Name of Claimant NISHII, Kichinosuke Case 953

Custodian File 4966

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					2086		1403.43				1403.43

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	
265.25	106.30	31.89						31.89

TOTAL RECOMMENDATION	1435.32

CASE NO. 955

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,

27th September, 1948.

IN THE MATTER OF THE CLAIMS OF

KICHINOSUKE NISHII

PROCEEDINGS AT HEARING

CASE NO. 953

IN THE MATTER OF "THE INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

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

Winnipeg, Manitoba,
27th September, 1948.

IN THE MATTER OF THE CLAIMS OF

KICHINOSUKE NISHII

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

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

MARK H. PEARCE, Esq., Sr., Official Reporter.

KICHINOSUKE NISHII, the claimant herein, being first duly sworn, testified as follows:

MR. CHERNIACK: I ask leave to amend with regard to the personal chattels to show the total value of - I really don't know that it is amended, but I would like to clarify the personal chattels claim, value is $265.25, the Custodian's sale price is $106.30 and the claim is therefore $158.95. My copy of the claim is hand-written and I am not quite able to make out whether it is amended or not. However, it is a correct claim as it stands to-day.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Nishii, I show you two typewritten statements; were these prepared in accordance with your instructions?

A Yes.

Q And are these (indicating) your signatures? A Yes.

Q You swear the contents to be true to the best of your knowledge and recollection? A Yes.

MR. CHERNIACK: I tender as Exhibits 1 and 2 respectively the Real Estate Statement and Personal Chattels Statement, identified by the claimant, and on behalf of my learned friend I file the S.S.B. Appraisal as 3 and the Custodian's Analysis as 4.

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattels Statement, EXHIBIT 2.)

(S.S.B. Appraisal Report, EXHIBIT 3.)

(Custodian's Analysis, EXHIBIT 4.)

MR. CHERNIACK: Your honour will note from Exhibit 1 that the claimant sets out he purchased this property in 1926, that it was bought from Mrs. I. Graver. There

were some 13 acres bought apparently by a group of people for $6,500.00, which would be $500.00 an acre, and the claimant took his share, 2-1/2 acres, for which he paid $1,250.00. I have on my file, and I am showing it to my learned friend, Certificate of Title No. 182660E, dated March 8, 1929, in the name of the claimant affecting the property for which claim is made. The claimant sets out in Exhibit 1, at the time he purchased the property it was all in pasture, it had been cleared, and he states he cultivated 2-1/2 acres. He states he put up 250 cedar posts and wired them for loganberries and boissenberries. He planted about 18 fruit trees and installed sewer and water from the municipal main and built a concrete pavement in the property that cost him about $200.00. He indicates three buildings on the property, showing the dimensions and finish and the date built and the estimated cost. Would your honour care to correct Exhibit 1? The amounts shown in the final column are shown as estimated value and they should be shown as estimated costs. Your honour will note there is a full concrete basement to the house, which is of substantial size, 24 x 52, and cost quite a large sum of money. The Appraiser in Exhibit 3 indicates the total value of the buildings at $2,275.00, but only adds $1,500.00 to the value of the land. The claimant sets out that from the Appraiser's comments it is indicated that the Appraiser felt that this was excellent land that that the buildings were very good. The buildings are shown as good. In view of the description, the claimant doesn't under-

stand the low valuation. He indicates the location, which was half-a-mile from Steveston, having direct access to a paved road, Moncton Street, in a good district, and the claimant therefore states that his valuation of the land and the buildings is $4,000.00. Page 2 of Exhibit 3 gives your honour an assessment on the property, showing total of $3,202.00, being the total assessed value. And on page 3 is the comment indicating that a good small holding, land very good condition, good state of fertility, house comparatively new, which your honour should note is an indication of the way the claimant looked after his house, which was actually 12 years old, with the exception of the porches in the front and rear of the building, in 1942, indicated the basement was pretty good, the house being fully modern, with the exception of the bath. The question of the real property is purely a question of value. As to the personal chattels, your honour will note from the Custodian's Analysis, Exhibit 4, that all articles for which claim is made were sold by the Custodian and there is not much in dispute, only the question of value. The claimant in Exhibit 2 indicates the larger of these items, showing the price paid at purchase and his own estimate of values. Your honour will note the condition of the goods as being indicated as good and I think it has some bearing to point out that the house and buildings, that is the S.S.B. Appraiser's comment on same, would be an indication as to how this claimant would have looked after his movable chattels as well as his real property, and I think it

is a comment which is definitely in his favour. I have no questions to ask the witness.

THE COMMISSIONER: No.

MR. FERG: It is submitted the real property sold at its fair market value. The only controversy is the question of valuation, and likewise the chattels, it is submitted they were sold at their fair market value.

CROSS EXAMINATION BY MR. FERG:

Q You haven't had an independent valuation made of your real property? A No, I put my own estimate on it.

Q You leased your property to Mr. & Mrs. Jarvis when you were evacuated? A Yes.

Q And included in your lease of the property, you also leased your chattels and farm implements?

A Yes.

Q And that was in the spring of 1942? A Yes.

Q And you left all the chattels and implements, and so on, with Mr. & Mrs. Jarvis to use so long as they operated the farm? A Yes.

Q So that the Jarvis's had the use of your chattels and equipment for about two years and a half?

A I suppose so.

MR. FERG: That is all, your honour.

MR. CHERNIACK: Does my learned friend indicate that these goods were sold two and a half years after evacuation?

MR. FERG: No, they were sold in 1944.

MR. CHERNIACK: Could we have an indication as to the month these goods were sold?

MR. FERG: The goods were brought into auction room on the 30th of November, 1944.

MR. CHERNIACK: Well, your honour, my learned friend has indicated that this man Jarvis had the use of these goods from May 1942 to November 1944, which is just about two and a half years. May I ask my learned friend whether there was any apportionment of rent for the use of these chattels from the date of the sale of the property, which was January 1st, 1943.

MR. FERG: It was more or less protective custody.

MR. CHERNIACK: Did the S.S.B. keep up the same arrangement? May I ask my learned friend what disposition the Custodian made of the lease?

MR. FERG: Nishii leased the property to Mr. Alfred Jarvis of Steveston and the lease was drawn by Mr. T.H. King. Mr. Jarvis was directed to pay one dollar a year for the duration of the owner's evacuation. Now, that was cancelled and the deal was made with the Soldier's Settlement Board as of January 1st, 1943, and the file shows that the goods were sold on the 1st of September, 1944, and what happened in the year 1944 I think we will have to leave to the Custodian to answer.

MR. CHERNIACK: What was the date of the cancellation of the lease?

MR. FERG: No record. Apparently my learned friend was in error when he indicated these goods were in use by Jarvis for two and a half years.

MR. CHERNIACK: It would be of interest to us to know whether anybody used those chattels from the date of cancellation of that lease and if they did, whether they did so under arrangement with the Custodian, and if that was the case, what apportionment of rent was paid to the credit of the

claimant by the Custodian for the use of these chattels. In other words, we say they cannot blow hot and cold. We think we are entitled to an apportionment of rent from January 1st, 1943, at which time the property was sold and the lease would have been taken over, or cancelled, by the Soldier's Settlement Board.

MR. FERG: We will try and help you out.

BY MR. CHERNIACK:

Q Did Mr. Jarvis actually go to live on your property do you know? A Yes.

THE COMMISSIONER: You want the date, if any, that lease was cancelled, that is the lease made by the claimant.

MR. CHERNIACK: Yes, my learned friend has indicated that it was cancelled, but he didn't say the date. It was prior to the date of sale.

THE COMMISSIONER: Well, you will have to have that at the adjourned hearing.

MR. FERG: Apparently the lease was cancelled by the Soldier's Settlement Board.

MR. CHERNIACK: My learned friend also mentioned that the lease was drawn by Mr. King. I wonder if that was the same man as the Custodian's representative.

THE COMMISSIONER: Well, ask this man.

MR. CHERNIACK: I do not know if he knew this man King.

Q Is he the man who became, or was, the Custodian's representative? A He was the cannery bookkeeper.

Q Was he the man who drew the lease between Jarvis and you? A My son knows better than myself.

MR. CHERNIACK: I don't propose to call the son, that is a question that can be easily answered.

MR. FERG: I cannot answer that, I have a report of Mather's here which might be filed.

THE COMMISSIONER: All right.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

MARK H. PEARCE, Sr.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby certify that the foregoing 8 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

SUB-COMMISSIONER.

Case # 953.

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED
1946

Letter 98

NOV 22 1946

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME NISHII (Print) Surname KICHINOSUKE Given Name (RCMP) Reg. No. 03896

(2) Pre-Evacuation Address 122 MONCTON STREET, STEVESTON, B.C.

(3) Present Address C/O D.E. QUIST, SHAUGHNESSY ALBERTA.

(4) REAL ESTATE

(a) Street Address (if any) 122 MONCTON STREET, STEVESTON, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) IN MUNICIPALITY of RICHMOND. LOT "B" of LOTS SEVEN(7) TEN (10) AND ELEVEN (11) of BLOCK EIGHT (8) of PART of SECTION ELEVEN(11) BLOCK THREE (3) NORTH RANGE SEVEN (7) WEST MAP 4466. IN THE DISTRICT of NEW WESTMINSTER. TITLE No. 82660 E.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business SMALL FRUIT FARM.
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER.

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - Seperate - Shut - - $ 1500.00
(ii) Buildings - attached - - - - $ 2500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4000.00
(v) Amount at which Custodian sold property and credited your account - - $ 2086.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1914.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation AT 122 MONCTON STREET, STEVESTON, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) OWN HOME.

(c) How stored or packed at time of evacuation ALL FURNITURE WAS LENT TO ALFRED JARVIS AND KEPT AT HOME BUT REMOVED BY CUSTODIAN TO (over) CUSTODIAN WAREHOUSE. AFTER EVACUATION.

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") ALL FURNITURE & SMALL FARM IMPLIMENTS WERE LEFT IN CARE of MR. ALFRED JARVIS BUT LATER REMOVED BY CUSTODIAN TO THEIR WAREHOUSE AND SOLD AT PUBLIC AUCTION ON SEPT. 14. 1944 AT STEVESTON, B.C.

(e) Itemized description of personal property which is the subject of the claim:

1.	Total	Estimated Value $ 265.25
2.	Sale price	Estimated Value $ 106.30
3.	Seperate Sheet attached.	Estimated Value $
4.		Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 158.95

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 2072.95

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Lethbridge Alta.

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes.

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of Alberta)
TO WIT:)

I, Kichinosuke Nishii of the town of Shaughnessy in the Province of Alberta.

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing 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 the City of Lethbridge in the Province of Alberta this 20 day of November A.D. 1947.

K. Nishii

W. E. Knuckvale
A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

PERSONAL PROPERTY.	Fair price at time of sale	Custodian Price.
Bundle of garden tools.		1.60
Bundle of garden tools.	15.00	1.00
Bundle of garden tools.		.70
Bundle of garden tools.		2.00
1 box 21 pcs. of garden tools.		.70
crow-bar		.50
crow-bar	3.00	.50
crow-bar		.50
electric toaster	2.50	1.75
Wicker baskets. (3)	1.50	.50
Umbrella stand	2.00	.35
Vase		.70
Vase	5.25	.75
3 Vases		.25
3 small vases.		1.25
lamp stand	7.50	2.75
lamp stand		1.25
wall clock	10.00	4.00
China cabinet.	15.00	3.00
Cabinet.	15.00	2.00
side board.	4.50	1.00
Bamboo table	4.00	1.00
centre table	8.00	2.00
Dining table	12.00	5.00
Wash stand (marble)	10.00	3.00
Ash stand	5.00	3.00
Small table	7.00	2.50
Small stand	3.00	.25
Dining table	10.00	3.50
Lawn-mower & catcher	20.00	16.00
wheel-barrow	4.00	2.50
Hand cultivator & seeder	20.00	3.00
Wheel-barrow	4.00	2.50
8 kitchen chairs.	6.00	2.00
Platform scales.	50.00	24.00
Box heater	7.50	5.00
Bamboo book-case.	5.00	.75
Hall tree	2.50	1.00
Flower box stand	2.00	.75
Small table.	4.00	1.75
Total.	$265.25	$106.30

Total Custodian Price. $106.30

Expenses. Auctioneer's fee. 10.62
advertising. 5.66
Moving. 12.45

Total expense. $28.73

Net proceeds Credited to me. $77.57

Total loss. $158.95

K. Jirkii

Land.

(4)(c)(i) 2½ acres of small fruit farm planted with Boysenberries, loganberries, and strawberries and fruit trees. @ $600.00 an acre.

$1500.00

(c)(ii) Buildings.

2 storey house 52 ft. by 24 ft. with full basement. Concrete floors and foundation and all concrete sidewalks.

8 rooms with 2 sun-porches, back & front.

$2000.00

Combination Garage & storage house. 30 ft. by 30 ft. with upstairs storage room. Full concrete floor and foundation.

$450.00

Packinghouse.

18 ft. by 10 ft. $50.00

Total $4000.00

BC-476-P
BC-483-C

BC/476-P
BC/483-C

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

EXHIBIT No. 953-3
DATE Sept-27/46
FILLED BY Clairmont

Farm Appraisal Report

File No. J.L.541

Land Description Lot "B" or S.D.of Blks.7,10 & 11 of portions of Lot 8 of Sec.11 Blk.3N, Rge.7W, Map 4466.

Containing 2.50 Acres

Owner's Name NISHII, Kichinosuke Post Office Address Steveston, B.C.

Nearest Rail Point Steveston, B.C.Electric Railway Distance ½ mile.

Market Town Vancouver 10 mi. New Westminster, 10 miles Distance

Church (give denomination) Steveston, all denominations Distance ½ mile.

Nearest School Steveston. Distance ½ mile.

State how property was identified: Map location and corner post.

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

Has direct access to Moncton Street, paved road.

Is this district a good one? Quite good.

Employment opportunity Steveston fisheries; city industries 10 miles

Predominating Nationality and religion: Orientals predominate.

Describe Fencing and its condition: No fences. Value $

Water supply: Municipal system. Value $
Electricity; power available; lights installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 54	Frame	2	Shgle	6	Conc.	Good	$2000.00
Garage	21 x 32	"	1	"	6	"	"	250.00
Pkg.shed	12 x 18	"	1	"	10	Wood	"	25.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 2275.00

Total Value Buildings add to farm $ 1500.00

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

$

Describe the basement and chimneys: Full basement. Brick chimney to ground.

No. rooms downstairs? 7 Upstairs? attic How finished wood and paper finish.

Are buildings painted? House and garage Condition of paint good.

Distance from nearst bush No bush in vicinity.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.5	Level	Clay loam 10" to 15"	Clay	Small fruits and potatoes.	$250.	$625.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 625.00

Total added by buildings to value of farm $1500.00

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

Total value of farm $2125.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land well kept and in good condition; apparently in a good state of fertility. House occupied and land operated by tenant.

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

Noxious weeds: No serious weed situation.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Richmond
Assessment: Land - $ 652.00
Imp. - 2550.00 Taxes: $43.90
Dyking and drainage charges included in the above.

Date: 17th July, 1942.
Place: New Westminster.

I certify that the above report is based on a personal examination of the whole farm made on the 15th day of July 19 42

Inspector's Signature "D. DODDING"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

NISHII, Kichinosuke.

Remarks: This is a good small holding well cared for and with good buildings. Land is in very good condition and apparently in a good state of fertility.

The house is comparatively new. The basement starts from ground level and is on concrete base. This constitutes one storey with the main living quarters on the second floor. The house is fully modern excepting for the bath which is of the typical Japanese type and in the basement.

The property, including the house, is rented to Mr.Alfred Jarvis for $1.00 a year; he stated that this arrangement is for the duration, but his lease reads that it may be terminated on 30 days' notice. Mr. Jarvis also produced a letter giving him power of attorney by the owner.

(FOR ~~ORCHARD~~ LANDS ONLY)

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

Low-lying land in the Richmond dyking and drainage area; drainage is assisted by a pumping system when necessary.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking and drainage charges are included in the general tax; pumping charges fluctuate from 15 cents per acre.

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

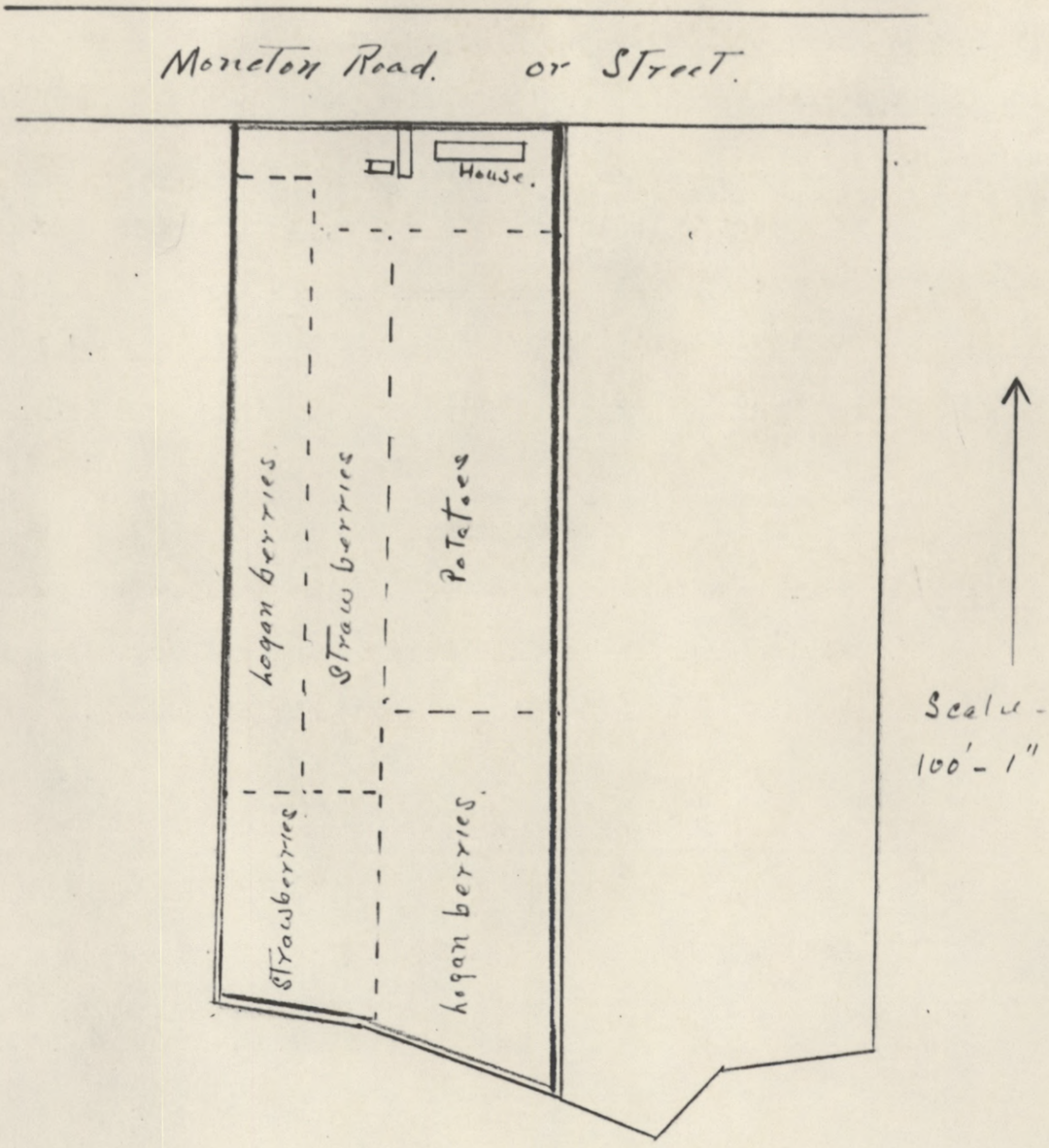
		Present Value
Loganberries -	0.98 acs.	$
Strawberries -	0.60 "	$
Potatoes -	0.65 "	$
Buildings and garden	0.27 "	$
	2.50 acs.	$
		$
		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Lot 'B' of Sub-Div of Blks. 7, 10 & 11, of portions of Lot 8 of Sec. 11, Blk 3 N. R 7 W. Map. 4466. — 2.50 ac.

Kichinosuke Nishii.



Following careful review of this appraisal report, it is my opinion that the present value is $ 2000.00

Date 20th July 1942

"I. T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4900 EXHIBIT No.

NAME Kichinosuke NISHII REG. No 03896

DATE
DECLARATION Apr. 20/42
EVACUATION May 15/42

INVENTORY
TAKEN BY
DATE

	DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
1 chesterfield suite	1. Bundle of tools (Garden))	1 50	1 60			
7 end tables and stands	2. " " " ")		1 00			
Electric heater	3. " " " ")	15 00	70			
2 table lamps	4. " " " ")		2 00			
12 cushion sets	5. Box 21 pcs. garden tools)		70			
1 electric clock	6. Crow bar)		50			
2 ash tray tables & stands	7. Crow bar)	3 00	50			
Bamboo bookshelf	8. Crow bar)		50			
2 rugs	9. Electric toaster	2 50	1 75			
1 electric lighter	10. Wicker baskets (3)	1 50	50			
25 chairs	11. Umbrella stand	2 00	35			
3 round tables	12. Vase)		70			
1 four cornered table	13. Vase)	5 25	75			
1 book cupboard	14. 3 Vases)		25			
2 bureaux	15. 3 small vases)		1 25			
1 sofa	16. Lamp stand)	7 50	2 75			
3 dressers	17. " ")		1 25			
2 trunks	18. Wall clock	10 00	4 00			
1 vacuum cleaner	19. China cabinet	15 00	3 00			
1 bedroom suite	20. Cabinet	15 00	2 00			
1 wall clock	21. Side board	4 50	1 00			
2 cupboards	22. Bamboo table	4 00	1 00			
Sewing machine	23. Centre table	8 00	2 00			
Washing machine	24. Dining table	12 00	5 00			
4 beds with mattresses	25. Wash stand (bureau)	10 00	3 00			
2 hat stands	26. Ash stand	5 00	3 00			
2 prs. bronze statuettes	27. Small table	7 00	2 50			
1 buddhist shrine	28. Small table	3 00	25			
1 kitchen range with hot water tank	29. Dining table	10 00	3 50			
Camp stove	30. Lawn mower & catcher	20 00	16 00			
Lawn mower	31. Wheelbarrow	4 00	2 50			
100 ft. rubber hose	32. Hand cultivator & seeder	20 00	3 00			
1 Fairbanks scale	33. Wheelbarrow	4 00	2 50			
60 pcs. Farming implements	34. 8 kitchen chairs	6 00	2 00			
8 flower vases	35. Platform scales	50 00	24 00			
400 pcs. chinaware	36. Box heater	7 50	5 00			
45 pcs. kitchen utensils	37. Bamboo bookcase	5 00	75			
4 cushioned chairs	38. Hall tree	2 50	1 00			
	39. Flower box stand	2 00	75			
	40. Small table	4 00	1 50			
		$265.25	$106.30			
	Less expenses		28.73			
			$ 77.57			
		77.57				
		$158.95				

EXHIBIT No. 953-4
DATE Sept. 27/48
FILLED BY Clement

FILE No. 4200 EXHIBIT No. _____ CASE No. _____

REG. No. 03896 VENUE Winnipeg

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
1 60								
1 00								
70								
2 00								
70								
50								
50								
50								
1 75								
50								
35								
70								
75								
25								
1 25								
2 75								
1 25								
4 00								
3 00								
2 00								
1 00								
1 00								
2 00								
5 00								
3 00								
3 00								
2 50								
25								
3 50								
16 00								
2 50								
3 00								
2 50								
2 00								
24 00								
5 00								
75								
1 00								
75								
1 50								
$106.30								
28.73								
77.57								

NISHII, Kichinosuke

(Claimant's Name)

REAL ESTATE
(Farm Land)

03896

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	nil						
Cultivated not planted	nil						
Cultivated and ~~not~~ in crop		1926	Mrs. I. Grauer	1250.00			
List Crops				13 acres bought at 6500.00. I took 2.5 acres			
strawberries	.75				pasture	none	land and bldgs 4000.00
loganberries	.5						
Bossinberries	.75						
Buildings & fruit	.5						
Total	2.5 acres						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Cultivated 2.5 acres		
put up 250 cedar post & wired for loganberries & Boissenberries.		
planted about 18 mixed fruit trees		
installed sewer and water from municipal main, built concrete pavement in property at a cost of approximately $200.00		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ cash
House	24 x 52	frame on cement basement, concrete foundation, v joint finished, painted	1930	material Bought/and hired	& own labour			3000.00
		In 1942 built porch in front and back with glass finish						100.00
Garage	20 x 30	frame on cement foundation & floor	1936	bought material	and hired & own labour			600.00
Packing shed	10 x 18	frame on post	1934	"	" " " " "			50.00

Comments re Appraiser's report not covered by above information: The appraiser indicates that this was excellent land and that the buildings were very good. In view of this I do not understand the very low valuation. The location was excellent and it was a very desirable property. I believe that the fair market value of the land and buildings at date of sale was at least $4000.00.

EXHIBIT No. 952-1
DATE Sept. 27/48
FILED BY Claimant.

K. Nishii

Signature

NISHII, Kichinosuke
(Claimant's Name)

PERSONAL CHATTELS

03896
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
china cabinet	1935	used	25.00	good	15.00
cabinet (book case)	1935	used	25.00	good	15.00
centre table (1 round)	1930	new	15.00	good	8.00
Dining table	1935	used	20.00	good	12.00
Bureau (wash stand)	1930	new	20.00	good	10.00
Dining table	1930	new	25.00	good	10.00
Lawn mower & catcher	1940	new	25.00	good	20.00
Hand cultivator & seeder	1933	new	30.00	good	20.00
Platform scale	1936	new	70.00	good	50.00
Bamboo Bookcase	1933	new	10.00	good	5.00

Description of Storage of Goods:

All goods were left at my home, 122 Moncton Street, Steveston, and were sold by Custodian.

General Statement as to Chattels not Described above:

I have depreciated all values according to age and use.

Additional Comments, if any:

EXHIBIT No. 952-2
DATE Sept. 27/48
FILLED BY Claimant.

K. Nishii
Signature

HONOURABLE MR. JUSTICE H. I. BIRD
COMMISSIONER

A. WATSON
SECRETARY

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

15 Victoria Mansions,
Lethbridge, Alberta,
May 10,1948.

Dear Sirs :- RE: NISHII, Kichinosuke
(Reg. 03896)

Referring to list of changes and new claims - the file in the above claim was not among the files left with me by Mr. Watson. Probably Mr. Watson took it with him to Winnipeg.

Yours truly,
Lillie Thomas
Secretary
Japanese Property Claims
Sub-Commission (Lethbridge).

Japanese Property Claims Commission,
The Court House,
VANCOUVER,B.C.