the equivalent number on Exhibit 4.

THE COMMISSIONER: Yes, you say Exhibit 4, column 2.

MR. HUNTER: Exhibit 4, column 2, under the inventory,  
20 and if you refer to the items on Exhibit 3, we can go down them very quickly and see what happened to them. The two lamps referred to under No. 1 house as No. 4, on Exhibit 4 your Lordship will see that they were stolen. The sewing machine is No. 14 and your Lordship will see that that was sold at auction for \$16.00. The four kitchen chairs comprise No. 12 and they were sold at auction and are in the general heading at the end of the claim -- the general summary. The four dining room chairs are No. 13 and were also sold at auction. The kitchen range,  
30 No. 17, is shown as old and is missing and apparently



stolen.

THE COMMISSIONER: What is the number of the kitchen range?

MR. HUNTER: No. 17 on Exhibit 4.

THE COMMISSIONER: I would like to go back a moment to the two lamps, which is the first item. Were they stolen?

MR. HUNTER: They were stolen. You will see a tick in the unaccounted theft column.

THE COMMISSIONER: And the next following three items,  
10 12, 13 and 14, were all sold.

MR. HUNTER: Yes, my lord. The kitchen range was sold. Then we go down to item 39, four windows (loose). Those were sold. The phonograph and the two iron pots, items 40 and 41, were stolen. Under the next heading, 5000 feet of 8-inch shiplap, that is item No. 75, on page 2, of Exhibit 4, that was stolen. The next item, 10 bundles of shingles, corresponds to item 77 on page 2 of Exhibit 4 and that was sold. The next item, two wheelbarrows, of course  
20 belongs to item 82 on page 2 of Exhibit 4 and they were sold. The next item, 500 feet of used 2 x 4 corresponds with item 88 and that was stolen. Under the next heading, No. 2 chicken house, 4 cross-cut saws corresponds with item No. 98 on Exhibit 4 and those were sold. Five potato forks, correspond with item 108 on Exhibit 4, and those were sold. One hay fork and one pitchfork correspond with items 109 and 110. Those were sold at auction. Five shovels and three peevies correspond with items  
30 111 and 117, and they were sold at auction.



Under the next heading sledge hammers, that corresponds with item 118, missing or stolen. The garden rake, the first item, 121, was stolen. Heavy block, that is item 124, and that was stolen. Handsaw, item 126, was stolen. The 15-gallon crock with lid is item 131 and was stolen. Two boxes of glass, 100 pounds each, is item 132 and they were sold. One sheet of galvanized iron, item 133, was sold. 150 pounds of berry wire, item 136, was stolen. Similarly with the two gas lamps which correspond to item 137.

10 THE COMMISSIONER: Stolen?

MR. HUNTER: They were stolen, my lord. The brooder stove, item 141, was sold. The roll of tar paper, item 143, was stolen. The remaining three items, 3 chains, 128 foot logging chain and 2 crowbars correspond to items 145, 147 and 149 and they were all stolen. The amounts which we received at auction for those which were sold appear to be considerably less than his claim for them, my lord.

20 I don't think there is any further help I can give your Lordship. We can only say what is lost. We don't know the value.

THE COMMISSIONER: Yes. Well, I think one approach to it might be to compare the percentage of recovery at the auction sales for the goods that were sold with the goods lost, relating the percentage of goods sold to that of goods stolen. That might be some guide. That is as far as one could go.

MR. HUNTER: I should like to be able to do that, but

30 unfortunately my friend didn't have the material and



H. Hake,  
Discussion.

I have never seen the other list. I didn't know exactly what they were claiming.

THE COMMISSIONER: Is there anything further, Mr. MacLennan?

MR. MacLENNAN: Nothing further, my lord.

THE COMMISSIONER: All right, thank you, Mr. Hake.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

10

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

*J. P. Hornsby*  
"T.P. HORNSBY"  
Official Reporter.

20

30



Vernon, B.C.

February 25, 1948

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. MacLENNAN: My lord, may we refer to case 177. It was the last one we completed yesterday.

THE COMMISSIONER: Yes.

MR. MacLENNAN: For your information, I have taken the items from the list claimed for by the claimant which were sold, and for items for which he claims \$64.00 we received by auction \$32.50.

THE COMMISSIONER: That is to say, of chattels sold by Custodian, roughly 50% of claimant's valuation was realized.

MR. HUNTER: That is correct, my lord.

(PROCEEDINGS ADJOURNED SINCE DUE)

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

*Gordon Hambleton*  
"G. HAMBLETON"  
Official Reporter.