

3919

STEVESTON BRANCH
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 3919

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: NISHI, BenkichiroHOME ADDRESS: P.O. Box 193, house #151 Moncton St., Steveston, B.C.REGISTRATION NUMBER Q5059 SEX: Male AGE: 68OCCUPATION: Fisherman

(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: Canadian Fishing Co., Steveston, B.C.MARRIED? YesNAME OF WIFE OR HUSBAND: TOYOADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: HIROSHI (M) SHIGEO (M) SUMI (F) MASAO (M)
YUKIO (M) KUNIO (M) TAKESHI (M) BSABO (M) MINAKO (F)

ADDRESS OF CHILDREN: All live same addressAGE OF CHILDREN: 33, 29, 26, 24, 22, 20, 18, 16 and 12 yrs.EXHIBIT No. 714-8DATE Sept. 24/45FILED BY G. A. Rice

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

(1) P.O. Box 193, house #151, Moncton St., Steveston, B.C.
1. LOCATION AND DESCRIPTION: Cert. title #26114E, Lot 2 of L. 1, of Bl. 4 of Sec. 12, blk. 3 N. range 7, W. Map 3086, Municipality of Richmond, in the Distr. of N.W.

(2) Cert. of title #68638E, the south half of lot 1 of sec. 1, block 3 N. range 7, W. map 940, in the District of N.W. This lot adjoins house. Both certificates in owner's possession
(See doc. April 2)

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 8 room frame building, shingle roof

also barn for storing vegetables. Barn is two-storey frame building. Also 1 wood shed, 1 chicken house and garage. All frame buildings.

(2) 1 storey peaking house.

3. INSURANCE (Give particulars; state where policies are) The London & Lancashire Ins. Steveston Branch, \$1,500, policy #3400596, in own possession

4. TAXES (Amount and where payable) \$50 per yr. paid for 1941, payable at Town Hall, Bridgehouse, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None6. OCCUPANCY AND LEASES (If vacant so state) Leasing all property to

HOWARD HODGETTS, who will occupy house upon evacuation. for duration

(Victoria)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: 1 acre Loganberries, 1 A raspberries, 1/2 A strawberries, 50 black currant bushes, 30 fruit trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
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: See list attached
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

NIGHT, SUNDAY & 0000

P.O. Box 105, house #151 Moncton St., Steveston, B.C.

1 kitchen stove
2 heaters
7 bed and mattress
12 blankets
42 bed sheets
20 cushions
14 pillow cases
10 bed covers
1 crib, mattress, etc.
28 night gowns
1 sewing machine (White treadle)
2 chiffoniers
9 tables
20 chairs and benches
3 bicycles
2 trunks
6 suit cases
1 hand cultivator
60 berry crates
10 shovels and forks
carpet
clothing and shoes
groceries
10 loads manure
2 incubator
20 spitzes and sacks
vegetable seeds
6 umbrellas
6 rubber boots (new)
12 rubber boots (used)
6 lanterns (new)
6 rain coats and hats
hair clippers, etc.
2 brooms
2 mops
kitchen utensils
55 dolls
11 window blinds
11 window curtains
20- cords wood
1 barometer
6 clocks
6 picture frames
100 books
3 lumberman's saw
3 hand saws
hammer and wedge
4 axes

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)
\$200 Victory Bond, 1951 maturity, number unknown, in own possession
\$300 Victory Bonds, 1954 maturity, number unknown, in own possession
Acc.

8. BANK ACCOUNTS: Royal Bank, Staveston Branch, /\$35 \$2,000

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS.

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: Personal belongs to be locked in one room of house. Key to be left with
Custodian

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 14th day of April 1942.

(Signature)

Sentricki Hishi

A. S. McPherson

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE June 28/43

File No. 3919

Full Name NISHI, Senkichi
(Surname in Block Letters)

Registration No. 05059

Male - Female
(Check)

Age Oct. 13, 1876

Former Address P.O. Box 193, Steveston, B. C.

Date Evacuated 30/5/42 Naturalized - Canadian-Born - National
(Check)

Present Address Picture Butte, Alta.

P.O. Box 502, Lake, Alta.

Married - Single
(Check)

Name of Wife Toyo #05065

Name of Husband -

Name of Mother -

Name of Father o

Names of Children under 16 Takeshi (M) #15520 Apr. 12/26

Isao (M) Jan. 19/28 Minako (F) Dec. 29/29

Requested by ECT

Registered with Custodian
(Yes or No)

Additional Information Fisherman. Owner of Lic. #N.W. 2318 N.C.N.W. 058-F

House & 5 acres, Moncton St., Steveston, B. C.

REAL PROPERTY SUMMARY

June 28, 1946

Japanese Name: Senkichi NISHI Reg. No. 05059 File No. 3919
Hiroshi NISHI 05267 3859

Catalog No. Part of Director, The Veterans' Land Act first offer

Property Address: 155 Moncton Street, Steveston, B. C.

Legal Description: South half of Lot 1 of section 1 Block 3 North
Range 7 West Map 940, Municipality of Richmond in the
District of New Westminster.

Classification: Vacant Land

Assessed Value: Land: Improvements: Taxes: Appraisal:
\$653.00 \$14.37

Title: Registered in the names of Senkichi NISHI and Hiroshi NISHI

Encumbrances: Dyking charge registered and no indication of any
unregistered.

 Vesting Order No. 25490 - dated Feb. 26, 1943

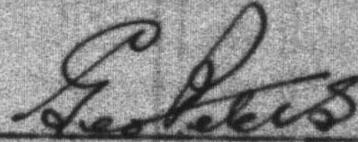
History of The Custodian's agent, J. D. Mather, in his report of May 8,
Administration: 1942, stated that the land comprises of about two acres. No
buildings. There was approximately 1/3 of an acre in straw-
berries, which were not in good condition and the balance of
land was untilled that year. A lease was entered into with
Howard Rodgetts consideration being \$1.00 per year and the
payment of taxes. This tenancy continued until the sale of
the property.

 SOLD: to The Director, The Veterans' Land Act for \$491.00
Approval of Advisory Committee - June 1, 1943

 Funds released to the credit of Senkichi NISHI and Hiroshi NISHI,
joint account, January 27, 1944. Complete statement forwarded to
both parties on April 18, 1944. Division of funds to separate
accounts made as follows on June 28, 1945: Gross selling price
\$491.00, less registration fees \$3.00, less Certificate of
Encumbrance, \$1.00, less legal fees \$15.00, leaving a net
balance of \$472.00; \$236.00 to each man's credit.

Protest: Hiroshi NISHI's letter of April 3, 1943 and February 10, 1944.
and July 22, 1946.

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


George Peters,
Administration Department

hbc

REG.
NO.

05059

NAME

NISHI, Dennis

FILE
NO.

7819

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The London & Lancashire Guarantee & Accident Co. of Canada.	3400596 Transferred to S.S.B.	\$1,500.00	April	7th	1945	Lt. 2 of Lt. 1, Blk. 4, Sec. 12, Plk. 3, N. Range 7, W. 3086. #155 on the North Side of Con- tor St., Municipality Richmond, B. C.
The London & Lancashire Guarantee & Accident Co. of Canada.	14 th Cancelled May 13/44 3400763	\$700.00	April	29th	1945	Lt. 2 of Lt. 1, Blk. 4, Sec. 12, Plk. 3, N. R. 7 W. Sp. 3086-- No. 155 Houston St., Municip. Richmond, B. C.

POLICY # 3400763 - CANCELLED MAY 13, 1944. REFUND OF PREMIUM
AMOUNTING TO \$2.59 SENT TO THIS OFFICE
TO BE CREDITED TO THE ACCOUNT OF DENNIS NISHI
MAY 18, 1944

POLICY # 3400596 - TRANSFERRED TO SOLDIERS SETTLEMENT BOARD
ON SALE OF PROPERTY - OCT. 8, 1943
UNEARNED PREMIUM AMOUNTING TO \$22.62 WAS
CREDITED TO NISHI'S ACCOUNT

THIS SUMMARY IS CERTIFIED TO BE IN
ACCORDANCE WITH INFORMATION ON FILE

B Mac Arkie

File No. 3919

August 11, 1947.

LIABILITY SUMMARY

Senkichi NISHI, Reg. No. 05059

Although in his JP Form the above Japanese declared that he had no personal or trade debts, two claims were filed against him. The J. W. Kelly Piano Co. claimed \$103.20 plus 6% per month carrying charge on an R.C.A. Victor Radio # 32 745. This claim was paid by the Japanese and the radio was shipped to him - see letter from NISHI of May 4, 1944. The J.W. Kelly Piano Co. was phoned to verify this information and they stated that the claim had been paid in full and the radio was later shipped.

On May 17, 1945 this office wrote to Senkichi NISHI regarding a claim from the B.C. Electric for electrical services supplied to him amounting to \$1.30. This claim was denied by the Japanese on June 8, 1945.

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

B Mac Askill

BC-677-P

BC/677-P

Page 1

S.S. Form No. 9
(Sheet)

Farm Appraisal Report

File No. J.L. 522

Land Description SE of Lot 1, Sec. 1, Blk. 3N., Rge. 7W., Map 940, N.W.D.Containing 2.5, more or less, AcresOwner's Name S. & H. NISHIPost Office Address R.R. 1, Steveston, B.C.Nearest Rail Point Y Station on B.C. Ry. Ry.Distance 1/4 mile.Market Town Steveston 1 mile; Vancouver 10 miles.

Distance

Church (give denomination) All denominations 1 to 7 miles.

Distance

Nearest School Steveston public 1 ml.; Bridgeport high

Distance

7 miles.State how property was identified: Regd Plan, Road & boundary check.

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

Has 132' frontage on Railway Ave. along its W. boundary and which is a hard-surfaced road, as well as having the B.C.E. Ry interurban on it.Is this district a good one? Yes, closely settled and about 10 mls from Vancouver.Employment opportunity Fairly good at seasonal local fishing and farming or industrial in Vancouver.Predominating Nationality and religion: British; Protestant religionDescribe Fencing and its condition: Old wire at West, otherwise neglig-^{ible} Value \$Water supply: Available from city pipe line along road at West boundary. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Electric power line available to property along Railway Avenue.

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs?

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

habitable?

\$

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/677-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.5	Level	silty clay loam 12" - 18"	clay	Beans, potatoes and oats, about average condition	200.00	500.00
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 Unavailable 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 \$ 500.00

Total added by buildings to value of farm \$

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

Total value of farm \$ 500.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
No buildings and small farm in fair tillage.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit and truck farming in conjunction with some outside employment.

Noxious weeds: Fairly clean except for some thistle and couch grass in spots at boundaries.

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

Municipality of Richmond, 1942 taxes including
Dyke and drainage, \$15.67.

Date: July 11th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 9th day of July, 19 42

Inspector's Signature

"J. D. PATTERSON"

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

Farm Appraisal Report

Remarks: Property has 132' frontage on Railway Avenue and is located about a mile from Steveston. NO buildings on it and the owner, S. Nishi, apparently owns Lot 2 adjoining at South containing 2.75 acres (see sketch) and where he lived with his family. Both parcels are rented to Corporal Howard Hodgetts for the duration of the war for the nominal sum of \$1.00, plus reasonable upkeep and the payment of taxes, water, electric light, telephone and half the cost of the insurance premium on buildings. Corporal Hodgetts' family is in residence on Lot 2.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Level land lying about 1 ml. North of the Fraser River at Steveston.
Fertile alluvial loam soil, subject to Lulu Island Dyking & Drainage
Charges.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

See taxes on page 1. Dyking & drainage taxes combined in statement as furnished by the Municipality of Richmond and total \$15.87.

ORCHARDS, SMALL FRUITS, ETC.

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

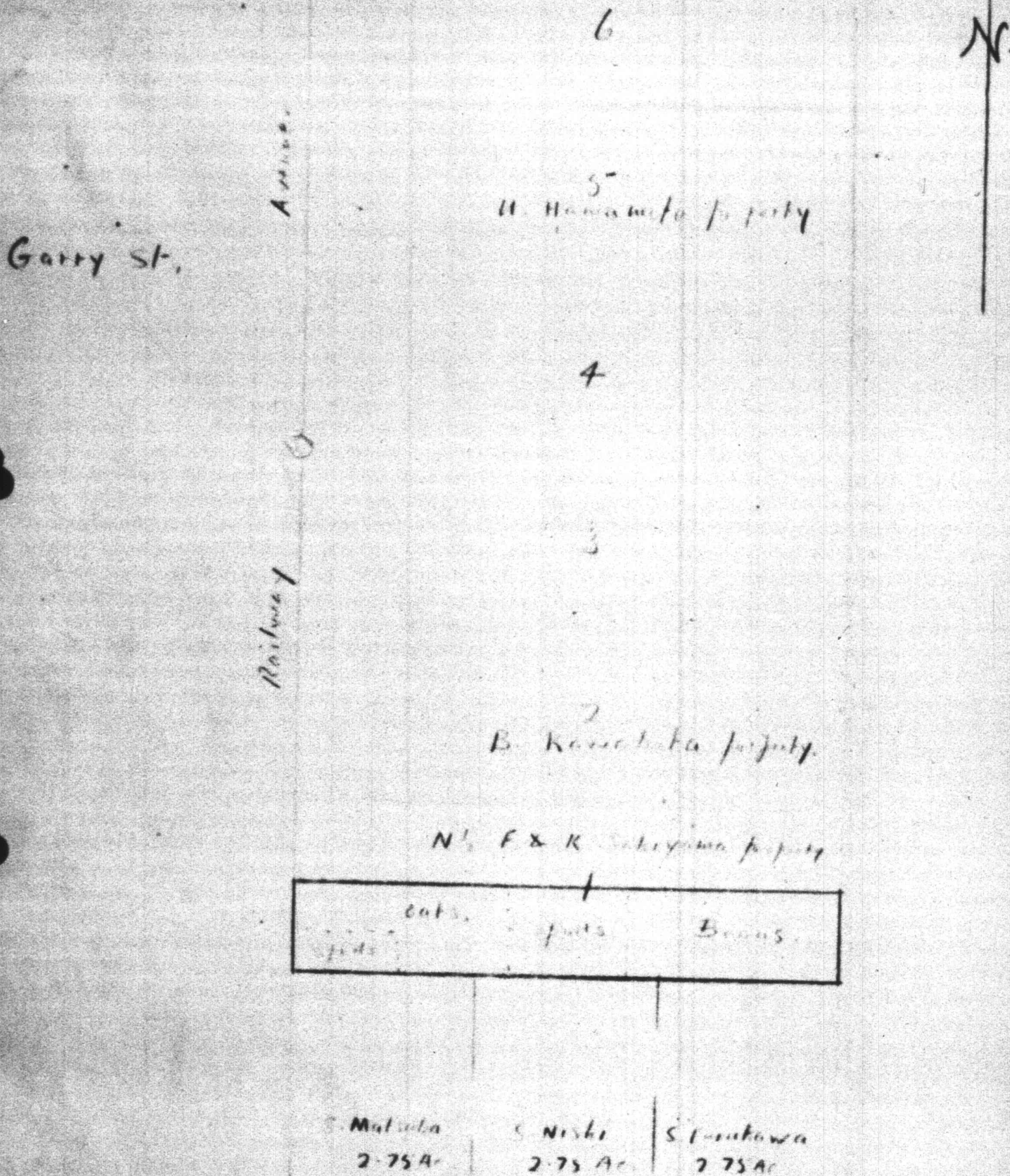
[illegible]

Amount fruit trees add to value of farm \$

Scale 200' = 1 inch

Diagram of Property - In Red

S. & W. Lot 1, Sec 1, Blk 3 N. Ege, 7 W Map 940 N.W.D. S. & H. Nishi



Following careful review of this appraisal report, it is my opinion that the present value is \$ 500.00

Date 16th July, 1942.

(SIGNED) I. T. Barnet
District Superintendent.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. 22/8772

(JL-822)

Vancouver, B.C.

January 17th, 1944.

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

3419 Nishi, Ian Hiki, Reg. 05059
3859 " Hiroki " 05267

Dear Sir:-

Re: The St of Lot 1 of Sec.1, Blk.3, E.,
Rge.7, W. Map 940.
MUNICIPALITY OF RICHMOND

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 1689322 of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 21,879.75, in favour of The Secretary of State,
forwarded to you and dated January 17th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 491.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State -	\$ 491.00 ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

JAN 21 1944

Date

Solicitor for
The Secretary of State

Release

2582 East 28th. Ave.

EVACUATION SECTION	
Rec'd	MAR 3 1943
File No.	391943859
Ans.	
Refer	Russell

Vancouver B.C.

March 2nd. 1943.

Phone. Fair 6382 R

K.W. Wright Esq.

Sir:—

I hereby make application to buy
the Property in Steveston owned by S. & H.
Nishi S $\frac{1}{2}$ Lot 1 of Section 1-B 3N R 7W
Map 940. 2 $\frac{1}{2}$ Acres with no improvements

I am in doubt as to whether you
have a price on the Land or whether I
should make a bid for it.

In any case I would very
much appreciate having first chance of
buying the Land.

I am a Canadian Veteran of
last war & my son is at present Overseas
in the R.C.A.F.

Trusting to hear from you at
your earliest convenience

Yours Truly.

W. J. Mackie Smith

September 27, 1950.

REGISTERED MAIL

Messrs. Virtue, Russell & Morgan,
Barristers & Solicitors,
McFarland Building,
Lethbridge, Alberta.

Dear Sirs:

Attention: Mr. A. G. Virtue, K.C.

Re: Japanese Property Claims Commission

We are enclosing a list showing the net amount payable to certain Japanese, together with cheques to cover same. As an acknowledgment, will you please sign and return the duplicate list enclosed.

We are also sending you cheque in your favour for \$2652.39 covering the deductions authorized for legal fees.

Kindly distribute these cheques without delay so that they may be cashed immediately.

714 ✓
We are drawing to your attention that in regard to Case No. 714, while the claim was presented jointly on behalf of Senkichi Nishi and Hiroshi Nishi covering two real properties and chattels, the son, Hiroshi was only interested in a half share of one property, the award in his case being \$129.95. Senkichi is entitled to the other half, \$129.94 plus the award on the second property of \$956.35 and the award on chattels, \$276.61, a total of \$1362.90. The cheque enclosed is issued in favour of both claimants.

Yours truly,

F. G. Shearn,
Director.

FCS/ON
Encls.

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

28th November, 1950.

PLEASE REFER TO FILE NO. 3212-102

Rec'd	<i>Nov. 29/50</i>
File No.	
Ans.	
Referred	<i>F. G. Shears</i>

Attention: Mr. F. G. Shears,
Director.

OFFICE OF THE CUSTODIAN,
Department of the Secretary of State,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Senkichi NISHI

Referring to your letter of
November 27th, Mr. Senkichi Nishi's address is
P. O. Box 47, Steveston, B.C.

Yours truly,

VIRTUE RUSSELL & MORGAN,

Per *As*

AGV/mk

3879

June 26, 1946

Mr. Hiroshi NISHI
Reg. No. 05267
c/o Mr. Floyd King
Picture Butte, Alberta

Dear Sir:

The following is a brief summary of the administration of your affairs which have now been completed.

On evacuation you declared that you were the owner of the south half of lot one of section one, block three north, range seven west, map 940, municipality of Richmond in the district of New Westminster. It was, however, discovered that this was registered in your name and your father's name as tenants in common. You were advised that this property was sold to The Director, Veterans' Land Act on at June 1, 1943 for the amount of \$491.00, less charges for registration and legal fees leaving a net amount of \$372.00, therefore, your half of this amount, being your share, amounts to \$236.00. A record of your protests as to this sale has been placed on our file.

A skiff that you declared to the Custodian and with your agreement of the price of \$7.50 was sold to the B. C. Packers Ltd. and the funds credited to your account.

It would appear that we have accounted for all the property of every kind left by you in the protected area which was vested in the Custodian. In order that you may confirm this and acknowledge the enclosed cheque in the amount of \$243.50, which is your total remaining credit, we are also enclosing a stamped, self-addressed envelope for your convenience in replying.

Yours truly,

Gshls

Encl: (2)
cheque (\$243.50)
envelope

George Peters,
Administration Department

BC-676-P
BC-301-B

BC/676-P
BC/301-B

Page 1

S.S. Form No. 40
(Sheet 1)

Farm Appraisal Report

File No. JL-523

Land Description Lot 2 of Lot 1, Blk. "A", Sec. 12, Blk. 3, N., Rge. 7, W., Map 3086, N.W.D.

Containing 2.75 more or less Acres

Owner's Name NISHT, Senkichi

Post Office Address R.R. #1, Steveston, B.C.

Nearest Rail Point Y. Station on B.C.E. Rly.

Distance $\frac{1}{2}$ mile

Market Town Steveston - 1 mile; Vancouver - - - Distance 10 "

Church (give denomination) All denominations 1 to 7 miles. Distance

Nearest School Steveston Public - 1 mile; Bridgeport High Distance 7 "

State how property was identified: Regt., Plan, Road and boundary check.

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

Has 272' frontage on Moncton St. along South boundary. Good hardsurfaced road.

Is this district a good one? Yes, closely settled and about 10 miles from Vancouver.

Employment opportunity Fairly good at seasonal local fishing and farming or industrial in Vancouver.

Predominating Nationality and religion: British, Protestant religion.

Describe Fencing and its condition: Unfenced or negligible Value \$

Water supply: City water. On tap in dwelling; no other plumbing. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
No. 155								
HOUSE	16 x 54	Lumber	10'	Shgl.	10	Cement Blks. & Post	Very Fair	
" Add'n	14 x 18	"	10'	"	10	" " "	" "	
" Add'n	16 x 22	"	10'	"	10	" " "	" "	1100.00
BARN Shed	12 x 18	"	8'	"	10	" " "	" "	
Garage	10 x 16	"	8'	"	10	" " "	" "	30.00
BARN Shed	20 x 42	"	10'	"	10	Post Sills	Fair	20.00
Banhouse	12 x 18	"	6'	"	10	Post	Poor	120.00
GRANARY	x							10.00
	x							
	x							
	x							
	x							

Electric light installed in buildings.

House #155.

Total present day value \$ 1280.00

Total Value Buildings add to farm

\$ 950.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Dwelling serviceable and fairly good condition, but inconveniently laid out with two wing additions.

Describe the basement and chimneys: No basement; 2 brick chimneys on bracket.

No. rooms downstairs? 7 Upstairs? Interior - V. Joint.

Are buildings painted? Dwelling only Condition of paint Exterior - Shiplap, shingled Fair.

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.75	Level	Silty clay loam-12-18"	Clay	1 $\frac{1}{2}$ ac. Raspes & logans, somewhat weedy and only fair condition.	200.	550.00
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 \$ 550.00

Total added by buildings to value of farm \$ 950.00

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

Total value of farm \$ 1500.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Dwelling fairly good; outbuildings not much account. Land in good fertility but tillage only fair. Japanese owner evacuated and a tenant in occupation.

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

Small fruit and truck farming in conjunction with some local employment.

Noxious weeds:

Thistle and couch grass in spots besides annuals, which have grown up pretty badly in the last month or two.

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

Municipality of Richmond - 1942 Taxes (including dyke & drainage,) total - - - \$33.60.

Date: July 14th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 13 day of July 1942

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks:

(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

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

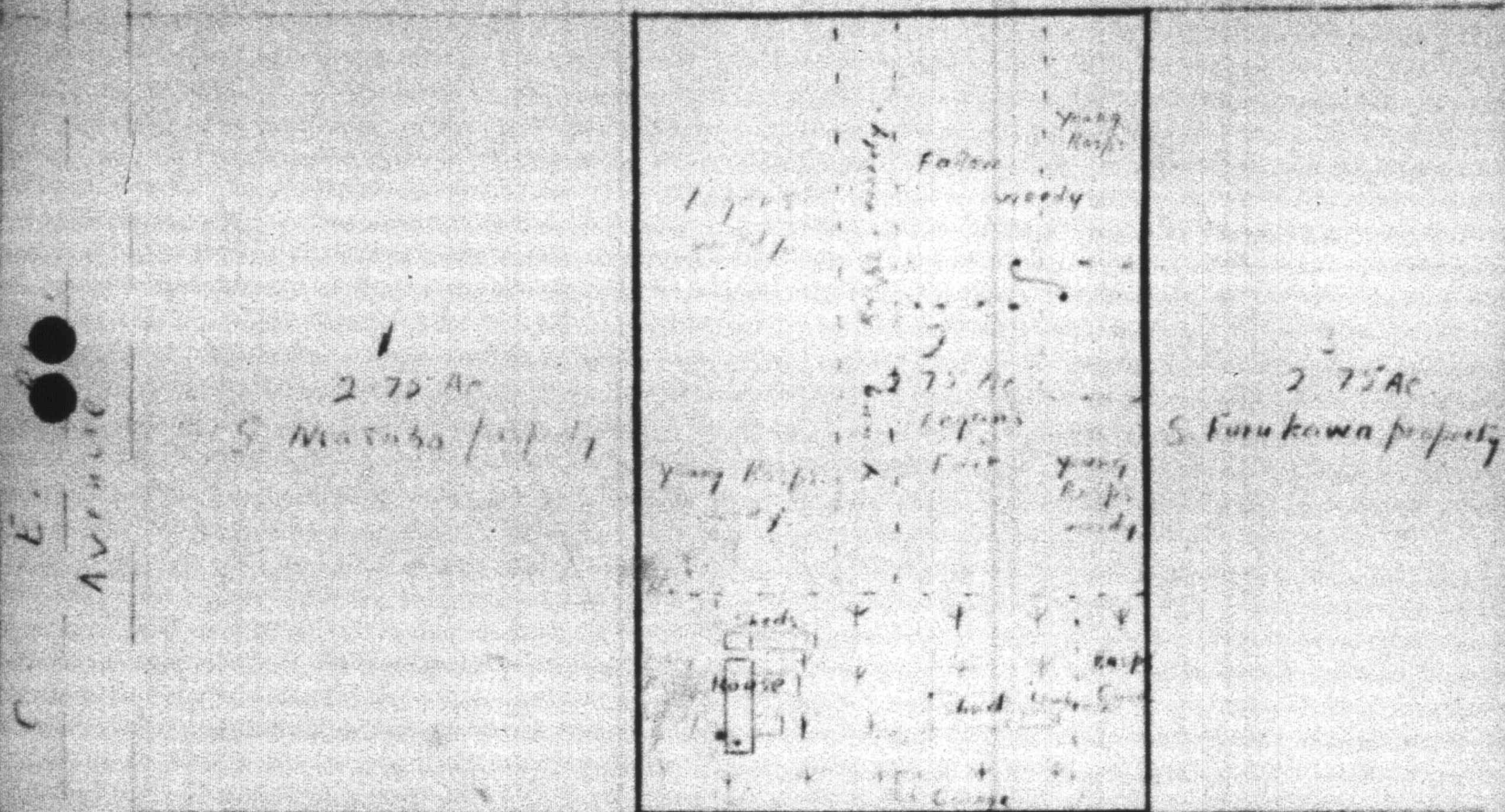
Scale 100' = 1 inch

Diagram of Property in Red:-

S. Nishi property.

Lot 2 of Lot 1 Blk "A" Sec 12 Blk 3 N. Rge. 7 W Map 3086 N.W.D

2.75 Ac
S. H. Nishi property.



Mention St

E. Avenue
Railway

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1500.00

Date 16th July 19 42.

"I.T. BARNET"
District Superintendent.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. 82/8762
(51-823)

Vancouver, B.C.

January 17th, 1944.

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

3919 NISHI, Land Rights Reg. 05059

Dear Sir:-

Re: Lot 2 of Lot 1 of Blk. "A" of
Sec. 12, Blk. 3, E., Rge. 7, W.
Map 5086 -
MUNICIPALITY OF RICHMOND

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 1449222 of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 21,473.75, in favour of The Secretary of State,
forwarded to you and dated January 12th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 1,473.00
Less arrears of taxes to January 1st, 1943.	- \$ -
Amount paid to Secretary of State	- \$ 1,473.00 /

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

JAN 24 1944

Date

Solicitor for
The Secretary of State

*Relief
2nd*

G. J. Baker
File 3919

Registration Number 05059

NISHI, Senichi

P. O. Box 195, House 151 Moncton St., Steveston, B. C.

LOCATION AND NATURE OF PROPERTIES

1. Lot 2, Sec. 1 of Block "A",
Sec. 12, Block 3 North, Range
7 West, Map 3086, Dist. of
New Westminster. C of T #26114E.
2. South half of Lot 1, Sec. 1,
Block 3 North, Range 7 West,
Map 340, Dist. of New Westminster.
C of T #68638A.

OWNERSHIP

The above properties are adjoining and
are owned by Senichi Nishi.

LAND AND BUILDINGS

The land is about 2 acres, of which
1 acre is in Loganberries, 1/2 an acre in Strawberries
and rest in Current and Fruit trees, all of which are
in very poor condition and would require considerable
work to be put in good shape. The house, situated
at 151 Moncton Street, Steveston, is an 8 room frame,
shingle roof, one storey building, no basement, no
bathroom and has outside toilet. It is badly in need
of paint and generally in poor condition. There is a
barn, 24 x 40, frame, shingle roof, on the property,
in fair condition.

INSURANCE

Holds a Policy with the London & Lancashire
Fire Insurance Co. for \$1500 on the house and is
informed that he is furnishing an additional \$700
on the furniture stored in the building.

TAXES

Taxes paid for the year 1941.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of
personal effects attached hereto.

REMARKS

The property has been leased to one Howard
Hodgetts for the duration, with the arrangement that
the furniture will be stored on the premises. I would
recommend that the lease to Hodgetts be permitted to stand.

April 28, 1942.

K. M. Baker

Registration Number 05059

FISHI, Senkichi

INVENTORY

1 Kitchen Stove
2 Heaters
20 Cushions
2 Bureaus
9 Tables
20 Chairs and Benches
60 Berry Crates
10 Shovels and Forks
2 Linoleum Rugs
2 Incubators
1 Bicycle
1 Trunk
4 Lanterns
2 Brooms
2 Mops
Sundry Kitchen Utensils
55 Japanese Festival Dolls
Blinds and Curtains on all windows
6 Pictures with frames
Sundry Books assorted
3 Hammer and Saws
1 Sledge Hammer and Wedge.

April 28, 1942.

3919/3859

PERSONAL PROPERTY CLAIM

12th June, 1948.

CLAIMANTS

Senkichi NISHI
Hiroshi NISHI (son)

Regn No 05059
Regn No 05267

CLAIM

Itemized list of Farm Eqpt., H'hold goods etc to value of \$1651.60
Farm Crop

ALLEGED LOSS

570.00
\$2221.60

(The claim as submitted is poorly typed and the addition of the figures is incorrect)

REFERENCES

PP.1

HISTORY

HIROSHI NISHI declared only 1 skiff. This skiff was sold at an agreed price by his direction.

JP

SENKICHI NISHI

Nishi submitted a long list of chattels (as per Analysis Form) when registering on 14 Apr 42. He was evacuated 7 weeks after -- 30 May 42. Many attempts by the Custodian to have J.D. Mather (investigating agent) check Nishi's inventory for correctness, and while a memo is on file from Mather certifying to the correctness thereof, it is not considered by the undersigned that a check was made.

PP.2

Although Senkichi NISHI stated that his belongings were going to be locked in one room of his house and the key handed to the Custodian, the question of agency should not be overlooked inasmuch as he granted a lease on 7 Apr 42 to Howard HODGETTS for the duration of the War, consideration \$1.00. No record of the key having been given to the Custodian is on file. It would appear that the Hodgetts lease is more of a trusteeship than an actual financial transaction.

PP.3

PP.4a,b.

On 23 Mar 44 chattels contained in the Nishi home were removed to Storage. While the file does not reveal whether they were removed from a locked room, the file does reveal that at least two other persons of the Japanese race stored some or all of their chattels with the Nishi's. Due to the storage removal list showing chattels belonging to all three Japanese, same has not been inscribed on the Analysis as it would more than likely prove misleading.

PP.5a,b.

Records of contents of boxes notes disposition of articles found, also note that the party who opened same was apparently confused as to ownership. Ref. 5b at "X" notes abandonment of cushions as noted on Analysis of Claim Form.

PP.6

Auction sheets herewith.

JC/..

August 11, 1947.

PERSONAL PROPERTY SUMMARY

Senkichi NISHI, Reg. No. 05059.CHATELS:

See Chattel Schedule. The above Japanese declared his chattels on his Form JP on April 14, 1942. At this time he declared several things which he would have used before evacuation, for example he declared groceries. When inventory was taken in April 28, 1947, as shown on the Chattel Schedule the list of goods found does not mention many of the things previously declared by the Japanese; Nishi was not evacuated until May 30, 1942, so it may be presumed that many of the things originally declared by him were taken with him on evacuation, disposed of by him prior to his evacuation, or used during the interval between his declaration and evacuation. With the exception of Nishi's request for shipment of his Westinghouse Radio, he did not ask for information regarding his chattels.

SPECIFIED ARTICLES:

NISHI wrote on Feb. 10, 1944 requesting shipment of a Westinghouse Radio Set #167335. He was notified that this radio was sold in January, 1944 for \$36.00 less \$5.08 for expenses of selling, giving a net balance of \$30.92.

On May 6, 1944 he wrote requesting shipment of an R.C.A. Victor Radio A32 746 from the J.W. Kelly Piano Co. where it had been stored. On May 8, 1944 this office wrote the Kelly Piano Co. notifying them that Mr. NISHI wished his radio shipped to him and stating that there was no reason why it should not be shipped. The above Japanese paid the storage and repair charges on this radio, and it was shipped to him, by the J.W. Kelly Piano Co. See J.W. Kelly Piano Co.

NISHI owned a fishing boat which was sold on April 6, 1942 for \$1,200.00 to the Nelson Bros. Fisheries Ltd. - see brown edged Vessel Record. The net amount of \$1150.00 was paid direct to Nishi by the J.W. Kelly Piano Co. on April 5, 1942.

SECURITIES:

\$200.00 Victory Bond, 1951 maturity, in owner's possession - JP Form; \$300.00 Victory Bonds, 1954 maturity, in owner's possession - JP Form. These did not come under the control of the Custodian.

BANK ACCOUNTS:

Royal Bank, Steveston Branch, Account #35 - \$2000.00.
No action taken by the Custodian regarding bank account.

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

L. Mac Askill

/BM

File No. 3919

CHATTEL SCHEDULE
Res. Senichi NISHI, Reg. No. 05059

August 9, 1947.

Declared by NISHI April 14, 1942	Inventoried by April 28, 1942	Storage	Auction	Other Disposition
1. Kitchen stove	1 K. stove	1 K. stove - Good Cheer		missing
2 heaters	2 heaters			missing
7 beds & mattresses		4 brown beds & springs	31.3.44	
		3 beds & spring box blankets & cushions		blankets & 12 cushions missing 8 cushions discarded missing not found missing not found missing not found
12 blankets				
20 cushions	20 cushions			
42 bed sheets		4 comforters		
14 pillow cases				
10 bed covers				
1 crib, mattress, etc.				
28 night gowns				
1 sewing machine (white treadle)				UNRRA(?) some missing not found presumed taken with them on evacuation - see letter 29.4.47
2 chiffoniers	2 bureaus	1 dresser & mirror	31.3.44	
9 tables	9 tables	1 round table		
20 chairs & benches	20 chairs & benches	13 K. chairs	16 - 31.3.44	9 missing 4 missing
3 bicycles	1 bicycle - on 23rd Apr./47-1 declared	1 bicycle	31.3.44	
2 trunks	1 trunk	1 trunk	6.4.45	1 missing UNRRA
5 suit cases				
1 hand cultivator		part hand cultiv- ator	31.3.44	
60 berry crates	60 berry crates			missing
10 shovels & forks	10 shovels & forks	2 forks	31.3.44	
1 carpet	2 linoleum rugs	1 shovel		missing
clothing & shoes		1 basket clothes		missing UNRRA probably used prior to evacuation missing missing discarded, or sent to UNRRA, some missing missing missing missing 2 pr. missing
groceries				
19 loads manure				
2 incubators	2 incubators			
20 suitcases & sacks				
vegetable seeds				
6 umbrellas				
6 rubber boots new		1 pr. logging boots	31.3.44	
6 rubber boots used				
6 lanterns	4 lanterns			
6 rain coats & hats				
hair clipper, etc.				
2 brooms,	2 brooms			
2 mops	2 mops			

File No 3919

2.
CHATTEL SCHEDULE / Sankichi NISHI, Reg. No. 05059

August 9, 1947.

Declared by NISHI Inventoried
April 14, 1942 April 28, 1942

Storage

Auction

Other Disposition

kitchen utensils kitchen utensils

3 carton dishes
1 carton dishes
3 boxes K. ware
K. ware
iron pots
K. ware
trays
Chinaware
bundle boxes dolls

31.3.44

55 dolls
11 window blinds)
11 window curtains) curtains & blinds
20 cords wood on all windows
1 barometer
5 clocks
6 picture frames
6 pictures & frames

1 mantle clock 31.3.44

missing
missingmissing
missing4 missing
5 missing1 discarded -
broken

100 books

sundry books

1 box books
4 boxes books
1 cabinet books
books

14.11.45

3 lumberman's saws
3 hand saws
hammer & wedge
4 axes
3 lumberman's
saws
1 sledge hammer &
wedge
1 axe

2 wedges

29.6.45

missing
missing

2 sold 31.3.44

2 missing

Declared April 23/477 rolls linoleum
2 Baby's high chairs
1 garden hose
1 flower bowl
1 table lamp
1 bird cage
1 scale
1 lawn mower
1 Pr. binoculars4 rolls linoleum 7 sold 31.3.44
2 Baby's high chairs 31.3.44
garden hose 31.3.44
31.3.44
31.3.44
1 bird cage 31.3.44
1 small scale 31.3.44
lawn mower 31.3.44
1 pr. glasses 31.3.44Found, not declaredAuctionOther Disposition1 battery
1 carton person effects
1 bal. rope
1 book rack
1 s. box misc.)
1 carton misc.)
1 can misc.)
1 box misc.)
1 carton tins
2 mats
1 bde line
1 box twine
1 roll paper
1 stove top
lacquer trays

31.3.44

31.3.44

31.3.44

14.11.45
31.3.441 broken batter discarded
discarded
missing

missing

missing

missing

missing

missing

August 9, 1947

CHATTEL SCHEDULE - Senichi NISHI, Reg. No. 05059

<u>Found, not declared (cont)</u>	<u>Auction</u>	<u>Other Disposition</u>
tree pruner	14.4.44	
wash stand	14.4.44	
lead mould	29.6.45	
records	14.11.45	
gramophone		missing
cake plate	14.11.45	
galvanised pipe	14.11.45	
3 cartons Festival goods	14.11.45	
Books & Festival Goods	14.11.45	
3 boxes Festival Goods	14.11.45	
Box of Festival Goods	14.11.45	

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

L Mac Arkell

MEMORANDUM

July 26, 1943

To: File 3919

From: Specified Articles Department

Re: NISHI, Senkichi - Reg. 05059

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAMERA	x Box camera, 50th Anniversary Kodak.	.50
	x Folding Camera #1-A, Kodak series iii #22309. F7.7. lens.	7.50
	x Released to B. C. Security Commission May 4/43 for shipment to owner by B.C. Sec Comm.	
RADIO	Westinghouse radio No. 167335 ✓	\$25.00

Sold by Auction

27/1/44

Vancouver Radio L.

Memorandum to File 13597

May 8, 1944

Re: S. Nishi

<u>Article</u>	<u>Description</u>	<u>Valuation</u>
Radio	R.C.A. Victor A32 746	\$199.50

Acquired by J. W. Kelly Piano Co. Ltd.

Balance owing J. W. Kelly Piano Co. - \$103.20,
plus 65 monthly carrying charges.

S. Nishi, formerly lived at 2nd Avenue, Steveston, and
his present address is P. O. Box 435, Revelstoke, B. C.

5

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 17, 1944

Name: Genkichi NISHI

Reg. No. 05059

File: 3919

Boat File No.: JFVDC 367

Name of Vessel: "S.N."/"Joker A#2" 30' x 7'6"x3'(1938) Easthope 15 HP

Lic. or Reg. No.: NEW WESTMINSTER 2318

Naval No.: NW.058-E

Owner's Valuation: \$1,900.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: April 6, 1942

Purchaser: Nelson Bros. Fisheries Ltd.

Signature on Sales Papers: No copy on file

Selling Price: \$1,200.00

Paid to JFVDC ~~on 4/8/42~~: \$1,200.00

Supervision Costs: \$ 17.00

Balance due Owner: \$1,183.00

Paid to: S. Nishi on April 8, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information:

J. M. Watson
Reviewed Aug 26/47

3919

February 23rd, 1944

Mr. Senkichi NISHI,
Reg. No. 05059,
P. O. Box 368,
Picture Butte, Alta.

Dear Sir:-

Thank you for yours of February 10th addressed to the R. C. M. P. asking for the return of your radio. This letter has been referred to this office. Your radio was sold at public auction on January 27th for \$36.00 less expenses of \$5.08 giving a net of \$30.92 which we have credited to your account here.

Yours truly,

H. F. Green
Protection Department

HPG:IF

The London & Lancashire
Guarantee & Accident Co.
of Canada

BRITISH COLUMBIA & ALBERTA BRANCH

J.E. ROSE, MANAGER

620 PENDER STREET, W.
Vancouver, B.C.

May 17th, 1944

Mr. S. M. Gibson
Office Of The Custodian
506 Royal Bank Building
Vancouver B.C.

Dear Sir:

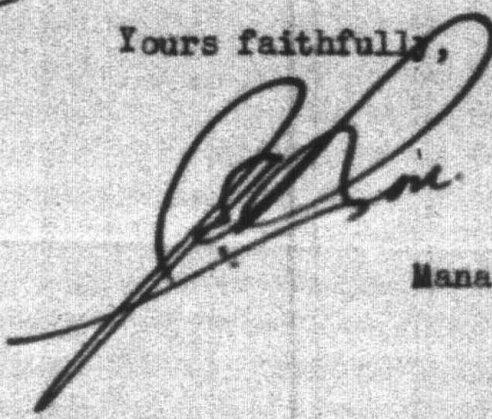
EVACUATION SECTION	
Rec'd	MAY 18 1944
File No.	3919
Ans.	July 4
Referred	Little

Re: Policy No. 3400763

This will acknowledge your letter of May 13th, returning
this policy for cancelation.

We have requested our agent, Mr. Thomas C. King, to forward
to you a cheque for the return premium for \$2.59.

Yours faithfully,



Manager

BMO:MS

C O P Y

Form 266A

ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

No. 458

HEADQUARTERS File No.

SUB-DIVN. & File No. Vancouver

DIVISION & File No.

DETACHMENT & File No. C.I.B.

DATE April 27th, 1943

Re: NISHI Senkichi, Picture Butte, Alt.

(Name of File)

On March 9th, 1942

(Date)

F.R. Jefferson, Cst.

(Member's Name)

Came into possession of the following described goods by:

Handed over by Roy T. OTANI

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1.		Box camera 50th. Anniversary kodak.
	1.		#1A. folding kodak camera. series 111. #22309

J.R. 05059

REMARKS: Handed over to the B.C. Security Commission, Vancouver, B.C.

(State briefly disposition)

DATE May 4th, 1943

S.D.

(Signature of Recipient or Witness)

P.R. DeBrisay

CERTIFIED CORRECT

F.R. Jefferson, Cst.

F.R. Jefferson, #10559.

File 3919

ROYAL CANADIAN MOUNTED POLICE

Form 246A

No. 509

EXHIBIT REPORT

HEADQUARTERS File No.

DIVISION & File No.

3919

SUB-DIVTN. & File No.

Vancouver

DETACHMENT & File No.

G.I.B.

J.R. 09039

DATE June 25th, 1944

Re: HIGHT, P.O. Box 192, CONVENTON, B.C.

On May 7th, 1944

D.R. HIGHT (Member)

Came into possession of the following described goods by

Turned over to the Custodian of Alien Property

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		Westinghouse Radio # 16735. (1)

REMARKS: Turned over to the Custodian of Alien Property.

(State briefly disposition)

DATE June 27th, 1944

J. L. Hight, Custodian

CERTIFIED CORRECT

P.R. Jefferson, June 27th, 1944, det.

November, 20th, 1947.
P.O. Box 502,
Taher, Alta.

Department Of Secretary Of State,
Office Of The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Irenville St.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd NOV 22 1947	
File No. 3919	
Ans.	
Referred	<i>Macdonell</i>

Dear sir:

Thanking you very much for the letter, and the cheque enclosed for my real property etc., dated August 23, 1947. In that letter you have also advised me that there is still the sum of \$30.92 net proceeds from my radio, held in your office and asking me to forward the receipt that I received at the time of evacuation. Due to the resettlements during the war I lost the receipt and there is no trace of it to-date. If it is alright without those receipt would you please kindly send the money to the present address, as possible.

Thanking you,

Kentichi Kishi

Description on radio

Westinghouse (electric) table-set
7 or 8 tubes

File No. 3919
Reg. No. 05059

December 4th, 1947
P. O. Box 502,
Taber, Alta..

Department Of Secretary Of State Of Canada,
Office Of Custodian,
Japanese Evacuation Division,
Hastings and Granville St.,
Vancouver, British Columbia.

EVACUATION SECTION	
Rec'd	DEC 4 1947
File No.	3919
Ans.	
Referred	<i>D. B. Smith</i>

Dear sir:

I have just received your courteous letter and also the cheque enclosed for the valued amount of \$ 30.92, which represents the total net proceeds from the sale of my personal property. (Westinghouse Mantel radio.

I will be greatly appreciated for your promptly attention for sending it, dated December 1st., 1947.

Yours very truly,

Senkichi Nishi

Reg.No.05059 File No. 3919

Senkichi Nishi

Name of Claimant **NISHI, Benichi & Hiroshi**
 Custodian File **3919 & 3039**

Case **714**

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					491.00	239.00				
					1475.00	956.95				1216.94
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
841.60	180.40	30.52	46%	517.60	236.09					276.61
TOTAL RECOMMENDATION										1492.85

Defence Brief

Senkichi NISHI
and
Hiroshi NISHI

Files Nos. 3919 & 3859

Case No. 714

LETHBRIDGE

24 September 1948

V.L.A.

Sheet A.34-17

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Parcel 1 Land & Buildings

Lot 2 of Lot 1, Block A of Sect. 12, Block 3, North Range 7 West,
Map 3086, 151 Moncton St., Steveston.

Amended Claim

\$5060.

(Trans. Page 6)

Appraised at

\$1500.

Sale Price

\$1473.

Witness: Appraiser, J.D. Patterson.

Claim made jointly by father & son.

Appraiser (Patterson) reports -
Dwelling serviceable and in fairly
good condition. Land somewhat
weedy and only in fair condition.
Outbuildings of not much account.

Mr. J.D. Mather reported the
property to be badly in need of
paint and generally in poor condition.
Fruit Trees and crops also in poor
condition.

Claim 2 Parcel 2 Land only

South half of Lot 1 Sect. 1 Block 3, N. Range 7 West
Map 940-155 Moncton Street, Steveston.

V.L.A.

Sheet B-12-10

Claim

\$1100.

Appraised at

\$500.

Sale Price

\$491.

Witness: Appraiser, J. D. Patterson

Appraiser (Patterson) reports - Small
farm in fair tillage, no buildings.
Crops about average condition.

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

Senkichi NISHI
& Hiroshi NISHI
Case No. 714

-2-

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 3 Household Goods & Farm Equipment

Amended Claim

\$1595.60

Sold for

\$128.40

(Trans. Page 6)

Claimants stated that they left their goods locked in 3 of the rooms of their house at 151 Moncton St., Steveston and that they handed the keys over to Mr. T. C. King. The keys were not handed over to the Custodian. Other person's goods were also stored in this house.

Claimants leased their property to a Mr. H. HODGETTS for the sum of \$1.00, until such time as claimant returned, as he stated he wished HODGETTS to look after his property for him and it would appear that this Lease is more of a trusteeship than an actual financial transaction and the question of agency should not be overlooked.

(a)	Goods value	\$918.20	Sold by auction for \$128.40
(b)	"	22.00	Sold with property (Blinds)
(c)	"	33.00	Recorded now missing (Stove)
(d)	"	137.80	Abandoned (Cushions, Curtains, etc.)
(e)	"	484.60	Declared not found.
		<u>\$1595.60</u>	

Goods sold by auction for \$56.35 were not claimed for.

The Berry Grates were probably used by the tenant as they were never found. The brooms, mops, curtains, etc. were presumably discarded as there is no record of these articles.

It is submitted that the chattels were sold for their fair market value; some were not found, some missing and some abandoned as worthless. It is submitted that any claim the Custodian might be responsible for in respect of chattels the claim made for the same is exorbitant.

Summary of Defence Witnesses

J. D. Patterson

Thompson & Co.

Mr. Wills

Mr. Harris

Where required

1 & 2 Appraiser

3 (a) Auctioneers

3 (a) Staff

3 (a) Staff

BMP/nw

1
CASE NO. 714.

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

(HIS HONOUR JUDGE L. H. STACE, SUB-COMMISSIONER).

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Lethbridge, Alberta,
September 24th, 1948.

IN THE MATTER OF THE CLAIM OF
SENKICHI NISHI and HIROSHI NISHI.

PROCEEDINGS AT HEARING.

20

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.

MRS. D.J. HANDFORD,

Official Interpreter.

S.R. HOWARD,

Official Reporter.

30

C. Nishi,
In Chief.

THE SECRETARY: Case No. 714, Senkichi Nishi and
Hiroshi Nishi.

SENKICHI NISHI, one of the claimants herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q You are Mr. Senkichi Nishi? A: Yes.

Q And is Mr. Hiroshi Nishi in the Court-room?

A Yes, he is over there (indicating).

10 Q Now, I am showing you a document entitled "summary
of evidence in support of claim. This contains the
joint claim of both you and Hiroshi Nishi, is that
right?

A: Yes.

Q You are familiar with the contents of this document,
all the particulars it contains? A: Yes, it was
explained to me in the Japanese language.

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

A Yes.

20 Q And you believe this to contain a summary of the
evidence upon which you and Mr. Hiroshi Nishi are
basing your joint claims?

A Yes.

Q Was Mr. Hiroshi Nishi also present and did he assist
you with this as well?

A: Yes, he was.

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

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Q: I am showing you a photograph of a
house (indicating); will you tell me what house
that is?

A: That is my

house.

3
S. Nishi,
In Chief.

Q Well, is that the residence on Lot 2 of Lot 1
of Block "A", Parcel 1? A: Yes.

Q That is the three acre piece of land, is it?
That is on the three acre piece of land, is it?

A Yes.

Q That is Parcel 1. You don't know when that picture
was taken by you? A: About eight
years ago.

Q Well, that would make it 1940? A: Yes, about that
time.

Q And to the right at the end of the house there is
a piece sticking out; is that part of the house as
well? Is that a wing of the house?

A There is 18 feet here.

Q There is an eighteen-foot wing, is there?

A It was in the form of a "U".

Q In the form of a "U"? A: Yes.

MR. RUSSELL: I will tender that as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. RUSSELL: Q: I am showing you another picture.

It appears to be of a field? A: Yes.

Q What field is that? A: Beans.

Q But whose field is it? A: This is the
three acre lot.

Q The three acre lot? A: Yes.

Q That is the three acre lot for which you are
claiming? A: Yes.

Q Which would be parcel 1. You see, parcel 1, you
have described parcel 1 as comprising three acres,
so that would be a picture of it? A: Yes.

S. Nishi,
In Chief.

Q There is a row of trees down at the end. Is that also on your land, over on the left hand side at the end?

on my land.

A: Yes, they are

Q And those trees were yours too? A: Yes.

Q Well, there is the roofs of some buildings showing. Are any of those your buildings? Are any of those roofs belonging to the buildings for which you are claiming?

my buildings.

A: Yes, they were

10

Q All those roofs belong to your buildings?

A Yes.

Q And this land in the foreground is yours as well?

A Yes.

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

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. RUSSELL: I have the tax notice from the Corporation of the Township of Richmond for 1941, assessing this land at \$2162.00. I will put that in as an exhibit.

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(NOTICE MARKED EXHIBIT NO. 4).

MR. RICE: Is that '41?

MR. RUSSELL: Yes, '41.

MR. RICE: For both places?

MR. RUSSELL: I think that is just one.

MR. RICE: Perhaps you had better call the assessment and we can agree on it.

MR. RUSSELL: It is Lot 1.

MR. RICE: Land \$742.00 and improvements \$1420.00 and the taxable value \$1452.00.

30

MR. RUSSELL: That is right. That is the assessment

5
S. Nishi,
In Chief.

for Parcel 1.

MR. RICE: Parcel 1 for the year 1941, no, 1943, bears the same value. No, that is Parcel 2, and Lot 1. The other parcel of Lot 1, the value is land, \$653.00, no improvements, taxable value \$653.00.

MR. RUSSELL: Well, perhaps we had better put the two in together for the two parcels claimed.

MR. RICE: Instead of your own?

MR. RUSSELL: Yes.

10 THE SUB-COMMISSIONER: Attach these to this exhibit, making it three instead of one.

MR. RICE: Three assessment notices.

THE SUB-COMMISSIONER: Yes. They will all go in as Exhibit Four.

(NOTICES MADE PART OF EXHIBIT No. 4).

MR. RUSSELL: I might point out, sir, that there has been a removal of farm crops from the personal property and they have been attached to the real property claim so that the valuations are re-distributed, but are actually the same.

20

MR. RUSSELL: Q: Mr. Nishi, did you insure the house which you showed us in that picture?

A Yes.

Q What insurance did you carry on the house?

A I think it was \$4500.00.

Q Beg pardon?

A: I think it was \$4500.00; that is to the best of my knowledge.

Q I notice there is a \$1500.00 policy on a frame building. Would that be the house?

30

A That was probably for one year, the \$4500.00, I think,

S. Nishi,
In Chief.

was for three years.

Q Well, are you satisfied that you had insurance of \$4500.00 for three years on your buildings?

A I am afraid my memory isn't very good as I am rather old now, but my son would know better than I.

Q Well, we might leave that and just ask your son about that then. I have no further questions. Would you answer Mr. Rice.

10 MR. RICE: For the purpose of the record, I take it that the claim for land that was filed in the sum of \$5590.00 is now reduced to \$5060.00 by some credits that were allowed and that the chattel claim which was filed formerly is now reduced to \$1598.60.

MR. RUSSELL: Yes, that is correct.

MR. RICE: I would point out that there is a mistake apparently in the addition on the first page of the personal property, unless I made an error. The values should add up to \$1330.60 instead of \$1333.60 as set forth in the summary.

20

I am submitting, your Honour, that the real property was sold for its fair market value. I am submitting that the chattels were sold for their fair market value; some were not found, some are missing, and some abandoned as worthless. I am submitting that any claim the Custodian might be responsible for in respect of chattels the claim made for the same is exorbitant.

30

I tender as an exhibit two farm appraisal

7
S. Nishi,
Cross Exam.

reports respecting both parcels.

(FARM APPRAISAL REPORTS MARKED EXHIBIT NO. 5).

MR. RICE: I am submitting as an exhibit summaries
respecting personal property claim and the real
property claim.

(SUMMARIES MARKED AS EXHIBIT NO. 6).

MR. RICE: I submit as an exhibit an analysis of
personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

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CROSS EXAMINATION BY MR. RICE:

Q You leased all your property before you were
evacuated to Howard Hodgetts of Victoria for the
sum of \$1.00 for the duration of the war?

A Yes; that was because I wanted him to look after my
property for me.

Q And your chattels, what did you do with those? Did
you leave those in Mr. Hodgetts's care?

A The Custodian said he would look after the chattels
for me and I just left them there.

Q When you left there did you leave your chattels in
Mr. Hodgetts's care and custody?

A Mr. King from the Custodian's office said he would
look after my effects for me and would come around
and see them once in awhile.

Q What did you do with your effects when you were
evacuated?

A: I left them in
two rooms downstairs and one room upstairs and locked
the doors.

30

Q What did you do with the key?

A: I left them

S. Nishi,
Cross Exam.

with Mr. King.

Q Mr. King?

A: Yes.

Q You didn't give Mr. Hedgetts the key?

A No.

Q Who is Hiroshi Nishi?

MR. RUSSELL: He is here; I will put him on the stand.

A That is my boy.

MR. RICE: It will be his claim that is abandoned?

MR. RUSSELL: Yes. Actually he has joined with this one.

10 MR. RICE: Well, according to the claim that he filed,
the J.P. form, his claim is just for a skiff that
he was authorized to sell. You are not making any
claim for the skiff?

MR. RUSSELL: No.

MR. RICE: Q: I show you a J.P. form dated the 14th of
April, 1942 (indicating); is that your signature
on that document?

A Yes.

20 MR. RICE: I tender the J.P. form of Senkichi Nishi as
an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 8).

MR. RICE: Q: Before you were evacuated did you permit
one Sumatara Sukayama to move his personal effects
into your home?

A: Yes.

Q And where were they stored? A: They were all
placed with my store, but I believe Sukayama took
some of his stuff out himself.

Q After you left there? A: It was after
I left my place that Sukayama brought his stuff there.

30 Q How did he get a key to get into your place?

S. Nishi,
Cross Exam.

A I am not sure myself because I was not there, but as far as I understand the Custodian gave Sukayama the key and he put his stuff in there.

Q But you permitted Sukayama to move his stuff in with yours?

A: I told him he could bring them over if there was room in which to store it.

Q What number was your house or dwelling known as?

10 A I think it was 155.

Q 155 Menston Street, Steveston, B.C.?

A Yes.

Q And when you filed your declaration you said your goods were located in 151 Menston Street?

A Well, it may have been 151; I can't remember, my memory is not very good.

Q Well, who owns 152 Menston Street?

A I am afraid I don't remember.

Q You don't remember?

A: No.

20 Q Did you have any of your goods stored in 688 Railway Avenue in a place either owned or occupied by Mrs. Mark?

A: She lived opposite to us but I don't know anything about storing anything.

Q Did you store any goods in her place, her basement?

A No, there was no occasion to store anything in her place because we had plenty of room ourselves.

Q My instructions are that your goods were found in the basement of 152 Menston Street, the occupant being Mrs. Mark? Hang on, I might be wrong in

S. Nishi,
Gross Exam.

that. It was Sukayama's goods that were stored with Mrs. Wark and not the claimant's, I am sorry.

I show you a letter purporting to have been written by you from Taber, Alberta, on April 21st, 1947, addressed to the Custodian. Will you look at that and tell me if it bears your signature? Surely he can say whether it is his signature or not?

A: I am just explaining to him what the letter is about. That is his signature.

10

Q When he knows what the letter is about he says it is his signature. I tender that letter as an exhibit, your Honour. It is April 21st, 1947, addressed to the Custodian,

"In regard to your inquiry about the uncertainty of the ownership of some of the chattels that was removed from my former residence at 155 Moncton Street in Steveston, I hope this will be of some assistance in solving that problem.

20

"I'm the sole owner of the items mentioned below.

- 7 Rolls of linoleum
- 2 Baby's high chairs
- 1 Garden hose
- 1 Flower bowl
- 1 Table lamp
- 1 Bird cage
- 1 Scale
- 1 Lawn Mower

30

S. Nishi,
Cross Exam.

1 Pair of binoculars

7 beds and mattresses

"My daughter, Mrs. Kazuichi Sakai, is the owner of the 4 piece bedroom suite. Please forward the balance of the above items to:

"Mrs. K. Sakai, 502, Taber, Alta.

"As to the two men's bicycles that was removed along with the other chattels, one of them is Kunatane Sakiyama and the other is mine.

"Yes, the sewing machine you shipped to Mr. Sakiyama was his. And I did not include any of his property in my declaration to the Custodian.

"In addition to this Mr. K. Sakai claims;

4 New Cushions

Tea set for 6 person

1 Vice

2 Trolling floats

"Would you please inform me what happen to these items."

(LETTER MARKED EXHIBIT NO. 9).

MR. RICE: Again, your Honour, I would like to call attention to the fact that the claimant in his J.P. form declared his goods were located at 155 Moncton Street, or, rather 151 Moncton Street, and that letter suggests that it was 155.

MR. RUSSELL: Both the J.P. form and the letter state 155.

MR. RICE: The J.P. form said 151 and the letter said 155 Moncton Street.

30 Q What were the carpets that you are claiming for,

S. Nishi,
Cross Exam.
H. Nishi,
Direct Exam.

conglomerate?

linoleum carpet.

Q How big was it?
was 16 by 24.

A: It was a

A: I think it

Q 16 x 24?

A: Yes, it was

made of linoleum, three-foot wide linoleum, pieced
together and made into a 16 x 24 carpet.

Q There were strips of linoleum three feet wide and
sixteen feet long?

A: Yes.

10

Q And how much did that cost you?
about \$100.00.

A: It cost me

Q \$100.00?

A: Yes.

Q Did you have it pasted on the floor or cemented on
the floor?

A: Yes, I had

it pasted on the floor with cement glue.

Q That is all.

MR. RUSSELL: That is all, thank you.

HIROSHI NISHI, a claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

20

DIRECT EXAMINATION BY MR. RUSSELL:

Q You speak English?

A: Yes, I do.

Q You don't need the interpreter?
A: No.

Q You are the son of Senkichi Nishi who has just
preceded you in the witness box?
A: Yes.

Q Your father is a very old man. How old is he?

A Oh, he is more than 70 years; 71 or 72 now, I think.

Q Were you evacuated at the same time that your
father was?

30

A Yes, together with my family and my dad's family.

H. Nishi,
In Chief.
Cross Exam.

Q You all left together?

A: Yes.

Q Could you give us the number at which your father resided prior to his evacuation, the number of the street, the house number of the street property?

A: If I am right I think it was 155 Menston Street, Steveston, B. C. I am not sure; it is a long time now since I have been evacuated.

Q Do you know anything about your father's insurance, or what insurance he had on the buildings, on the house and so on?

A: Oh, it was for \$1500.00 and we paid a premium for three years.

Q On \$1500.00?

A: Yes.

Q What did that cover, what building, the house?

A The living house.

Q Were there any other buildings besides the house that were insured?

A: There was two or three besides, but they weren't insured.

Q The only insurance he had was on the house?

A Yes.

Q That is all, thanks.

CROSS EXAMINATION BY MR. RICE:

Q Anything on the contents, the furniture?

A I am not very sure because those belongings did not belong to myself.

Q Well, I thought you said it was \$1500.00 worth of insurance on the house?

A: Yes.

Q Was any part of that \$1500.00 on the contents of the house, or do you know?

A: I am not

H. Nishi,
CROSS EXAM.

very sure.

Q All right.

MR. RUSSELL: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DEE)

I hereby certify that the foregoing is a
a true and accurate transcript of the
proceedings herein.

[Signature]
"S. S. HOWARD" Official Reporter.

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

SUB-COMMISSIONER

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

MEARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE ALBERTA

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

August 12, 1949

3212-102

PLEASE REFER TO FILE NO.

Mr. D. T. Braidwood,
c/o Messrs. Sutton, Braidwood & Morris,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Braidwood:

Re: Settlement Awards; NISHI,
Senkichi and Hiroshi, Case
#714, Custodian files
3919 and 3959

Real Property - We are prepared to approve the settle-
ment herein on the usual basis provided however, that
settlement is made as well with respect to the farm
crop amounting to \$570.00. We refer you to page 5,
lines 17 to 20 of the Proceedings at Hearing with re-
spect to this matter. *Refer Virtue to the Commissioner's
remarks re crops.*

Miscellaneous Chattels - We feel that you have not
been entirely fair in valuing the amount of the claim
for goods sold at auction. We think you will agree *We will NOT
agree. See
attached one.*
that on the basis of personal property claim that you
arrived at your figure of \$918.20 by taking the total
value of several items when, in fact, only some of these
items were sold. We refer to the following items taken
from the analysis of property claim.

Details of Claim

Auction

5 Clocks \$18.00
2 Chiffoniers 31.00
20 chairs and benches .. 25.00
6 Pairs new Rubber Boots 36.00

.80 (1) = 3.60 @
19.50 (1) = 15.50 @
19.90 (18) = 1.25 @
.25 (1) = 6.00 @

It would appear obvious that the
value of the one clock sold was not \$18.00 but \$2.00
as per the break-down in the summary of evidence. *?? 1/5 x 18 = 3.60*

the same way it is clear when only one chiffonier was sold, the value claimed for it was not \$31.00 which was the amount claimed for 2 chiffoniers, but \$15.50. We believe that the proper value for the item "claim for goods sold by auction" is as follows:

Hand Cultivator	\$ 5.00 ✓
12 Shovels	12.00 ✓
Kitchen Utensils	265.00 ✓
1 Clock of 5	2.00 ✓
100 Books	150.00 ✓
Wedges	12.00 ✓
4 Axes	1.60 ✓
7 Beds and Mattresses	175.00 ✓
Radio	75.00 ✓
1 Chiffonier of 2	15.50 ✓
18 Chairs of 20.-	22.50 ✓
Carpet	100.00 ✓
1 pr. Rubber Boots of 5	6.00 ✓
Add → Festinal dolls of 5	85.- (See for 5.00)

\$ 841.60

= 918.20 sold for 128.40

On this basis the rate should be, not 13.93% but 15.25%. In addition, we are claiming adjustment with respect to the goods sold with the real property (including farm crops), goods declared and not found, and good abandoned.

you on the above.

We shall be pleased to hear from

Sales

Yours truly,

VIRTUE, RUSSELL & MORG

Per

[Signature]

Blinds \$22.-
All Realtors in BC have
printed Sales Forms which
definitely state "Blinds" to
be left on premises upon sale.
no change here.

WSR/mvf

5.25
3.25
1 0.95
5.00
.80
2.75
.50
2.00
2 0.50
3 6.00
1 9.50
9.90
1 1.75
.25

128.40 *

September 27, 1950

REGISTERED MAIL

Messrs. Virtue , Russell & Morgan,
Barristers & Solicitors,
McFarland Building,
Lethbridge, Alberta.

Dear Sirs:

Attention, Mr. A. G. Virtue, K.C.

Re: Japanese Property Claims Commission

We are enclosing a list showing the net amount payable to certain Japanese, together with cheques to cover same. As an acknowledgment, will you please sign and return the duplicate list enclosed.

We are also sending you cheque in your favour for \$2652.39 covering the deductions authorized for legal fees.

Kindly distribute these cheques without delay so that they may be cashed immediately.

We are drawing to your attention that in regard to Case No. 714, while the claim was presented jointly on behalf of Senkichi Nishi and Hiroshi Nishi covering two real properties and chattels, the son, Hiroshi was only interested in a half share of one property, the award in his case being \$129.95. Senkichi is entitled to the other half, \$129.94 plus the award on the second property of \$956.35 and the award on chattels, \$276.61, a total of \$1362.90. The cheque enclosed is issued in favour of both claimants.

Yours truly,

F. G. Shears,
Director.

FGS/GN
Encls.