Volume

Name of Claimant NISHIMURA, Sanjiro Case 719

Custodian File 461

REAL PROPERTY

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
650.00	32.50 12.50										45.00

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
50.00	32.90	9.87	65.8%	14.00	9.21			19.08

TOTAL RECOMMENDATION 64.08

CASE NO. 719.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

September 27th, 1948.

IN THE MATTER OF THE CLAIM OF

SANJIRO NISHIMURA

PROCEEDINGS AT HEARING.

Original

CASE NO. 719.

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

(THIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER).

Lethbridge, Alberta,
September 27th, 1948.

IN THE MATTER OF THE CLAIM OF
SANJIRO NISHIMURA.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.S. RUSSELL, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 720, Sanjiro Nishimura.

SANJIRO NISHIMURA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Now, Mr. Nishimura, this is a summary of evidence in support of your claim?

A Yes.

Q This document was prepared under your direction and from figures and information supplied by yourself?

A Yes.

Q This is your signature at the end of the document?

A Yes.

Q This contains a summary of the evidence upon which you are basing your claim? A: Yes.

Q You believe it to be true to the best of your knowledge, information and belieg? A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: I am going to ask my learned friend to produce a picture which he has on his file, and also an assessment for 1943.

(Documents to Mr. Russell)

Q I am showing you a picture, Mr. Nishimura (indicating); do you recognize the building in the foreground here?

A Yes.

Q Is that the building for which you are claiming?

A Yes.

Q Now, just to identify it from the many buildings, it is the gabled building in the foreground with

the two windows? A: Yes.

Q It has a picket fence around it?

A Yes.

MR. RUSSELL: I will put that in.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. RUSSELL: And this is an assessment from the Custodian's file showing the combined value of the land and improvements as $1015.00.

THE SUB-COMMISSIONER: What year?

MR. RUSSELL: For 1943, the City of Vancouver.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 3).

MR. RUSSELL; That is all, sir.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels belonging to the claimant were sold for their fair market value. I submit as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. RICE: I submit an appraisal, or a copy of an appraisal made by J. R. Reid & Company valuing the property at $750.00.

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. RICE: I submit, your Honour, as one exhibit two real property summaries and a personal property summary.

(DOCUMENTS MARKED EXHIBIT NO. 6).

MR. RICE: I refer to a statement of W. G. Willard, auctioneer, dated November 20th, 1944, in which he lists the following articles,

"1 table, 3 beds & springs, 2 benches, 1 couch,

1 small cabinet,"

with the notation,

"I have examined the undermentioned articles and consider that they have no value," and they were, therefore, abandoned. I submit that statement, your Hohour, as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 7).

MR. RICE: I submit a statement, or a letter, your Honour, from the Chief Sanitary Inspector of the City of Vancouver, addressed to the London & Western Trusts Company, Limited, who were handling this property for the Custodian. It is dated October 19th, 1942, and it says,

"The above premises, recently vacated by Japanese, has been inspected and found to be infested with cockroaches and over-run with rats.

"The rear portion of the house, in which the kitchen is situated, requires ratproofing. The baseboard is rotten and should be renewed. In fact the whole lean-to structure is in poor shape and gives the rats access to the house.

"I would suggest cyanide fumigation to get rid of the cockroaches here, but would advise structural repairs first in order to ensure complete elimination of cockroaches if gas is used.

"The sink vent is defective due to a break in it and must be repaired.

"You are therefore hereby ordered to abate the aforementioned nuisances within seven days from the date of this letter."

That is a copy of a letter from the City Health Officer.

(LETTER MARKED EXHIBIT NO. 8).

CROSS EXAMINATION BY MR. RICE:

Q I show you your J.P. form dated the 31st day of March, 1942 (indicating); does that document bear your signature? A: Yes.

Q Is that document signed by your wife (indicating) or written with your authority?

A I think this is my daughter's signature.

Q It is your daughter's signature? A: Yes.

Q It was written for you, was it?

A Yes.

MR. RUSSELL: I wonder if my learned friend would have the document read over to the claimant.

MR. RICE: I will read it.

"Since Mr. Nishimura registered in May hehas decided to rent his house. When he is evacuated the house will be rented to Mr. Peter Mengeys, 1037 Richards St., for $12.00 per month. There is no agent. Mr. Mengeys will pay the rent to the Custodian."

Perhaps I had better file them as separate exhibits. I will file the J.P. form now.

(J.P. FORM MARKED EXHIBIT NO. 9).

A I don't recollect clearly, but that probably was the arrangement.

MR. RICE: I will tender it as an exhibit, your Honour.

(LETTER MARKED EXHIBIT NO. 10).

MR. RICE: Q: I show you a letter dated October 31st, 1942 (indicating); did you write that or did you have it written for you? Read the letter to him first. A: This is written by my daughter for me.

Q Written by your daughter for you?

A Yes.

Q On your instructions? A: Yes.

MR. RICE: This is a letter, your Honour, dated October 31st, 1942, written on the instructions of the claimant from Rink Tent C-13, Slocan, B.C., addressed to the Custodian's office in Vancouver.

"In answer to your letter of October 23rd instant I reply that we are in no condition to provide the estimated sum of money. Surely you must know that after being evacuated to far distance places, we have not sufficient money to repair our houses and such. And as for the claims Mrs. Mengers is putting against us, I am sure she was not put to that much sum of money for expense. And also she was more than well satisfied and knew very well about rats and cockroaches in the house. The cockroaches are very harmless and they are infested in every Japanese houses, on account they use Japanese black sauce. And as for the rats you can find them in any house such as hospital institution, etc. And if our tenants are not yet satisfied as they say they can just leave our houses. Our neighbour Mr. McLaren will find another occupant and look after the house for us also.

"What does Mr. and Mrs. Mengers expect for $12 per month rent in a family house? A palace. And in these days of house shortage. The house is not in a lean to structure shape as it has a solid new foundation put in two years ago. Please note and inspect first. Yours sincerely."

(LETTER MARKED EXHIBIT NO. 11).

MR. RICE: Q: I show you a letter and ask you -- it is written or dated March 8th, 1946, written by the Custodian to you and apparently signed by you; do you recall receiving that letter (indicating) and signing it and returning it?

A What are the contents?

Q I am going to show him another letter that he wrote in reply saying that he didn't want the shrine, but the Custodian said that he shipped all of his property with the exception of the shrine. "The only item outstanding is a shrine which is stored at our warehouse at Cordova Street, Vancouver. To facilitate your prompt reply a stamped and addressed envelope is enclosed."

The Custodian asked the claimant here if he was satisfied with the disposal of his chattels and, if so, to sign and return that letter? Can't he say if he signed it or had someone sign it for him? A: Yes, that is my signature.

Q That is your signature? A: Yes.

Q And attached to this letter is a letter purporting

to have been written by you addressed to the Custodian (indicating); is that your signature on that letter? It is a letter dated March 22nd, 1946, I believe. It just says March 2 2nd on it.

A Yes, that was written for me, but I signed it.

MR. RICE: The first one is a letter that you signed, or written by the Custodian to you, and which you signed and returned along with the other letter that was written for you and you say you signed. I tender both of these documents, your honour. The claimant acknowledges his signature. A letter addressed to the claimant by the Custodian's office under date of March 8th, 1946,

> "We duly received your letter of February 27th respecting the balance of funds standing to your credit from the sale of chattels. As you are aware, we have already sent you copies of Auction Sheets relating to saleable chattels which were removed by our Protection Department from 943 West 7th Avenue, Vancouver. In this connection we would refer you to our letter of July 28th, 1945, and other correspondence we have had with you from time to time on this matter of chattels.
>
> "As we are now closing your file we shall be glad if you will kindly confirm by signing the attached copy of this letter that all your chattels have been accounted for by us as at this late stage it appears to us

quite unnecessary to have to go over the whole ground again. The only item outstanding is a shrine which is stored at our warehouse at Cordova Street, Vancouver.

"To facilitate your prompt reply a stamped and addressed envelope is enclosed."

And that letter bears the signature of the claimant, meeting with his approval. And when it was returned it was apparently accompanied by a letter written by the claimant to the Custodian dated March 22nd from Taber, Alberta.

"We are in receipt of your letter of March 14th and we acknowledge the cheque of $20.76 with sincere thanks.

"We do not want the shrine stored at the Cordova Street warehouse, so you will not have to bother forwarding it to us.

"I am confirming that all the property left by us have all been accounted for and I sincerely appreciate for all you done for us.

"Hoping this is satisfactory, I remain

"Your obedient servant,"

I tender both letters as an exhibit.

(LETTERS MARKED EXHIBIT NO. 12).

MR. RICE: Q: Before you left there you leased your property to Peter Mengeys, did you not?

A Yes.

Q Then he gave up the lease and Mr. McLaren, acting on your instructions, leased the place to Fred Rennie? A: I have no

knowledge of the second tenant's name, but the agent put somebody else in.

Q You rented it to Mengeys for $12.00 a month?

A Yes.

Q. And then the City condemned the place as unfit for habitation, human habitation? A: I don't remember anything about that.

Q You don't remember that you rented it to Mengeys for $12.00 a month? A: No, about it being condemned.

Q You do remember that you rented it to Mengeys for $12.00 a month? A: Yes.

Q And he only stayed there for a month?

A Yes.

Q Why do you value the rental of the place at $180.00 a year when you rented it yourself for $12.00 a month, $96.00 a year?

MR. RUSSELL: $144.00 a year.

MR. RICE: Oh, yes, $144.00 a year, excuse me.

A Well, rents have gone up inthe meantime and I figured it was worth about $15.00 a month.

Q I see. Because rents have gone up in the meantime. I show you a claim form dated the 13th of November, 1947 (indicating); is that your signature to that document? A: Yes.

Q That is your signature? A: Yes.

MR. RICE: I tender the proof of claim form as an exhibit, your Honour. I would point out, your Honour, that in the proof of claim there is no claim made to

chattels, but reference is made, in describing the house, "shed at rear of the house with articles of goods left in the shed worth $50.00."

(PROOF OF CLAIM FORM MARKED EXHIBIT NO. 13)

MR. RUSSELL: May I see that. It doesn't seem to jibe with this one I have here.

THE SUb-COMMISSIONER: On page 2 is the reference to the chattels at the rear of the house.

MR. RUSSELL: In the particular one I have, there is a list of chattels inked in.

THE SUB-COMMISSIONER: There is none on this.

MR. RICE: As a matter of fact, these items that are claimed for in the summary of evidence, Exhibit 1, are not referred to in the J.P. form at all. All right.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Nishimura, I am showing you a proof of claim form and am referring you particularly to the third page of it? A: Yes.

Q Under paragraph 5 (d) you listed a list of articles or personal property which coincides with the list in your summary of evidence. Was this put on when the proof of claim was made out?

A I believe it was; I don't remember.

Q I might point out that this list is not on the copy that the Judge has, or the copy that Mr. Rice has. There is no list like that on theirs at all.

THE SUB-COMMISSIONER: May I see that, Mr. Russell?

MR. RUSSELL: Yes. (Document to the Sub-Commissioner).

THE SUB-COMMISSIONER: This is written in ink, apparently after it was prepared.

MR. RUSSELL: Possibly he wrote it in when he was preparing the summary of evidence. I just assumed that he had amended it, but I see it isn't in your copy or Mr. Rice's.

THE SUB-COMMISSIONER: This gives a list of the things in the shed. Have you seen this, Mr. Rice?

MR. RICE: No.

THE SUB-COMMISSIONER: Showing a total value of $70.00, and then an amount for moneys received, leaving a balance of $50.00, which makes up the valuation.

MR. RUSSELL: It gives the same things as on the summary of evidence.

MR. RICE: Yes, but it is hard to reconcile that claim in view of his letter and the signing of the Custodian's letter that he had received, and accounting for all the chattels, and apparently he was well satisfied. I refer to the letter of March, '46, addressed to the claimant and the reply of the claimant filed as an exhibit, your Honour.

MR. RUSSELL: Q: Do you remember the letter that Mr. Rice showed you just a few minutes ago from the Custodian in which the Custodian says "Please sign this letter if you are satisfied with the settlement and return it" and you signed your name and sent it back together with another letter of your own?

THE SUB-COMMISSIONER: That is Exhibit 12, is it?

MR. RUSSELL: Yes, that is Exhibit 12.

Q How do you explain writing in your name on the

bottom of this letter from the Custodian and sending this letter of March 22nd to the Custodian if you were not satisfied? Have you any explanation?

A I don't read or understand English and my daughter read the Custodian's letter and wrote the other letter. She doesn't understand Japanese very well, and I suppose that is where the misunderstanding arose.

THE SUB-COMMISSIONER: It was written by the daughter?

MR. RUSSELL: Yes, it was written by the daughter.

THE SUB-COMMISSIONER: Q: Does she read English? How old was she? A: She is 22.

Q Educated in Canada? A: Yes, born in Canada.

Q Surely, she understands English?

MR. RICE: Q: She understands you too, if she has been living in the house with you for twenty-two years.

A She doesn't understand Japanese very well.

THE SUB-COMMISSIONER: But the letter she read and that was signed was, apparently, in English.

A I think what the witness means, your Honour...

Q ...I suppose she translated it to him in Japanese.

A Yes. She doesn't understand Japanese very well and he doesn't understand English and the misunderstanding arose inthat manner.

Q But is there any other person in the house, or a friend, that can read English and understand it and Japanese?

A Yes, they can understand ordinary, every day things, but when it comes to difficult things like this,

it isn't so easy.

Q Was his daughter born in this country?

A Yes.

Q She didn't start to go to school until she was about six years of age, I suppose?

A Yes.

Q And did she talk Japanese before that?

A Yes, she spoke some Japanese when she was small.

THE SUB-COMMISSIONER: Anything else?

MR. RICE: Q: Has your daughter been living in your home with you ever since she was born?

A Yes.

Q And did you have any trouble expressing your views to her at any time or she have any trouble expressing her views?

A In small, every-day affaifs, we can make each other understand quite well, but when it comes to any difficult, complicated matter, then it isn't so easy.

Q What was there difficult or complicated about this?

A It contains things that are not used in ordinary, every-day speech.

Q All you were asked was whether you had received a proper accounting for all of your chattels and you said "Yes" you had; that is all it amounts to, does it not? A: Yes.

THE SUB-COMMISSIONER: Anything else?

MR. RUSSELL: Nothing else.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing transcript correct.

"S.R.HOWARD" Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

ACKNOWLEDGED

Case No. 719

461

NOV 27 1947

Proof of Claim

Leth

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: Sanjiro Nishimura

   Registration No. 02401

2. Claimant's address at the time of his evacuation from the protected area: 934 West 7th Avenue Vancouver, B. C.

3. Claimant's present address: c/o E. A. Meacham Box 337, Taber, Alberta.

4. Claim relating to real property:

   (a) Street address of real property: 934 West 7th Avenue. Vancouver, B. C.

   (b) Legal description of property: 1½ story frame building with single roof. Three rooms downstairs, with a bathroom. Two(2) rooms upstairs. The building is located on Lot Seven(7) Block 316. District Lot Five Hundred and Twenty-Six(526) and being No. 934 on the south side of West 7th Avene, in the city of Vancouver, B. C.
   Eighteen by Twenty-Four(18'x 24) shed at the rear of the house. Lot measurement is; Fifty foot by One Hundred and Twenty(120) (50'x 120)

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Residence property-- 1½ story frame building with single roof. Three rooms downstairs with bathroom. Two rooms upstairs.

18x 24' shed at the rear of house.

(d) Title or interest held by Claimant in the real property:

Certificate of Indefeasible Title

Sanjiro Nishimura is absolutely and indefeasibly entitled in fee- simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out here on to that piece of land situate in the City of Vancouver, B. C.

(e) Fair market value of real property at date of sale:

(I) Land— $

Both land and buildings

(II) Buildings— $ $1300

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ $700

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Location of the property left: Lot 7, Block 316, District Lot 526 and being No. 934 on the south side of West 7th Avenue, in the city of Vancouver, B. C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Property left: 1½ story frame building. Lot of 50'x 120. 18'X24' shed at the rear of the house with articles of good left in the shed worth $50.

(c) In whose care was property left by the Claimant at date of evacuation?

The property was left in the care of the Department of the Secretary of State Office of the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

1½ story frame building with single roof. Three rooms downstairs with a bathroom. Two rooms upstairs. ~~XXz~~ 18 x 24' shed at the rear of of the house. Itemized value at the time of the sale was $1300 plus the goods in the shed at $50.

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$700

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required.

DATED this 13th day of ~~October~~ November, A.D. 1947.

Samson Sanderson
Witness to Signature of Claimant.

Sanjiro Nishimura
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Sanjiro Nishimura
(Full Name of Claimant)

of TABER, Alberta. Sugar Beet Labourer
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Received payment for the house.---$650.00
Received payment for the goods in the shed--- $20.00
Total Payment Received-- $670.00

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Taber
in the Province of Alberta,
this 13 day of November
A.D. 1947.

Sanjiro Nishimura

Samson Sanderson
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 82

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Sanjiro NISHIMURA

EXHIBIT No. 719-1
DATE Sept. 27/48
FILED BY
W.S. Russell

2. Registration Number: 02401

3. Present Address: c/o Arthur Reamsbottom, Box 548
Taber, Alta.

4. Address Prior To Evacuation: 934 West 7th Avenue
Vancouver, B. C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot Seven (7) Block three hundred and sixteen (316)
District lot Five hundred and twenty-six (526)
Group one (1) New Westminster Dictrict Plan 590
City of Vancouver.

(a) Nearest Post Office adjacent to land. 934 West 7th Ave. Van. B. C.

(b) Number of acres: (50' x 120')

(c) When purchased: October 6th 1937

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Land cleared

one (1) building--not fit to live in
one (1) shed

(e) Purchase Price ..... $ 500.00

6. IMPROVEMENTS:

(a)	Clearing.....acres at $.....per acre	$	
(b)	Fencing	$	
(c)	Tillage	$	
(d)	Drainage	$	
(e)	Weed Eradication	$	
(f)	Planting cherry trees and shubs and flower gardens	$	
(g)		$	
(h)		$	
	Total	$	$
	Carried Forward	$	$ 500.00

Brought forward $ 500.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
1. New foundation under buildings					
2. Fix porch with new foundation					
3. Complete new toilet					
4. New shingled roof with new drainage					
5. Top of roof tarred					
6. New kitchen floor					
7. New wall paper over whole house					
8. New walls with firm foundation					
9. Broken down shed rebuilt, new floors, foundation & roof					
Above improvements made in 1938 and valued at $ 550.00					

Total Cost of Buildings $550.00 $550.00

Total Cost of Land and All Improvements ..... $ 1050.00

Fair Market Value ..... $ 1300.00

Sold by Custodian for ..... $ 650.00

Loss Claimed on Parcel 1 ..... $ 650.00

8. Assessment for 1942:

Land ..... $ 350.00

Improvements .... $ 665.00

Total ..... $ 840.00 X 1,015.00

9. Appraisal or Valuation (by Custodian):

Lands .....$

Improvements .....$

Total $ 750.00

10. Rental Value per Year: $ 180.00

11. Fire Insurance on Buildings:

(List amount on each building):

~~on dwelling~~ .....$1000.00 with Western Assurance Co.

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs:

(b) Deeds Certificate of Title # 54768 L

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g) 1941 Assessment
Insurance Policy with Western Assurance Company

(h) Appraisal

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	$	650.00
Parcel 2	$	
Parcel 3	$	
Parcel 4	$	
TOTAL:	$	650.00

Sanjiro Nishimura. -6-

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
2 cords inside fir firewood	1942	$ 13.00	$ 13.00	
2 5-gal. cork jars	1941	6.00	6.00	
Christmas decorations, electric lights and toys			9.00	
1 bureau	1941	10.00	7.00	
4 chairs	1941	11.00	6.00	
set Japanese dishes	1941	5.00	3.00	
Japanese "mushi jawan"	1941	5.00	3.00	
small Japanese plates	1941	7.00	5.00	
1 kitchen carpet	1941	15.00	9.00	
glass ware and set	1941	6.00	3.00	
			$ 70.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON PERSONAL PROPERTY

Item:	Year:	Month:	Amount.
			20.00
		Total:	$ 20.00

Total Claim for Personal Property	$	70.00
Deduct Payments from Custodian	$	20.00
Net Loss on Personal Property	$	50.00

I Certify the above to be True and Correct.

Miyoko Nishimura
Witness

Sanjiro Nishimara
Signature of Claimant.

NISHIMURA, Sanjiro

934 W. 7th Ave., Vancouver, B. C.

Evac. File #461



Picture Taken April 2 9, 1943.

EXHIBIT No. 719-2
DATE Sept 27/48
FILED BY W. S. Reeves

#461

CITY OF VANCOUVER ASSESSMENT ROLL, 1943

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
G8679	LOT. 7 BLK. 316 D.L. 526	350	665

☞ **TAKE NOTICE** that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943,** at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE

Sanjiro Nishimura,
934 W. 7th Ave.,
Vancouver, B. C. G8679

EXHIBIT No. 719-3
DATE Sept. 27/48
FILED BY W. S. Russell

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 461 EXHIBIT No.

NAME NISHIMURA, Sanjiro

REG. No. 02401

DATE
DECLARATION Mar.31/42.
EVACUATION Oct.15/42.

INVENTORY
TAKEN BY Custodian
DATE June 2/43.

DETAILS OF CLAIM

SALES — AUCTION / TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

Dining Room Furniture
1 Stove
Kitchen China & utensils
Sewing Machine Table
and chairs,
Clock
1 Card Table
Coffee Table
Glass Cabinet
Bedroom Furniture
3 pc. Chesterfield
All at 934 West 7th Ave.,
Vancouver, B.C.

8 tub (wood)
12 cartons
3 crocks
6 baseball bats
1 hockey stick
4 tables
14 boxes
7 chairs
11 packages
2 parcels
4 pr. bed rails
1 stool
3 springs
4 pr. bed ends
3 cupboards
1 iron pot
1 basket
1 couch
wire net
1 mattress
1 mop
1 pr. crutches
1 mattock
2 mirrors
2 long tins
5 rolls lino
some tools
1 shrine
6 blinds
2 ironing boards
1 capping machine
1 sled
1 suitcase
1 step ladder
1 bird cage

DETAILS OF CLAIM		SALES — AUCTION		SALES — TENDER &c
Goods in shed	50.00			
Miscellaneous		M	11.15	
Furniture		F	12.85	
Chinaware		C	7.40	
Tools		T	1.50	
	50.00		32.90	

O. 461 EXHIBIT No. CASE No.

O. 02401 VENUE LETHBRIDGE

SALES N	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
	.15							
	.85							
	.40							
	.50							
	.90							

EXHIBIT No. 719-7
DATE Sept 27/48
FILED BY Gra Rice

GENERAL REMARKS:

Articles abandoned (Nov.20/44): 1 table, 3 beds & springs, 2 benches, 1 couch, 1 small cabinet N.V.

See London & Western Trust Co.'s letter Dec.4/42. All rental arrangements of NISHIMURA'S premises and the purchase of certain effects were made between the evacuee and Mr. Menges, tenant. Receipt Sept.3/42 in payment of 4 cords of wood $16.00. Receipt dated Oct.3/42, in payment of Dressers & cupboard $10.00, 2 crocks $1.45, Stove Pipe $1.50, Linoleum $10.00. Receipt dated Oct.13/42 in payment of 1 month's rent $12.00. Mr. Menges also states that the evacuee gave him a small stove (heater) as it was rather old.

Mr. Menges states that the only effects in the premises when he took possession were the effects mentioned above which he purchased and holds receipts for.

Mr. Menges also mentioned that the evacuee had some effects in a room off the woodshed which was securely boarded up.

The Custodian gained entrance to this room and the recorded inventory taken. See letter dated July 28/45 stating disposition of certain chattels.

J. Spratt

719 - 5

EXHIBIT No. Sept 27/48

DATE

FILED BY G.E.A. Rice

REAL ESTATE

J.R.REID & CO.
Loans
VALUATIONS

515 Granville Street,
Vancouver, Canada.
FEBRUARY 29th, 1944.

#359 934 W. 7th Avenue.

This property comprises a 50 ft lot on which is erected a small dwelling with no basement.

There are three rooms on the first floor and two upstairs.

Plumbing consists of a toilet only.

Valuation $750.00.

HOWARD SMITH
GENOA BOND

I hereby certify the above statement to be correct.

November 17th 1948 M. Sealy left.

719 - 6

EXHIBIT NO.

DATE Sept 27/48

FILED BY G.E.A.Rice

REAL PROPERTY SUMMARY FOR CLAIM

File No.461 April 27th, 1948

CLAIMANT: (Mr.) Sanjiro NISHIMURA Reg. No. 02401.

PROP. SUBJECT OF CLAIM: 934 West 7th Avenue, Vancouver, B.C.(Catalogue No.359)
being
City of Vancouver, Lot 7, Blk 316,
D.L. 526, Gp 1, N.W.D., Plan 590.

CLAIM:

Estimated fair market value as per claim	$1300.00
Gross selling price by Custodian	650.00
CLAIM	$650.00 ($700.00)

- -

JP Declared March 31, 1942

C of E dated October 23rd, 1942, notes vesting in the Custodian.

1943 Assessment Notice
Land - $665.00
Improvements - 350.00

Valuation - J.R.Reid & Co., February 29/44 $750.00.
Corporation
Offer rec'd.,Pemberton Realty/Ltd, May 20/44 $650.00.
on behalf of client, Bawa Mahan Singh ACCEPTED

Approved by Advisory Committee - May 24, 44.

Sanjiro NISHIMURA advised of sale of property, $650.00 Sept.20/44, provided with Statement of Sale and Statement of Account.

Statement of Account to date.

Photograph taken April 29th, 1943.

"J.Spratt"

/JS

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

November 17th 1948

Catalogue No.359.

NISHIMURA, Sanjiro (Mr) --- Reg No. 02401. File No.461

Civic Address: 934 WEST 7TH AVENUE, VANCOUVER, B. C.

Legal Description: Lot 7, Blk 316, D.L. 526, Gp 1, N.W.D., Plan 590.

Classification: Dwelling.

- - - - - - - - - - - - - - - - -(SOLD)- - - - - - - - - - - - - - - - - - -

Registered in the name of: Sanjiro NISHIMURA

State of Title : Clear

Sold to : Bawa Mahan Singh, 860 W. 7th Ave., Vancouver, B.C.

For : $650.00 cash

As at : June 9, 1944.

Title delivered to registered owner, B.W.Singh: August 11th, 1944.

Funds in net amount of $588.23 released to open credit of S. Nishimura's account on August 8, 1944.

Insurance: Western Assurance Company Policy No. 745891 for $1000.00, expiring October 23, 1945, was transferred to the new owner on June 28, 1944.

Administration:

This 6-room, 2-storey frame dwelling with woodshed in rear was an old building, in fair condition only and in a poor district, with mills and factories adjacent. Nishimura agreed in August 1942 to rent the property to Peter Menges for $12.00 per month, but on taking possession in October 1942, the tenant found the place in such an unsatisfactory condition that he moved out within a month. The City Health Department then condemned the house as unfit for human habitation. In the meantime the agents appointed by us viz. The London & Western Trusts Co.Ltd., had made several visists to the property and found on December 5, 1942 that a Mr Fred Rennie was occupying the house on the authority of a Mr M. McLaren, of 924 W. 7th Avenue, a friend of the Nishimuras, he having received instructions to rent from the evacuee. Considerable repairs were done by Rennie and the City Health Department did not object to occupancy. The arrangement made and agreed by the Evacuee was that in view of repairs, rental for the first six months should be $8.00 per month, and thereafter $12.00 per month. Mr McLaren was allowed by the Evacuee to retain the first month's rent, i.e., for December 1942, for securing tenant, etc., From January 1943 rents were paid regularly to our agents until May 1944, when the property was sold for $650.00 cash to Bawa Maham Singh as of June 9, 1944, net proceeds being $588.23. The valuation was $750.00 and the Advisory Committee approved the sale at the figure mentioned. Due to repairs done by the tenant under the arrangement made, only $5.73 was expended for owner's account during tenancy and the administration of the property proceeded normally once Rennie took over.

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

P. Douet

P.Douet.

PD/ER
March 14, 1946

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
November 17th 1948
M. Sealy

PERSONAL PROPERTY SUMMARY

File No.461 Sanjiro NISHIMURA (Mr) Reg. No. 02401

Chattels: The chattels found at 934 W. 7th Avenue were apparently of very little value. Everything was sold with the exception of the shrine which is stored at 604 East Cordova Street, Vancouver, B.C., and a number of articles which were abandoned as being of no value. (See supplementary Summary and Schedule attached).

Livestock: Declared - "1 Dog Alsation". Nothing is revealed on this file regarding the disposition of this dog.

Accounts Receivable: This file reveals that $4.77 was credited to the above Evacuee's account in the Fall of 1942, representing 1% Wage Deductions refund for first six months of 1941 from the Provincial Collector, Vancouver.

Bonds and Certificates: Declared - $50.00 Victory Bond and
1 - $5.00 War Savings Certificate
both said to be in declarant's possession. The above Bond and Certificate did not come under the control of the Custodian.

Life Insurance The above Evacuee declared a $500.00 Prudential Life Insurance Policy, policy number unknown.

In a letter dated August 6, 1943 fromthe Prudential Life Insurance Company they stated that Nishimura requested the cash surrender settlement of two policies, numbers 104155964 and 104898978, in the amount of $61.38. At our request they sent the cheque to this office which we in turn forwarded to the Evacuee on September 7th 1943.

Specified articles No specified Articles are revealed or declared on this file.

No other personal property belonging to this Japanese person is revealed on this file.

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

"P.Douet"
P.Douet

PD/ER
January 4th, 1946

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

November 17th 1948 M. Daly

lcl

719 - 7

EXHIBIT No. Sept 27/48

DATE

FILED BY G.E.A.Rice

Warehouse.....

Date Nov 20th 1944

FILE NO. 461

NAME B. Uyesugi ? Nishimura ?

ADDRESS 154 5th West

I have examined the undermentioned articles and consider that they have no value.

1 table

3 Beds & Springs

2 Benches

1 Couch

1 Small Cabinet N.V.

Auctioneer "W.G.Willard"

The above mentioned articles have been abandoned.

.....?.....

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

November 17th 1948 M. Sadr

COPY

719 - 8

EXHIBIT No. Sept 27/48

DATE

FILED BY G.E.A.Rice

CITY OF VANCOUVER

HEALTH DEPARTMENT

Telephone Fairmont
2711

Steward Murray
M.D. D.P.H.
Medical Health Officer.

Vancouver, B. C.

October 19th, 1942.

London & Western Trusts Co.Ltd.,
455 Howe Street,
Vancouver, B. C.

Attention Mr Hamilton.

Dear Sirs:-

Owner - Sanjiro Nishimura
Re 934 West 7th Avenue.

The above premises, recently vacated by Japanese, has been inspected and found to be infested with cockroaches and over-run with rats.

The rear portion of the house, in which the kitchen is situated, requires ratproofing. The baseboard is rotten and should be renewed. In fact the whole lean-to structure is in poor shape and gives the rats access to the house.

I would suggest cyanide fumigation to get rid of the cockroaches here, but would advise structural repairs first in order to ensure complete elimiation of cockroaches if gas is used.

The sink vent is defective due to a break in it and must be repaired.

You are therefore hereby ordered to abate the aforementioned nuisances within seven days from the date of this letter.

Respectfully yours,

"G.A.Rogers"

CHIEF SANITARY INSPECTOR.

GAR:EM

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

November 17th 1948

M. Scaly

FORM "JP" POWELL ST., FILE No. 461

OFFICE OF THE CUSTODIAN

EXHIBIT NO. 719 - 9
DATE Sept 27/48
FILED BY G.E.A.Rice

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: NISHIMURA Sanjiro

HOME ADDRESS: 934 West 7th Ave., Vancouver, B. C.,

REGISTRATION NUMBER 02401 SEX: Male AGE: 52

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: B.C.Fir and Cedar Co.Vancouver, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiwa declare no chattel

ADDRESS OF WIFE OR HUSBAND: 934 West 7th Ave., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Eiko (F)

ADDRESS OF CHILDREN: 934 West 7th Ave., Vancouver, B. C.

AGE OF CHILDREN: 15

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

1. LOCATION AND DESCRIPTION: 6 roomed 2 storey Wooden Frame Dwelling house 934 West 7th Ave., Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Woodshed

3. INSURANCE (Give particulars; state where policies are) $3.00 a year for insurance paid up to date p licies in declarants possession. Denomination unknown.

4. TAXES (Amount and where payable) $41.00 a year payable to the City Hall

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: 934 West 7th Avenue, Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: none

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

none

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:

Dining Room Furniture, 1 Stove, Kitchen China and utensils, Sewing Machine, Table and Chairs, Clock, 1 Card Table, Coffee Table, Glass Cabinet, Bedroom Furniture 3 pc Chesterfield. All at 934 West 7th Ave., Vancouver, B. C.

Not taken over by Custodian's office

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 Dog Alsatian

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

FORM "JP

FILE No.

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) $50.00 Victory Bond and 1--$5.00 War Savings Certificate in declarants possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Prudential Life Insurance $500.00 Policy number unknown

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Van General Hospl $160.35 / Estate of Dr Patterson 169.00 — 4.3.43. — 50 — / 85 — Paid in full Settlement Nov 4 4 — See claims 5 Feet.

2. TRADE DEBTS: none

REMARKS: 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 31st day of March 194

(Signature) "Senjiro Nishimura"

"M. Wright"
Witness

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

November 17th 1948

M. Scobie

719 - 10

EXHIBIT No.

DATE Sept 27/48

FILED BY G.E.A.Rice

M E M O R A N D U M

Further particulars of the registration of:

NISHIMURA Sanjiro Reg No. 02401

934 W. 7th Ave., Vancouver.

SUBMITTED BY

NISHIMURA Miyoko Reg No. 02798

934 W. 7th Ave., Vancouver.

Since Mr NISHIMURA registered in May he has decided to rent his house. When he is evacuated the house will be rented to Mr Peter Mengers, 1037 Richards St., for $12.00 per month. There is no agent. Mr Mengers will pay the rent to the Custodian.

August 31st, 1942.
"D.M.C."

"Miyoko Nishimura"

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

November 17th 1948

M. Scale

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 3 1942

719 - 11
EXHIBIT No.
DATE Sept 27/48
FILED BY G.E.A.Rice

Rink Tent C-13

Slocan, B. C.

Oct 31, 1942

The Custodian's Office,
Department of the Secretary of State of Canada,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs,

In answer to your letter of October 23rd instant I reply that we are in no condition to provide the estimated sum of money. Surely you must know that after being evacuated to far distance places, we have not sufficient money to repair our houses and such. And as for the claims Mrs Mengers is putting against us. I am sure she was not put to that much sum of money for expense. And also she was more than well setisfied and knew very well about rats and cockroaches in the house. The cockroaches are very harmless and they are infested in every Japanese houses, on account they use Japanese black sauce. And as for the rats you can find them in any house such as, hospital institution etc., And if our tenants are not yet satisfied as they say they can just leave our house. Our neighbour Mr McLaren will find another occupant and look after the house for us also.

What does Mr and Mrs Mengers expect for $12 per month rent in a family house? A palace. And in these days of house shortage, The house is not in a lean to structure shape as it has a solid new foundation put in two years ago. Please note and inspect first.

Yours sincerely,

"S. Nishimura"

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

November 18th 1948

M. Scales

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 461

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

March 8th, 1946

719 - 12
EXHIBIT No.
DATE Sept 27/48
FILED BY
G.E.A.Rice

EVACUATION SECTION
Rec'd MAR 14 1946
File No. 461
Ans.
Reply Douet

Mr Sanjiro NISHIMURA,
Registration No. 02401,
c/o E.A. Meacham,
Taber, Alberta.

Dear Sir:

We duly received your letter of February 27th respecting the balance of funds standing to your credit from the sale of chattels. As you are aware, we have already sent you copies of Auction Sheets relating to salable chattels which were removed by our Protection Department from 943 West 7th Avenue, Vancouver. In this connection we would refer you to our letter of July 28th, 1945 and other correspondence we have had with you from time to time on this matter of chattels.

As we are now closing your file we shall be glad if you will kindly confirm by signing the attached copy of this letter that all your chattels have been accounted for by us as at this late stage it appears to us quite unnecessary to have to go over the whole ground again. The only item outstanding is a shrine which is stored at our warehouse at Cordova Street, Vancouver.

To facilitate your prompt reply a stamped and addressed envelope is enclosed.

Yours truly,

"P.Douet"
Administration Department

PD/ER
Enc.2.

"Sanjiro Nishimura"

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

November 18th 1948

M. Seals

"File on 461 closed"

Attached to 719 - 12

EVACUATION SECTION
Rec'd MAR 26 1946
File No. 461
Ans.
Referred Douet

c/o E.A. Meacham,
Taber, Alta.
March 22nd.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

Dear Sir:-

We are in receipt of your letter of March 14th and we acknowledge the cheque of $20.76 with sincere thanks.

We do not want the Shrine stored at the Cordova warehouse so you will not have to bother forwarding it to us.

I am confirming that all the property left by us have all been accounted for and I sincerely appreciate for all you have done for us.

Hoping this is satisfactory I remain.

Yours obedient servant,

"Sanjiro Nishimura"
Reg No. 02401
File No.461

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

November 18th 1948

M. Seal

Cat No. 359

719 - 13

EXHIBIT No. Sept 27/48

DATE

FILED BY G.E.A.Rice

PROOF OF CLAIM

IN THE MATTER OF Order-in-Council P.C.1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council

1. Name of Claimant in full: Sanjiro Nishimura

   Registration No. 02401

2. Claimant's address at the time of his evacuation from the protected area:

   934 West 7th Avenue, Vancouver, B. C.

3. Claimant's present address: c/o E.A. Meacham,Box 337,Taber,Alberta.

4. Claim relating to real property:

   (a) Street address of real property: 934 West 7th Avenue,Vancouver,B.C.

   (b) Legal description of property: 1½ story frame building with single roof. Three(3) rooms downstairs, with a bathroom. Two(2) rooms upstairs. The building is located on Lot Seven(7) Block 316. District Lot Five Hundred and Twenty-Six(526) and being No. 934 on the south side of West 7th Avenue, in the city of Vancouver, B. C.

   Eighteen by Twenty-Four foot shed at the rear of the house. Lot measurement is: Fifty foot by One Hundred and Twenty-(50 x 120).

VIRTUE & RUSSELL,Barristers,Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial. etc., and short description of it:

Residence property -- 1½ story frame building with single roof. Three rooms downstairs with bathroom. Two rooms upstairs. 18 x 24' shed at the rear of the house.

(d) Title or interest held by Claimant in the real property:
Certificate of Indefeasible Title

Sanjiro Nishimura is absolutely and indefeasibly entitledin fee simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon to that piece of land situate in the City of Vancouver, B. C.

(e) Fair market value of real property at date of sale:

(1) Land $

(11) Buildings- $ Both land and buildings $1300

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$700

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation.

Location of the property left: Lot 7, Block 316, District Lot 526. and being No. 934 on the south side of West 7th Avenue, in the city of Vancouver. B. C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Property left: 1½ story frame building. Lot of 50' x 120' 18' x 24' shed at rear of the house with articles of goods left in the shed worth $50.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) In whose care was property left by the Claimant at date of evacuation?

The property was left in the care of the Department of the Secretary of State, Office of the Custodian.
"Left with Peter Mengers"

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

1½ story frame building with single roof. Three rooms downstairs with a bathroom. Two rooms upstairs. 18 x 24' shed at the rear of x of house. Itemized value at the time of the sale was $1300 plus the goods in the shed at $50.

Total Value is $1350.

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$700.

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will.....be required

DATED this "13th" day of ~~October~~ "November" 1947.

"Samson Sanderson"
.....
Witness to Signature of Claimant

Sanjiro Nishimura
.....
Signature of Claimant

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Sanjiro Nishimura
(Full name of Claimant)

of TABER, Alberta. (Present Address) Sugar Beet Labourer (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Received payment for the house--$650.00
Received payment for the goods in the shed--$20.00
Total Payment received-- $670.00

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at"Taber")
in the Province of Alberta,)
this "18" day of "November")
A.D. 1947) "Sanjiro Nishimura"
"Samson Sanderson")

.....
A Commissioner for Oaths in and for the Province of Alberta.

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

November 18th 1948
VIRTUE & RUSSELL,
Barristers, Lethbridge.

M. Scott

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE ENQUIRIES ACT" being chapter 99 of the Revised Statutes of Canada , 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council,

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PROOF OF CLAIM

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.