

4200

COPY

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: NISHIZEKI, Tokusaburo

HOME ADDRESS: 2331 Hammond Rd., Pitt Meadows, B.C.

REGISTRATION NUMBER 14135 SEX: Male AGE: 60

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Taka

ADDRESS OF WIFE OR HUSBAND: 2331 Hammond Rd., Pitt Meadows.

NAMES OF ANY LIVING CHILDREN: Kasue (F)

ADDRESS OF CHILDREN: 2331 Hammond Rd., Pitt Meadows.

AGE OF CHILDREN: 14

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

1. LOCATION AND DESCRIPTION: TITLE No. 49693 E. Mun. Pitt Meadows
Blk. "B" Lots 1 to 7 of Blk "C" of Lot 283 Group 1, Map 3531, Dist. New Westminster.
(situated at 2331 Hammond Rd., Pitt Meadows)
2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey 5 room frame house shack, garage
woodshed packing houses (4) chicken house.
3. INSURANCE (Give particulars; state where policies are) Mercantile Ins. Co. Toronto.
Pol. 442567. Amt. \$1000. Paid to May 14, 1943. Agent: J.A. McIver, Port Hammond, B.C.
Pol. in owner's possession.
4. TAXES (Amount and where payable) \$27.05, payable at Pitt Meadows. 1941 Paid.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None
6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawb., asparagus, peas, gorseb. fruit trees,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See Page 1 #1.
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:.....
3 beds, 3 dressers, 12 chairs, 3 tables, lawnmowers, kitchen utensils, 3 stoves,
All in house farmer's implements, etc.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS..... 1 dog..... To be
taken to Manitoba.
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: As stated on page 1 #3

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)

War Saving Cert: 5 @ \$5.

Pacific Co-op. Un. 11 shares @ \$10. each. Pacific Co-op. Un. Mission, 18 shares at \$10. each. Hataie.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Crown Life Ins. Co. Vancouver B.C. Pol. #141,767. Amt. \$1500. 1941 paid (Joint Pol. of NISHIZEKI, Tokusaburo & NISHIZEKI, Taka.) Policy in possession of NISHIZEKI, Tokusaburo.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

Key of house to be left in care of Custodian.

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 10th day of April 1942

(Signature) "Tokusaburo Nishizeki"

"A.G. McArthur"

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Feb. 5/43.

Full Name Tokusaburo NISHIZEKI
(Surname in Block Letters)

Registration No. 14135 ☒ Male - Female
(check) Age Mar 30, 1882.

Former Address Box 345, Pitt Meadows, B.C.
@ Hastings Park, Vancouver, B.C.

Date Evacuated 22/9/42. Naturalized - Canadian-Born - National
(check)

Present Address Dashme, B.C.

☒ Married - Single
(check) Name of Wife ^{nee} NAKAMURA Taka - 14134

Name of Husband _____
Name of Mother ^{nee} MIYAZAKI, Misa (de'd) Name of Father Tokujiro (de'd)

Names of Children under 16 Kazuo (P) 2/9/28.

Our File No. 4200 Registered with Custodian YES
(yes or no)

Requested By I. Fierheller

Additional Information Fruit & Veg. Farmer - 11 acres, 1 house
1/2 ton truck

REAL PROPERTY SUMMARY

File 4200

V.L.A. B.C. 506-P

JAPANESE NAME: Tokusaburo NISHIZEKI - - Reg. No. 14135

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 233 Hammond Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Block "B" of Lots 1 to 7 of Block "C" of Lot 283 Group 1
Map 3531 Municipality of Pitt Meadows in the District of New
Westminster.

TITLE: In the name of Tokusaburo NISHIZEKI.

ENCUMBRANCE: Vesting 25057, 10th December 1942.

ASSESSED VALUE: 1942 - 11.01 acres.
Land \$1000.00
Improvements \$1200.00 Total \$2200.00 Taxes \$30.45.

CLASSIFICATION: Berry and vegetable farm. There is on file no report by inspector.
Owner declared unstated area in strawberries, asparagus, peas,
gooseberries and fruit trees with 2 storey 5 room house, garage,
woodshed, chicken house and 4 packing sheds.

HISTORY OF ADMINISTRATION: Was rented by the owner to Chang TONG from the 1st May 1942 for 1
year at \$300.00 with option to renew, the lessee to pay taxes
and insurance. This lease was renewed to C.C. Dan for 8 months
from the 1st May 1943 to the end of the year for a rental of
\$20.00. Both leases were passed to the Director The Veterans'
Land Act on the 27th July 1943.

SOLD: To The Director The Veterans' Land Act for \$794.00 as at 1st
January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tokusaburo NISHIZEKI sale price \$794.00
less Certificate of Encumbrance \$1.00 taxes \$37.50, registration
fee \$3.00, legal fee \$15.00, total \$56.50. Net amount released
\$737.50.

TITLE: Included in C. of T. 166853-E and payment of consideration in-
cluded in cheque to the Custodian dated February 28th, 1944.

The above summary is certified to be in accordance with the in-
formation on file and on record by accounting department.

DATED April 27th, 1946.

IM:ML

John Macpherson

EXHIBIT No 720-7
DATE Sept. 27/48
FILED BY G. R. Rice

TEMPORARY PERSONAL PROPERTY SUMMARY

File No. 4200

10th October, 1946.

Re: Tokusaburo NISHIZEKI - Reg. No. 14135

CHATELS: The above Japanese declared a quantity of household chattels and farm implements being left on his property at Pitt Meadows which he leased to a Chinaman. The file reveals no record of an inventory being taken of these effects.

On October 4, 1944, through the B.C. Security Commission, NISHIZEKI applied for a shipment of some effects. Our fieldmen called at the property at that time but could get no satisfaction regarding the articles requested.

No liquidation has been made as yet. However will investigate regarding same.

SPECIFIED ARTICLES: The above Japanese owned a Fargo Truck which on the 6th March, 1942, he sold to the Johnston Motor Company Limited of Vancouver for the sum of \$329.14. The Motor Company paid to the Finance Company, the lien against same for \$204.14, and gave him a Credit Note for \$125.00 to be applied on the purchase of a different vehicle over the value of \$500.00 at some future date.

This credit note should still be of value when cars are available.

BONDS & INVESTMENTS: The above Japanese declared a number of War Savings Certificates. These were not brought under control by the Custodian.

He also declared owning 29 shares of the Pacific Co-operative Union. The redeemable portion of these amounting to \$110.00 was relinquished by NISHIZEKI to the Pacific Co-operative Union to cover his account there. The P.C.U. remitted the sum of \$13.60 to this office to his credit being overpayment.

According to the Pacific Co-operative Union records, the 18 non-redeemable shares are in the name of S. NISHIZEKI, his son.

ACCOUNTS RECEIVABLE: NISHIZEKI made a claim against certain members of a Mutual Aid Group - \$50.00 each from K. YAMADA, K. Mori, and S. OSATO. Considerable correspondence took place regarding this matter but no satisfaction was obtained.

He also claimed \$5.45 owing him from J.B. Gray, Pitt Meadows for wages. Several letters were written to Gray by this office to which he did not reply. No further action was taken in this matter.

LIFE INSURANCE: NISHIZEKI declared owning a Crown Life Insurance policy. The Japanese applied for the cash surrender value of this policy, and their cheque in the amount of \$388.63 was forwarded through this office to him and his wife as beneficiaries on the 22nd February, 1946.

BANK ACCOUNT: Although he did not declare so to the Custodian he also had a small domestic bank account at Haney. A bank notice was forwarded through this office on the 7th January, 1946, but it was not brought under control by the

File No. 4200

SUMMARY (Cont'd)

Custodian.

This file reveals no other Personal property assets.

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

WEA:HA

W. L. Hamner

Extracts from Lease.

File #4200.

Lessor: Tokusaburo NISHIZEKI.

Lessee: Chan TONG.

Date: 1st May, 1942.

Term: 1 year with option to extend lease.

Consideration: \$300.00 for 1 year payable 1st May, 1942.
On extension of lease Lessee to pay all
premiums on fire insurance and taxes.

Property:

Land: Block "B" of Lots 1 to 7 of Block "C" of Lot 283
Group 1 Map 3531, District of New Westminster,
Municipality of Pitt Meadows.

House: Included.

*Cancelled & renewed under lease No 538
to C.C. from 8 months from May 1, 1943
to Dec 31, 1943.
\$20.00 cash.*

Old & new leases handed to S.S.B. 22/7/43

FIRE INSURANCE SUMMARY

File 4200.

Re: Tokuemuro NISHIZAKI

Reg. No. 14135.

Insurance was carried on dwelling and contents in the Mercantile Insurance Co., policy number 442567 in the amount of \$1000.00 expiring May 14th, 1943. This policy was renewed on the 14th day 1943, for a 3 year term by the Custodian by policy number 443222 in \$500.00 on the dwelling and \$500.00 on household contents, premium of \$20.00 was paid by the Custodian and allowed by The Director The Veterans' Land Act.

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

John Macpherson

DATED April 27th, 1946.

IN:ML

14134

NAME _____

NISHITANI, Tomoshiro

FILE NO.

1230

[illegible]

File No. 4200

CLAIMS DEPARTMENT

July 28th, 1943.

Tokusaburo NISHIZEKI - Reg. No. 14135

CREDITORS:-

No claims on file
See letter dated 10-30-44 (unrequited)

\$50.00

DEBTORS:-

John B. Gray..... \$5.45 No further action by claims.

T. NISHIZEKI has a credit note with the Johnston Motor Co. Ltd.
for \$125.00 which can be used on the purchase of a second-hand
truck.

AMCA:ND

Cr Bal #566¹⁰ less \$50.00
25-10-44

LIABILITY SUMMARY

File 4200

Re: Tokusaburo NISHIZEKI

Reg. No. 14135.

Mohachi UYENO filed a claim with the Custodian against Tokusaburo NISHIZEKI for \$80.00 which was confirmed by the debtor on the 10th October 1944 and paid on the 30th October 1944.

M. Nishiguchi Co. Ltd., filed a claim for \$7.09. This claim was paid by the debtor.

There is now no record of any outstanding liabilities.

CREDIT SUMMARY

not claim
Tokusaburo NISHIZEKI filed a claim with the Custodian against J.B. Gray for payment of labour - \$5.45. This claim was called to the attention of Mr. Gray by letter 5 times and by personal visit twice. The claim does not appear to have been disputed. It was Mr. Wright's opinion however, that no further action should be taken by the Custodian but left to the creditor and Mr. NISHIZEKI was accordingly advised on the 6th February 1943.

TOKUSABURO NISHIZEKI sold his automobile to the Johnston Motor Co. Ltd., for \$329.14 and received a credit note of \$125.00 and asked the Custodian on the 31st August 1942 to realize on this credit note. Johnston Motor Co. on the 14th September 1942, replied that this amount represented a deposit that could be used only with the future delivery of a car and for this the proposed amount remained a credit to Mr. NISHIZEKI.

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

Johnston
DATED April 27th, 1946.

IM:ML

MEMORANDUM: File 4200

February 22, 1945.

Re: Tokusaburo NISHIZEKI, Reg. 14135

<u>ARTICLE</u>	<u>DESCRIPTION</u>
Truck	Fargo Serial #9551174 Engine No. T232372

This truck was sold by T. Nishizeki to Johnston Motor Co. Ltd. on March 6, 1942, for the sum of \$329.14.

Lien on the truck amounted to \$204.14 (Commercial Credit Corp.)

Balance \$125.00 (Agreement for Future Delivery)

T. Nishizeki accepted an Agreement for Future Delivery (credit note) in payment of the \$125.00. There is no sale for these, and no way of breaking the agreement.

J. Marlison

W. H. JOHNSTON, MANAGING DIRECTOR

Mc Alester
A. S. JOHNSTON, PRESIDENT

JOHNSTON MOTOR CO. LIMITED

Authorized Dealers Plymouth and Chrysler

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 15 1942

TELEPHONE: FAIRMONT 0424



SEVENTH AND MAIN STREET

VANCOUVER, B.C.

File # 4200

September 14th, 1942.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re File No. 4200-T. Nishizeki

With reference to your letter of the 8th instant, we wish to advise that on March 6th, 1942, we completed a deal with Mr. Nishizeki in which we took his Fargo truck on an agreement for future delivery on another unit.

In this case we made a gross allowance of \$329.14 against which we were instructed to pay Commercial Credit Corporation an amount of \$204.14 and retain the balance of \$125.00 as a deposit. We are attaching hereto a copy of the agreement and you will note it is specified that the deposit of \$125.00 can only be used up on a future purchase of a used truck by Mr. Nishizeki.

This is in line with our customary procedure for handling transactions of this kind.

Yours very truly,

JOHNSTON MOTOR CO. LIMITED

W. H. Johnston
Accountant

LFB/PR

COPY

Agreement for Future Delivery

TO MESSRS.

Johnston Motor Co. Limited

I, THE UNDERSIGNED, Hereby sell, assign and set over unto you a certain motor vehicle described as follows:

Make **Fargo**
Serial No. **9551174**
Engine No. **T232372**

at and for the price or sum of **Three Hundred and Twenty Nine-----14/100**
(\$ **329.14**) Dollars made up as follows:

To sale price of motor vehicle	\$ 329.14
Indebtedness or advance against same	\$ 204.14 Commercial Credit
NET ALLOWANCE TO ME	\$ 125.00

I WARRANT AND GUARANTEE that I am the absolute owner of the said Motor Vehicle free of all claims or encumbrances save as above indicated, and that I have in myself the right to sell the same.

IN CONSIDERATION of your purchasing the said motor vehicle for the price above mentioned, I further agree that I am not entitled to payment, of all or any portion of such purchase price in cash or otherwise, but that I am entitled only to credit for the said sum of **One Hundred and Twenty Five** (\$ **125.00**) Dollars to be used or exercised by me at any time hereafter towards the purchase price of any new motor vehicle selling retail in Vancouver at **On a Used Truck** (\$ **500.00**) Dollars or more, and which may be dealt in by you.

I FURTHER EXPRESSLY AGREE that I shall not be entitled to any re-payment of the same or any part thereof at any time or under any circumstances whatsoever; it being the true intent of this agreement that such sum shall remain and be a perpetual credit to which I shall be entitled only if, as and when I purchase a new motor car from you as above-mentioned.

The said credit cannot be transferred wholly or in part without your written consent.

Should I desire to purchase such new motor car from you otherwise than for cash, I may do so only on my entering into a Conditional Sale Agreement in such form as you may at that time ordinarily use, and upon such terms as regards amount and date of payments, finance and insurance charges and otherwise as you may determine.

RECEIPT of a copy hereof is hereby acknowledged.

DATED at Vancouver, B.C., this **6th** day of **March** A.D. 19**42**.

This agreement not valid unless approved by an authorized Executive of the above Company.

Accepted by **Johnston Motor Co. Ltd.**

SALESMAN

Approved (Signed) **A.S. Johnston**

EXECUTIVE

T. Nishizeki (Signed)

File No. 4200

Hastings Park,
Sept. 18, 1942.

*Gibson
out to Coffey*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 19 1942

ADDITIONAL REGISTRATION

NISHIZEKI, Tokusaburo
Reg. No. 14135
Hammond Rd., Pitt Meadows, B. C.

The above was one of ten members of
a Mutual Aid Group, paying \$50. every six
months into the funds for the benefit of the
one whose turn it was to receive the money.

The following 3 members, YAMADA, Keizo
Harris Rd., Pitt meadows, MORI, Kunizo, Trunk
Rd., Pitt Meadows, and OSATO, Shikazo, Haney,
B. C., now all in Manitoba, received their
amounts of \$500., but owing to evacuation
the group could not be carried on, therefore
the Declarant desires to claim the \$50. paid
to each of them.

Tokusaburo Nishizeki
SIGNATURE.....

WITNESS... *J. M. McLean*

306-P
BC-2661-B

BC/506-P
BC/2661-B

Page 1

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

Farm Appraisal Report

File No. JL 411

Land Description Lot "B" of Blk. "C", D.L. 283, Map 3531.

Containing 11.008 Acres

Owner's Name NISHIZAKI, TOKUMASA Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 15 miles

Church (give denomination) Protestant Distance 1 mile

Nearest School Pitt Meadows Distance 1 mile

State how property was identified: Map location, corner posts.

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

Has direct access to Hammond Road, paved road.

Is this district a good one? Fairly good, co-operative marketing.

Employment opportunity Fair, 2 sawmills, brick yard, dist plant.

Predominating Nationality and religion: Immediate neighbours Japanese.

Describe Fencing and its condition: Fenced on south only.

Water supply: Water from well.

Electricity:- Power available, no lights used.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 28	frame	1 1/2	shgl.	20	wood	poor	500.00
Shed	18 x 36	"	1	"	20	"	"	30.00
Shed	10 x 12	"	1	"	20	"	"	20.00
Shed	12 x 18	"	1	"	20	"	"	25.00
Garage	12 x 18	"	1	"	15	"	"	15.00
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 590.00

Total Value Buildings add to farm \$ 300.00

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

Describe the basement and chimneys: Dugout basement, posts and logging. Brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? 2 How finished Wood.

Are buildings painted? None. Condition of paint -

Distance from nearest bush Approx. 200 yards.

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
7.99	level	sdv.loam 12" to 18"	hardpan	mixed small fruits.	60.00	479.40
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	
3.018	bush			limited amount of firewood timber	10.00	30.18

Total value of Land \$ 509.58

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 809.58

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

Property occupied by owners family. Land is in fair condition but growth indicates a low state of fertility.

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

Only suitable for small fruits.

Noxious weeds: No serious weed condition.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Pitt Meadows Municipality
Improvements \$1000.00
Land 1200.00
\$2200.00 1942 Taxes - \$30.45

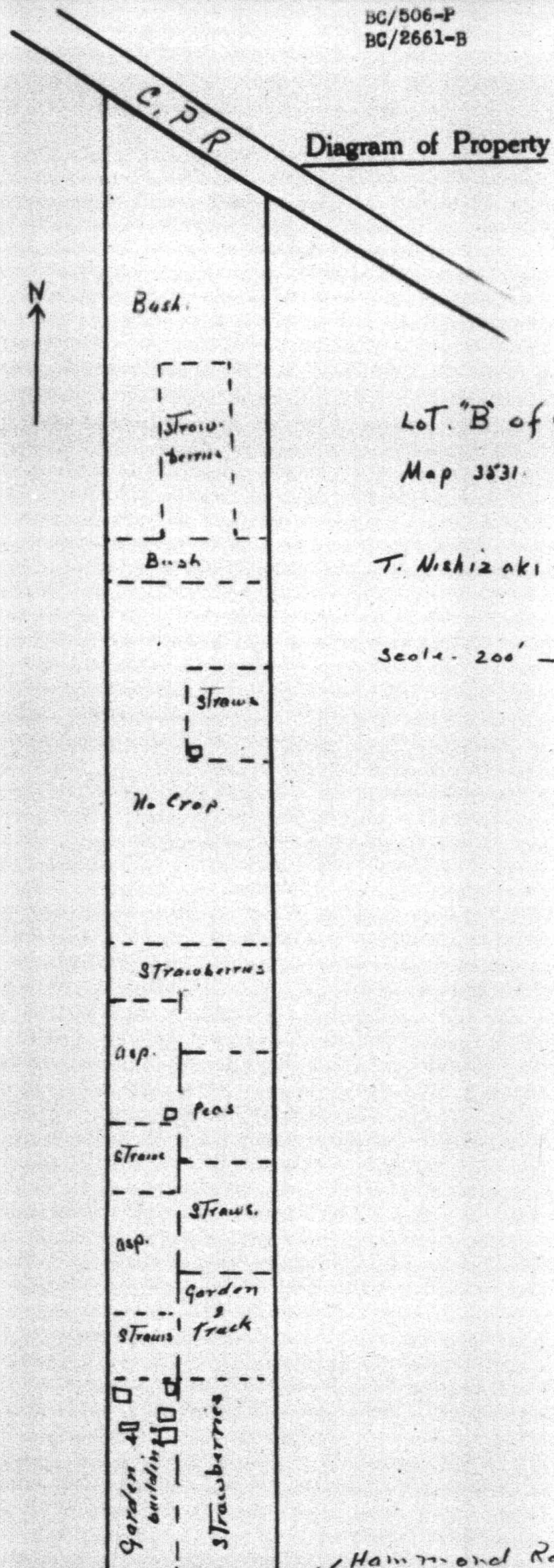
Date: July 2/42

Place: New Westminster, B.C. I certify that the above report is based on a personal examination
of the whole farm made on the 1st day of July, 1942.

Inspector's Signature

"D. DODDING"

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



Lot 'B' of Blk 'C' DL 283.

Map 3531 - 11.008 ac.

T. Nishizaki

Scale - 200' - 1"

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

value is \$ 800.00

Date 3rd July, 1942

"I.T. BARNET"
District Superintendent.



J. E. ROSE
MANAGER

RESIDENT AGENT
J. A. MCIVER

MERGANTILE INSURANCE COMPANY

British Columbia & Alberta Branch

Vancouver

OFFICE OF THE CUSTOMER
JAPANESE SECTION

P. O. BOX 56

PORT HAMMOND, B. C.

RECEIVED
SEP 26 1942

M. S. M. Gibson
Insurance Department
Office of Custodian
506 Royal Bank Building
Vancouver, B.C.

(Copy of details of policy
on Policy File
#4200)

Dear Sir:

Re: Policy No. 442567 - T. Nishizaki.

In reply to yours, of the 22nd inst., the following
is a copy of the Agents report covering the above Policy:
Sum Insured 1,000.00, Rate 2%, Premium 20.00 Term 3 years,
from noon May 14th 1940 to noon May 14th 1943.

"Situate on Lot 'B' of D.L. 283, being on Hammond Road, in
the Municipality of Pitt Meadows, Province of British
Columbia."

Loss if any payable to Insured.

Item No.

1. On Dwelling House, two story, frame, shingle Roof	500.00
2. On household contents	500.00
	Total 1000.00

Trusting this will be the information you require,
I am yours faithfully

J. A. McIver Agent.

4200

September 28, 1942.

Mr. Tokusaburo Nishizeki,
Registration No. 14135,
Tashme, B. C.

Dear Sir:

Attached you will find copy of a memorandum sent us by Mr. Williams on your behalf, dated September 18th, in connection with the Mutual Aid Group.

Can you give us the names of the other individuals making up the Mutual Aid Group, can you confirm that the three members mentioned received \$500.00, and can you tell us who was the treasurer, who was holding the money, how much was being held, the order in which the other members were to receive payment, and generally give us any help whatsoever which in turn will enable us to help you.

We are unaware of the rules and regulations of the Mutual Aid Group you mentioned and ask that you inform us whether, under the circumstances, the individuals mentioned are obligated to make refunds.

Yours truly,

RPA:MA

R. P. Alexander,
Manager.

Tashme, B.C.
Feb. 22. /43.

The Office of Custodian:-
Vancouver, B.C.

Re'd	FEB 24 1943
File No.	4200
Ans.	
Referred	Richardson

Dear sir: or madam:-

We have received your letter stating about the P.C.C.'s 1937 Redeemable Shares. I am now letting you know that we have given back part of our share to Mr. Shink for the place of the fertilizer last year.

We appreciated the kindness of letting us know. Thank you.

Yours truly,
Tokusaburo
Nishigaki

Len 1912 12
But 12 60

C O P Y

Tashme, B. C.
February 23rd, 1943.

Dear Mr. Shimek:

At last we are settled down to our new destination. I had changed my mind and had come to Tashme instead of going to Manitoba as I had told you this or last summer.

About end of May or near the beginning of June, I had gone to your place to see you about the payment on the fertilizer and you agreed to take my shares back to help me with my living but you did not send me any receipts to us at all so please send us one as quick as possible. I am quite sure you have about \$130.00 worth of our shares. The payment on fertilizer was about \$125.00. We shall be waiting to hear from you. Thanks you.

Yours truly,

Tokusabura

Nishiseki

Vancouver, B.C.
May, 11/43.

The Custodian Office
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	MAY 12 1943
File No.	4200
Ans.	W
Referred	Anderson

Dear sir..

We thank you very much for letting us know that you are going to pay the Mercantile Ins. Co. for the policy # 445222. But that is unnecessary for the caretaker of our land & house as agreed to pay for the ~~tax~~ ^{tax} on land & for the fire insurance too. If you want the proof please check up and look up in the agreement that Mr. Chan Tong, of P.C. San Co. 227 Keefe St. has signed. I have sent one to you sometimes last year so I'm positive you have a copy at the office. Please give him the notice that he has to pay & he shall gladly do so. Decide we don't want anything charged to our account.

Another, I received your letter with the statement from P.C.V. My son, Siji Nishizaki - Reg. # 13343. Got a letter from you the other day saying that

he has a large amount charged to
his account but the fertilizer that I
paid for with my shares were for his
about 2 yrs. ago I passed it over to
him so please put the credit balance
over to him & cancel it off mine.
So the fertilizer that J. Nishizaki my
son bought from P.C.U. was already
paid with Tokutokuro Nishizaki # 141325
P.C.U. shares. J. Nishizaki, I, really haven't
bought any fertilizer from P.C.U.

Yours truly
J. Nishizaki

7268 & 4200

July 6, 1943.

Mr. Seiji NISHIMIZU,
Registration No. 14432,
Tosama, D. C.

Reply in 7267

Dear Sir:

Re: Ruskin Box Company

Thank you very much indeed for your letter dated July 2nd particularly in connection with claim filed with us against you of \$50.00 by the Ruskin Box Company. From the general tone of your letter it appears to us that you agree with the correctness of the amount claimed but you indicate also that you are not in the position to effect settlement. The Ruskin Box Company have forwarded us a promissory note signed by you as proof of the amount they had claimed against you. For the sake of regularity we would agree to your confirming to us the correctness of the amount in question.

Seiji Nishimizu
admits
liability
w/pt 7267
R

At the present time you have a credit balance with the Custodian amounting to only \$4.32.

As you were associated with your father in carrying out farm operations in Pitt Meadows, are you and your father willing that the Custodian, on your joint behalf, pay to the Ruskin Box Company and amount owing by you if, as and when funds belonging to either you or your father are placed in our hands. If you are willing, please get in touch with your father and secure his confirmation also.

In this connection we note that when you registered your assets with the Custodian you declared that you were holding \$20.00 in War Savings Certificates and your father declared to us that he was holding \$25.00 in War Savings Certificates, and, in view of the circumstances, you and your father may both wish to forward all of said War Savings Certificates to this office duly endorsed in order that we may secure redemption proceeds for both of you towards payment of the amount claimed by the Ruskin Box Company.

Your father has a credit balance with the Custodian at this time of \$12.60.

We look forward to hearing from you at your early convenience.

Yours truly,

R. P. Alexander,
Manager.

RP:MA

4200 ✓
7268

25th June, 1943.

Mr. Tokusaburo NISHIZEKI,
Registration No. 14135,
Tashme, B.C.

Dear Sir:

We do not appear to have received a reply to our letter of May 18th regarding a promissory note given by your son to the Ruskin Box Co., and would appreciate your attention to this matter.

Yours truly,

R. D. Richardson,
Farm Department.

WRA:GF

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65; Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

November 23rd, 1943.

EVACUATION SECTION	
Rec'd	NOV 24 1943
File No.	4200
Ans.	
Referred	Richardson

Mr. R. D. Richardson,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re: Tokusaburo Nishizeki - Reg. No. 14135

This account was under the name S. Nishiziki who is the son-in-law of T. Nishiziki. We had the account under the name of T. Nishiziki up to the end of 1940 and at that time the old man had the farm transferred to his son-in-law S. Nishiziki. The writer remembers this deal quite well as I was in charge of the Hammond branch at the time.

When the time for evacuation of these parties came they owed us \$106.48 and as they made a deal for the rental of their own farm to a chinaman they gave us all their shares to cover this amount.

T. Nishiziki had 7 shares (\$70.00) and sinking fund balance of \$5.77.

S. Nishiziki had 4 shares (\$40.00) and sinking fund balance of \$4.31.

The shares and sinking fund of both amounted to \$120.08, their debit balance \$106.48 so we sent a cheque for the difference which was \$13.60 to your office on March 17th, 1943.

The reason for this transaction is quite clear as these shares were both from the same farm. The reason why S. Nishiziki asked this account to be put in his son-in-law's name, I do not know, other than T. Nishiziki was getting old. You see, T. Nishiziki had no son of his own so when his daughter married they took the name of Nishiziki so that the name would perpetuate.

Hoping this explanation is quite clear, we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

Geo. A. Reid

Geo. A. Reid Office Mgr.

GAR/EK

May 22, 1944

Lashme, B.C.

The Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	MAY 25 1944
File No.	4200
Ans.	<i>WCA</i>
Referred	<i>Anderson</i>

Dear sir:-

I would like you to send us some things we left at home in Pitt Meadows, B.C. House # 2321 Hammond Road. We asked you to ~~send~~ ~~and~~ ~~some~~ take care of them so I presume that they are all in right order the way we left it. They are still supposed to be belonging to us because we gave no permission to anyone to touch those things that are in the upstairs of our house. ypt. So please send the following:-

a trunk which is containing souvenirs, pictures of funerals, wedding parties etc. a brown enamel (double) bed which is carefully wrapped by rope and the bed spring & etc. supposed to fit that bed. My daughter has got a mother baby so we have no bed for them. The commissioners wouldn't give any beds out any more so we need one

your bed.

On down stairs there is an article wrapped up in a newspaper on the self shelf of the bed room. Its an small article which we need it for myself. I am paralyzed and I need that machine terribly.

A gasoline lamp also in the bed room with a green crystal shade. my daughter is in high school and she has to study at nights in order to keep up the home works. These lanterns are so dark she is getting bad eye sight so please do send these articles.

You can tell the Chinese that we asked you to send these things to us. Show him this letter if he wouldn't believe you.

I shall be waiting anxiously.

Yours truly,
J. Nishizaki
Reg. # 14135.

Trashone B.C.
July 11, 1944

The Custodian's Office
Vancouver, B.C.

EVACUATION SECTION	
Rec'd JUL 14 1944	
File No. 420	
Am. M.C.A.	
Referred	

Dear sir:

We have received \$35 from
Trashone Welfare, which was from the
sale of our property on 2321 Hammond
of Pitt Meadows, B.C. Block "B"
of Lots 1 to 7 Block "C" of Lot 283,
Group 1 Map 3531, S. of N.W. 1/4
of Pitt Meadows, C of T. 50670.
We are told by the Welfare that we
are to get this \$35 every month for
our living and the maintenance from
the Welfare is going to be cut off.
Do you think three of us can
eat and buy our own clothing with
only \$35 per month? Until to day
we used to get \$29 from the Welfare
and all our clothing. As you know
everything is very expensive. I am
suffering from high blood pressure
so of course I have to buy certain
medicine so many things per month.
So please, send me \$50 per month

no \$35. with clothing and my medicine.
Many weeks ago I had written
to you folks asking to send us a
lot of things which we need very
badly, which we left at our home
on 2331 Hammond Rd, Pitt Meadows
B.C. Those articles are not included
in the property sale I presume.
I shall be waiting to hear from
you.

Yours truly,
T. Kichijiki Reg #14135.
Tokushima

Tashme B.C.
Sept. 16, 1944

The Custodian's Office,
Tan. B.C.

EVACUATION SECTION	
Rec'd	SEP 19 1944
File No.	4200
Ans.	
Referred	<i>Am. B. C.</i>

571

Dear Sir:

Referring to the letter file 4200 you have told us that you had written to the representatives in the locality of Pitt Meadows about the articles that we asked you to send to us which we left at your property in Pitt Meadows. It is almost two months now but you still don't let us know anything. I shall list the articles once again so will you please write to the representatives again and ask them what is holding them? The articles were 1 double bed & spring to match already wrapped in paper ready for shipping which suppose to sit in the upper stairs. 1 gasolene lamp with green crystal shade in the bedroom down stairs and a pump to fit in the drawer of the kitchen cupboard. An article wrapped in news paper on the bed room shelf. down stairs and a box full of soap in the up stairs and a Shelly Temple

Well, ✓ This is all I want. If I
could only go and get it myself it
would be less trouble but since
I cannot, I hope that you'll do the
best and help me. Thank you.

Yours truly,
H. Hishigaki
Reg. # 14135.

4200

September 20th, 1944

Mr. Tokusaburo NISHIZEKI,
Registration No. 14135,
Tashme, B.C.

Dear Sir:

We acknowledge receipt of your letter of September 16th and are indeed sorry that your former request for shipment of certain effects has been overlooked. However, if the articles can be located, we would be very glad to attend to this matter for you, if you will obtain the customary release from your local B.C. Security Commission Supervisor.

Perhaps you can understand the delay after reading the enclosed circular which explains why the B. C. Security Commission wishes to prevent any further congestion in household effects.

Now if you will take this to the Supervisor and explain your situation, we have no doubt it will be met sympathetically and, provided we receive the release promptly, together with the necessary arrangements for payment of forwarding charges, we will go ahead and make shipment.

Yours truly,

WJI/MHG
encl.

W. J. Iverson,
Protection Department.

File No. 4200

EVACUATION SECTION	
Rec'd	JAN 25 1946
File No.	4200
Ans.	
Referred	<i>Anderson</i>

Tashme, B.C.
January 23, 1946

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

Dear sir:

With regards to your letter of April 21, 1945, you stated that my chattels could not be sent to me. Also that it was your intention to liquidate all chattels save listed as personal which would be shipped to me.

To date, I have neither heard from you nor received any of my personal chattels. I am writing to enquire what has happened to same. Have the chattels been disposed of? If so, what is the amount credited to me? If still undisposed of, I will appreciate it if you will send me the following:

- 1 trunk which contains clothing pictures
- 1 case Massage Machine (battery operated) wrapped in paper and left on top of the shelf in the bedroom.

I trust you will kindly oblige.

Yours truly,

T. Nishizaki
Tokusaburo Nishizaki

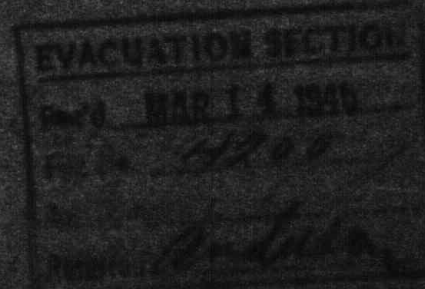
Registration No. 14135

C 436^{re}

as above

Vancouver, B.C.
March, 13/46.

Mr. H. E. Anderson.
Administration Dept.
Dept. of the Secretary of State,
Vancouver, B.C.



Dear Sir: — Re file # 4200

I am again inquiring about my
chattel in Pitt Meadows, B.C., which I
asked you to send to me sometime last
year. You wrote me then that my
trunk of souvenir photos and clothes would
be sent to me in the near future. I
have waited for about 8 months but
still I did not receive them so I
inquired about them but we did not
receive any answer from you. Again I
inquired about them in January of 1946.
but still you have not answered me.
If you cannot send me the clothing,
please at least send me the photos
which I must take with me if I
am to be deported from this country.

c/o Mr. A. Burch,
Shaughnessy, Alta.

Dec. 12, 1946.

EVACUATION SECTION

Rec'd DEC 16 1946

File No. 4200

Ans.

Referred Anderson

Department Of The Secretary Of State,
Office Of The Custodian,
Vancouver, B.C.

Dear Sirs:

Re: file# 4200

In reply to letter RE: 2331 Hammond Rd. Pitt Meadows, B. C.
Block "B" of Lots 1 to 7 Block "a" of Lot 283, Group 1 map
3531, D. of N.W., Mun. Of Pitt Meadows, C. Of E. 50670.

We are not satisfied with your appraisers valuation of
(\$794.00) Seven Hundred and ninety four dollars on the above land
and am manding to you the cost of the above land to me.

cost price of land	\$1300.00
" of clearing @ \$100.00 per acre	\$ 800.00
" of house	\$ 500.00
" of furniture	\$ 350.00
" of garage and shed	\$ 200.00
" of farm tools	\$ 150.00
" of packing sheds	\$ 100.00
" of fruit trees & asparagus roots	\$ 400.00

Hoping that you will check on the above land reconsider
your valuation.

I am

Yours truly,

T. Nishizeki

Tokusaburo Nishizeki Reg. # 14135.

May 31, 1944.

MEMORANDUM

File No. 4200

TO: Mr. Jack Moryson

FROM: W. E. Anderson

Re: Tokusaburo NISHIZEKI.

Subject Japanese was evacuated from 2331 Hammond Road, Pitt Meadows. He wishes the following chattels shipped to him at Tashme, and we would appreciate you making this shipment as soon as possible:

- A trunk containing souvenirs, pictures etc.
- 1 double bed and spring (brown enamel)
- 1 Violet-Ray machine
- 1 gasoline lamp with green, crystal shade

WEA/EG

W. E. Anderson

Changes will be paid for this office

W.

MEMORANDUM

File No. 4200

September 20th, 1944

TO: Mr. R. A. Anderson

FROM: Mr. W. J. Iverson

Re: Tokusaburo NISHIZEKI
Pitt Meadows, B.C. 2921 Hammond Rd.

We have a letter from the above named, asking us to make shipment of the following articles:

- 1 double bed and spring to match, already wrapped in rags ready for shipping which suppose to be in the upper stairs
- 1 gasoline lamp with green crystal shade in the bedroom downstairs and a pump to fit in the drawer of the kitchen cupboard
- An article wrapped in newspaper on the bedroom shelf down stairs and a box full of toys in the upstairs and
- A Shirley Temple Doll

We do not appear to have sold anything from this property and will you please check in case we obtain the necessary release to ship.

WJI/MHG

22.9.44

McDonde of B.C. I.L. advised
no more to ship H.N. furniture

[Signature]

4200

19th September, 1942.

Mr. Chang Tong,
2331 Hammond Rd.,
Pitt Meadows, B.C.

Dear Sir:

re: Tokusaburo NISHIZEKI.

We have a copy of your lease with the subject Japanese, and note that it does not cover the use of the household fixtures. We would, therefore, request you to supply us with a complete list of all the chattels left on the property and a statement of your responsibility for their safe-keeping.

Yours truly,

R. D. Richardson,
Farm Department.

HRC:GF

4200
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 21 1942

Richardson
out to Alexander

2331 Hammond Rd.,
Pitt Meadows, B. C.,
October 15th, 1942.

Mr. R. D. Richardson,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Concerning the property leased from the Japanese subject, Tokusaburo Nishiseki, I wish to state that there is some very old furniture on the premises consisting of 3 chairs and 1 table.

I wish to state that I shall take on the responsibility for their safe-keeping.

Very truly yours,

Chong Tong
Chang Tong.

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

MC FARLAND 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 June, 1949

PLEASE REFER TO FILE NO. 3212 - 109

D.T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Tokusaburo Nisheziki, Case No. 720,
Custodian File No. 4200

REAL ESTATE:

We are obliged to approve of the Real Property Award although this property cost raw \$1,333.33; the fair value was \$3,300.00; the assessed value was \$1,700.00; and the property sold for \$794.00.

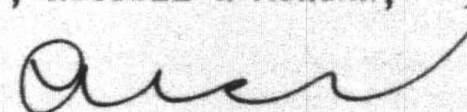
MISCELLANEOUS CHATTELS:

The claim was for \$500.00, and no Award has been mentioned in the Award form. We take it that we are entitled to 34% of \$500.00.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L

MEMORANDUM

July 25, 1949.

TO: Mr. B. Good
FROM: Mr. J. Cuming

Re: Case No. 720 - Tokusaburo NISHIZAKI,
and Mr. Virtue's letter of June 28,
1949.

CHATELS:

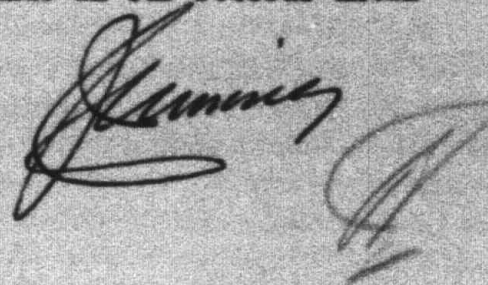
The chattels were placed in the "Agency" column whereas it is considered by the undersigned that they should be under "D.N.F."

While declared in a general way only, at date of registration, no information is on file to note that the Custodian ever visited the property to inventory them or remove them to safekeeping after the Claimant's original lease to the Chinese expired.

It is considered that D. T. Braidwood should read the Transcript Page 7, Line 4 to Page 9, Line 23, and advise us as to whether he concurs with our suggestion that the amount of \$53.08 (as per Analysis of Claim and Transcript Page 9, Line 6 - 11) be placed in "D.N.F." and the difference of \$96.92 placed in "Error in Claim", as the Claimant has definitely "loaded" his claim according to the Transcript.

Please advise, as no changes will be made in our records until D. T. Braidwood has been heard from.

JC/ER



File No. 4200

SUMMARY RELATIVE TO CLAIM OF
Tokusaburo NISHIZAKI - Regn. No. 14135

2nd June, 1948.

REAL PROPERTY:

Block "B" of Lots 1 to 7, Block "C" of Lot 283, Gp. 1, Map 3531,
Municipality of Pitt Meadows.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land	\$1200.00	\$509.58		\$2500.00	11.01 acres
Improvements	<u>500.00</u>	<u>300.00</u>		<u>800.00</u>	
	\$1700.00	\$809.58	\$794.00	\$3300.00	
		Less V.L.A. Sale		<u>794.00</u>	
		Amount of Claim		\$2506.00	

Claimant values land at \$227.00 per acre.

CASE NO. 720.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

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

10

Lethbridge, Alberta,
September 27th, 1948.

IN THE MATTER OF THE CLAIM OF
TOKUSABURO NISHIZAKI.

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.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

T. Nishiseki,
In Chief.

THE SECRETARY: Case No. 720, Tokusaburo Nishiseki.

TOKUSABURO NISHISEKI, the claimant herein,
being first duly sworn, testified,
through the Interpreter, as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q: Mr. Nishiseki, I am showing you a document entitled
"summary of evidence in support of claim". You are
familiar with the contents of this document?

A Yes.

10 Q You supplied the information and the figures that
went into the preparation of this document?

A Yes, after consultation with my wife.

Q This is your signature at the end (indicating)?

A Yes.

Q You believe this document is true to the best of
your knowledge, information and belief?

A Yes.

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

(SUMMARY MARKED AS EXHIBIT ONE)

20 MR. RUSSELL: I wonder if my learned friend would let me
have the 1942 assessment which he has in his file.

MR. RICE: This is a tax notice, but it shows the
assessment.

(Document to Mr. Russell)

MR. RUSSELL: I have a tax statement from the Corporation
of the District of Pitt Meadows for the year 1942
showing the assessed value of 50% of the improvements
as \$500.00 and of the land \$1200.00.

(STATEMENT MARKED EXHIBIT NO. 2).

30 MR. RUSSELL: Q: Mr. Nishiseki, you prepared a proof

3
T. Nishiseki,
In Chief.

of claim in November of 1947?

A Yes.

Q And in paragraph 5 (d) you inserted a small list
of personal property? A: Yes.

THE SUB-COMMISSIONER: The proof of claim that I have
has no list at all.

MR. RUSSELL: Does it not show that claim there?

10 THE SUB-COMMISSIONER: All it says here is this,
"Location at which property was left by claimant at
date of evacuation: 2331 Hammond Road, Pitt Meadows,
B.C." There is nothing in the shape of a list there.

MR. RICE: I think my learned friend means 5 (d); it is
set forth there.

THE SUB-COMMISSIONER: Oh, pardon me. Yes, there is.

MR. RUSSELL: Q: Now, in your summary of evidence which
you have prepared recently there is a very con-
siderable list of personal property that is shown
on page 6? A: Yes.

20 Q How was it these items were not listed in your
proof of claim made last year?

A At that time I only listed the larger ones; I
didn't think it was necessary to make a full,
complete list.

Q That was at the time of making your proof of claim?

A At the time of making the proof of claim, yes.

Q When you prepared your declaration, your J.P. form,
on the 10th of April, 1942, which I am now showing
you, you didn't make any big long list either?

A No, I didn't list the small things.

30 Q But you did show an item "farmer's implements" in

U. Nishiseki,
In Chief.

your J.P. form?

A: I loaned the farm implements and the kitchen utensils and other personal chattels to a Chinaman intending to take them back on my return.

10 Q Well, what I want to know is this: Are the household goods which you now list here and the farmer's implements which you now list here, the farm implements which you list here in your summary of evidence, are they the same thing as you listed as "farmer's implements" and "kitchen utensils" in the J.P. form, or are they different things?

A They are the same things.

Q These in your summary of evidence are the ones mentioned but not listed in your J.P. form, is that right?

A Yes, they are the same.

Q Yes. I will put in this J.P. form, sir.

MR. RICE: He has acknowledged his signature to that, has he?

MR. RUSSELL: I don't believe he has.

20 THE SUB-COMMISSIONER: He inferentially did.

MR. RUSSELL: Q: Is this your signature (indicating) to that J.P. form?

A: Yes.

(J.P. FORM MARKED EXHIBIT NO. 3).

MR. RUSSELL: I believe my learned friend has a picture of the real estate. (Photograph to Mr. Russell)

Q Do you recognize that picture at all, Mr. Nishiseki?

A Yes.

Q. What does that picture show?

A: That is my house.

30 Q The building in the center is your house, is it?

5
W. Nishinski,
In Chief.

A That is the only one, isn't it?

Q Well, there are some other buildings over here.
I mean this big building here (indicating)?

A Yes.

Q The light isn't very good, but there is apparently
another building here. What is that? Do you know
what it is, just to the right of the house there is
another building?

A That is a shed where I kept the farm implements.

10 Q Can you see a fence running to the right of the
house there? Can you see a fence there?

A Yes, that is along the road.

Q Along the road?

A: Yes.

Q And your property is to the left of that fence?

A The fence is in the front.

Q Over to the left of the fence there is some brush
and your house and so on; is that your land?

A I haven't my glasses so that I can't see very well.
My daughter is sitting there; she may know. If you
show it to my daughter she might know.

20

MR. RUSSELL: All right, I will put that picture in.
(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. RUSSELL: That is all, thanks.

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

I am submitting that the chattels were turned
over by the claimant to a person other than the
Custodian and the Custodian is not responsible for
their loss; if he is responsible, I contend that the
claim made to the various articles that the claimant

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6
T. Nishinski,
Cross Exam.

is claiming for is exorbitant.

I submit, your Honour, as an exhibit a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5)

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

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. RICE: I also tender as an exhibit two summaries respecting the real property.

(SUMMARIES MARKED EXHIBIT NO. 7).

10

CROSS EXAMINATION BY MR. RICE:

Q I show you a proof of claim form dated the 13th of November, 1947 (indicating); does that bear your signature? A: Yes.

MR. RICE: I tender the proof of claim form as an exhibit.

(CLAIM FORM MARKED EXHIBIT NO. 8).

MR. RICE: Q: Before you were evacuated you leased your place to Chang Teng? A: Yes.

20

Q For a rental of \$300.00 for one year?

A No, I just sold the crop for the year that I was evacuated.

Q Did you turn your chattels over to him to look after for you or use until you came back?

A Yes.

Q And the following year the place was leased to C. C. Dan, was it not, for \$20.00 a month, or the lease was for \$20.00 a month, I believe?

30

A It was loaned for no charge except that the land was

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T. Nishiseki,
Cross Exam.

to be kept free of weeds and fertilized and in good condition, so that it could be farmed on my return.

Q In your proof of claim form you valued your three beds with mattresses and springs, dresser set, two tables and ten chairs, gramophone, dressing table, kitchen stoves and two heaters at \$350.00, but in the claim you have filed today you have about twenty articles, and they all add up to \$350.00. How long did it take you to work that out?

10

THE SUB-COMMISSIONER: You see, he has in the proof of claim form, which has been filed as Exhibit 8, just a few things which he valued at \$350.00, and then in Exhibit 1, the summary, there is another list, and these are items with the values set opposite them, and they come to \$350.00. Mr. Rice wants to know, How long did it take you to work that out?

A In the original claim only the main items were listed, but the total value, including the smaller things, was \$350.00. On page 6 of the summary, I thought it would be better to itemize all the things, including the small ones, which also totals \$350.00.

20

MR. RICE: Q: Well, all right. I will point out that the massaging machine, which you value at \$25.00, is not included in your claim, nor are Japanese dolls, valued at \$36.00, nor the trunk with clothing, \$50.00. Three of the largest items you have in your claim are not mentioned in your original claim?

30

A Well, I have pointed out that these items are not

8
S. Nishinski,
Cross Exam.

mentioned to him.

Q Three of the largest items are not mentioned in your proof of claim form and are mentioned in your summary of evidence; can you give an explanation of that?

A Well, when the original proof of claim was filed, I thought it would be better to mention or all right to just mention the total amount, a few of the main items in there.

10 Q Well, when you filed your claim you must have had a list in front of you where you valued your household effects \$350.00 and your farm tools \$150.00, did you not?

A: Yes.

Q You had a list, or did you just estimate or guess at the value of the household effects at \$350.00 and the value of your farm implements at \$150.00?

A It was an estimate at that time.

Q It was an estimate at that time? A: Yes.

20 Q And when you started to fix up your summary of evidence, you hit the nail on the head twice in the value of these household goods, \$350.00, which was your estimate in the claim filed, or in the claim that you filed, and again you hit the value of the farm implements at \$150.00, or totalling up to \$150.00, to correspond with the claim that you filed?

30 A Well, the \$350.00 -- as I submitted \$350.00 for household effects and \$150.00 for farm implements, I marked the other things and made them cheaper, marked them down so that...

W. Nishiseki,
Cross Exam.
Re Direct.

Q ...So that it would add up to those figures?

A \$350.00.

Q And you made your summary of evidence jibe with the claim that you filed?

A: Yes.

Q All right.

I would point, your Honor, to the analysis for the record, and it shows some values taken from Simpson's catalogue of various articles.

THE SUB-COMMISSIONER: I notice here on Exhibit 6 that the values of the farm implements now are shown as \$53.00, whereas the claim is \$150.00.

10

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Nishiseki, these various lists here, did you just make them out of your head, or where did they come from? These lists in your summary of evidence, Exhibit 1?

A: After consulting with my wife together, the two of us made up these lists and consulted as to what would be a fair price.

20

Q Did you have any original list to go to, or did you just make it out of your head?

A No, no original list.

Q All right, thanks. I will call Miss Nishiseki for the purpose of identifying the photograph.

MR. RICE: Didn't he identify it?

MR. RUSSELL: He identified it, but I just wanted him to explain it and he wasn't able to make it out.

MR. RICE: I mean, I am not denying the photograph at all.

MR. RUSSELL: I thought it might be helpful, what part

30

K. Nishiseki,
In Chief.

of the land was his own; he couldn't tell that,
and I am not sure myself.

(Witness aside)

(MISS) KAZUE NISHISEKI, a witness on behalf
of the claimant, having been first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

10 Q Here is a photograph, Miss Nishiseki, of it looks
to be a farm. Can you identify that farm of which
it is a picture of?

THE SUB-COMMISSIONER: That is Exhibit 4?

MR. RUSSELL: Yes, Exhibit 4.

A Yes, I can.

Q Just tell us what everything is? Just describe it?

A This is our house right here.

Q That is the big building in the center of the picture?

A Yes, that is our house.

Q Yes?

A: But that wasn't
there when we were there; I don't know what that is.

20 Q You mean that group of buildings way over to the
right in the distance, they weren't there?

A No, they weren't. It is just the house and the
shed around here, and this is our garage here.

Q Just a minute now. The shed, you say, is just to
right of your house, is that right?

A Yes. And that tall building back there, that was
a brand new building built before we left.

Q Well, those three buildings here. There is a
house on the left?

A: Yes, there
is a house and another shed behind the house.

K. Nishiseki,
In Chief.

Q Just directly to the right? A: Yes, and then
it is behind this shed, that big building there.

Q Then there is a third building?

A Yes.

Q What is that third building? A: That there?

Q Yes?

A: We used to
taking like wood, and there was an upstairs to that,
and we had all the old furniture and one thing and
another put up there that we didn't use every day.

10 Q And you were going to speak about the garage?

A That was a garage, our garage; you can't see it very
well.

Q It is about halfway between the house and the edge of
the picture on the left, that is the garage?

A Yes; and I can't see the rest. There were buildings
behind this house away back behind the trees there.

Q Well, there is a fence shown there, isn't there?
You can see a fence and there is a post and so on
running besides your house? Is that a fence there?
20 It looks to me to be one?

A No, the fence isn't shown on this. No, that is just
the post there that was there. They did have a fence,
but there is just posts there. The fence ran away
back here some place; it isn't in the picture at all.

Q Well, is all this land here in the foreground your
land?

A: Yes, I think it
is, but I don't know what that is (indicating); that
wasn't there when we left.

Q You mean these buildings in the background?

30 A Yes.

E. Nishiseki,
In Chief.

Q But all this land in the foreground was yours?

A Yes.

Q Now about these trees and brush to the left of the house?

A: They are all our fruit trees and a great big maple tree there.

Q I see. Thank you very much.

THE SUB-COMMISSIONER: Any cross-examination, Mr. Rice?

MR. RICE: No, your Honour.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

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

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

SUB-COMMISSIONER.

Defence Brief
Tokusaburo NISHIZAKI
File No. 4200
Case No. 720

LETHBRIDGE
27 September 1948
V.L.A.
Sheet A 31 - 2

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

Block B of Lots 1 - 7 Block C of Lot 283,
Group 1 Map 3531 Pitt Meadows.

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$3300.	\$809.58	\$794.00

Witness: Appraiser, D. Dodding.

Appraiser (Dodding) reports -
House 20 years old, no buildings
painted. Land in fair condition,
suitable for small fruits.

Appraiser (~~Barnes~~) reports -
This is a poor type of holding
generally. Buildings of poor
construction.

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

PERSONAL PROPERTY CLAIM

Claim 2

Household Goods \$350., Farm Implements \$150.

Claim

\$500.

NOT ACCOUNTED FOR

Claimant did not declare all his
chattels on his J.P. Form as he
stated in his evidence that he did
not think it was necessary to make
a complete list.

Claimant stated that the furniture
was left in his house, the tools
were left in the wood shed and
basement of the house and a trunk
full of different articles was
stored in a room upstairs.

Claimant in his evidence stated that he turned over his farm implements, the kitchen utensils and other personal chattels to a Chinaman named Chang TONG, his tenant, instructing him to take charge of them for him until he returned.

Claimant stated that he estimated the value of his goods in his original claim of \$500. and made his summary of evidence jibe with the claim now made.

MR. F. F. CLIFKEY of Pitt Meadows who purchased the property reported that the only articles found by him on the premises when he took over were two old beds with moth eaten mattresses and three broken chairs which he threw away.

Farm implements for which claimant is claiming \$150. we value from Simpsons (1948) Catalogue at \$53.08.

It is submitted that the chattels were turned over by the claimant to a person other than the Custodian and the Custodian is not responsible for their loss; if he is responsible, it is contended that the claim made to the various articles that the claimant is claiming for is exorbitant.

Summary of Defence Witnesses

D. Dodding

Where required

1

Appraiser.

BMP/mw

Name of Claimant **NISHIZAKI, Tokusaburo**Case **720**Custodian File **4900**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					794.00	928.63				928.63
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price		
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			40%	405.08		185.41				185.41
TOTAL RECOMMENDATION										1214.04