

4997

**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 INFORMATIONNAME: NIIMI ShojihiHOME ADDRESS: 175 Moncton St., Steveston, B.C.REGISTRATION NUMBER 03121 SEX: Male AGE: 34OCCUPATION: 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: HATSUKO #434ADDRESS OF WIFE OR HUSBAND: Same addressNAMES OF ANY LIVING CHILDREN: MIYOKO (F) YUTAKA (M)ADDRESS OF CHILDREN: 175 Moncton St., Steveston, B.C.AGE OF CHILDREN: 6, and 4 yrs.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: (1) 175 Moncton St., Steveston, B.C. Lot 4, Block 4, of section 12, block 3, north range 7, west map 2794, in district of New Westminster. Certificate of title #14860E.

(2) Lot 5, block 4, of sec. 12, block 3, north range 7, W. map 2794. Cer. title #14860E.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 3 room house, frame, shingle roof, chicken house and wood shed.

(2) Barn (for storing farm implements, vegetables, etc.)

3. INSURANCE (Give particulars; state where policies are) London & Lancashire, policy #3400693, \$1,500 for dwelling, \$20,000, in own possession

4. TAXES (Amount and where payable) \$40.49 per yrs paid for 1941, payable at Town Hall, Brighouse, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Leasing both lots and house to ALICE TOWNSEND DOUGLAS, corner Trite & Moncton Sts., Steveston, B.C. Will occupy upon evacuation.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession NONE
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: NONE
9. IF FARM LAND STATE CROPS SOWN 1/2 acre strawberry, 1 acre loganberry,
1/2 acre raspberry

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. ALICE DOUGLAS, who will occupy property upon
evacuation, will take care of all personal belongings and property. They are
located at 175 Monahan St., Steveston, B.C.

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

MISS SMOLEY, #01151

175 Monahan St., Stevenson, B.C.

- 1 dresser
- 2 chiffoniers
- 16 18 kitchen chairs
- 1 gramophone
- 3 stoves (1 kitchen and 2 heaters)
- 1 book case
- 4 tables
- 2 trunks
- 3 beds
- 2 little beds
- 7 mattress
- 1 davenport
- 1 clock
- 1 electric stand
- 1 baby chair
- 1 baby carriage
- 1 small tricycle
- 1 bicycle (O.C.M.)
- 1 scale
- 1 two-man saw
- 1 buck saw
- 15 rasp. berry boxes
- 10 strawberry boxes
- 8 hoes
- 8 Jap. hoes
- 4 shovels
- 2 rakes
- 1 straw fork
- 6 1 gal. can
- 2 5 gal. can
- 1 canner
- 1 bath stove
- 2 cultivator
- 5 small hoes
- 1 axe
- 1 hatchet
- 3 small scythes

Excess 3 chairs
2 beds

Missing: 1 trunk
1 little bed
15 rasp. boxes
19 shovels
1 hand saw

4. INSURANCE CARRIED ON ABOVE PROPERTY: The London & Lancashire Ins.
policy #3400583, \$500 on furniture, in own possession

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
 OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50 Victory Bond, 1954 maturity, #1013628, in own possession
\$5 War Savings Certificate

8. BANK ACCOUNTS: (1) Royal Bank, Stoveston Branch, Acc. #1241, \$57.61
 (2) Royal Bank, Main & Hastings Branch, Acc. #2073, \$3.73.

9. LIFE INSURANCE: Sun Life Ass. Vancouver Branch, \$2,000, beneficiary mother,
KURA, policy #830753, in own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 18th day of April 1942.

[Signature]

Witness

(Signature)

S. Mushi

FOR DEPARTMENTAL USE

P.D. 20/4/43
INFORMATION FROM R.C.M.P.

DATE June 19/43

Our File No. 1997

Full Name WISHI, Shoichi
(Surname in Block Letters)

Registration No. 03121 Male - Female
(Check) Age Sept. 28, 1907

Former Address Steveston, B. C.

Date Evacuated May 12/42 Naturalized - Canadian-Born - National
(Check)

Present Address RR#1 25/11/47
c/o S.M. Shindler, Grand Forks, B. C.

Single - Single
(Check) Name of Wife SHIN, Hatsuho #05089

Name of Husband

nee

Name of Mother (NAKAGAWA) Kura #05026 Name of Father Unosuke #05027

Names of Children under 16 Miyoka (F) Jan. 30/36

Ronald Yutaka (M) June 24/37

Charles Seiji (M) Sept. 19/42

Requested by P. Marshall Registered with Custodian yes
(Yes or No)

Additional Information Fisherman. Owner of boat #1865 N.W.

October 25, 1944.

REAL PROPERTY SUMMARY

JAPANESE NAME: Shoichi NISHI, Registration No. 03121, File No. 4997.

CATALOGUE NO: Special Arrangement.

PROPERTY ADDRESS: 175 Monoton Street, Steveston, B.C.

LEGAL DESCRIPTION: Lots 4 and 5, Block "A" of Section 12, Block 3 North, Range 7 West, Map 2794, Municipality of Richmond, in the District of New Westminster, B. C.

CLASSIFICATION: Six room frame dwelling, chicken house and woodshed.

ASSESSED VALUE:	<u>Land:</u>	Lot 4	\$ 270.00)	\$ 810.00
		Lot 5	\$ 540.00)	
	<u>Improvements:</u>	Lot 4	\$1560.00)	\$1820.00
		Lot 5	\$ 250.00)	
	<u>Annual Taxes:</u>	Lot 4	\$ 24.21)	\$ 40.04
		Lot 5	\$ 15.83)	

TITLE: Registered in the name of Shoichi NISHI.

ENCUMBRANCES: Registered dyking charge.
No indication of any unregistered.

Vesting Order No. 25830 - May 13, 1943.

HISTORY OF ADMINISTRATION: The Custodian's representative reports on May 7, 1942,

"Parcel No. 1 - This property is a 6 room frame, shingle roof house, in rather poor condition, together with chicken house and woodshed.

Parcel No. 2 - There is a barn erected on this property, in poor condition.

The property consists of 3 acres, of which one acre is in loganberries, half acre in strawberries, half acre in raspberries. The land is in need of weeding very badly and the crop is in poor condition."

October 25, 1946.

Real Property Summary:

Before evacuation, NISHI entered into an agreement with one Alice Townsend Douglas of Steveston for the duration of the war, consideration being \$1.00 plus taxes and other charges. NISHI's personal property was to be stored on the premises. Mr. Mather recommended this arrangement be allowed to stand.

In a letter dated September 10, 1942, NISHI enclosed a money order for \$40.04 in payment of 1942 taxes on the above property. The Custodian in their letter of July 20, 1943, notified Miss Douglas that under the terms of the lease she was responsible for the payment of taxes, water, etc. There is a pencilled note on the side of the Custodian letter of July 20, 1943,

"October 16th letter from Fred Nishi brother
acknowledging receipt of \$40.00 in payment
of 1942 taxes."

SOLD:

To The Director, The Veterans' Land Act for \$957.00.
Adjustments calculated as of January 1, 1943.

Funds released to the credit of Shoichi NISHI on
April 18, 1944. Net amount after payment of
adjustments \$973.50.

Certificate of Title Nos. (Lot 4) 165930-E,
(Lot 5) 165931-E in the name of The Director,
The Veterans' Land Act dated January 12, 1944.

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



George Peters
Office of the Custodian.

GP/ic

Farm Appraisal Report

Land Description Lots 4 & 5 of S.D. of Block "A" Sec. 12 Blk. 3N Rge. 7W Map 2794.
House No. 175 Monoton Road.

File No. J.L.534

Owner's Name NISHI, Shoichi

Containing 5

Acres

Nearest Rail Point Steveston B.C.

Post Office Address Steveston, B.C.

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

Distance 1 mi.

Church (give denomination) All denominations, Steveston

Distance

Nearest School Steveston, B.C.

Distance 1 mi.

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

Distance 1 mi.

Roads: State whether property has access to main road, the kind of road and its condition.
Direct access to Monoton Road, paved road, good.

Is this district a good one? Reasonably good.

EXHIBIT No. 305-2

Employment opportunity Fairly good, Steveston, fishing, industries.

DATE 5 June 1948

Predominating Nationality and religion: Oriental predominating in this area.

FILED BY Brown

Describe Fencing and its condition: fenced on north only.

Value \$

Water supply: Municipal water supply.

Value \$

Electric power available; lights installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 36	Frame	1 st.	Shgl.	20	Wood	V. poor	\$300.00
Addn.	28 x 9	"	6 to 10 "	"	20	"	"	
BARN	x	"	"	"	"	"	"	75.00
Pkg. shed	14 x 24	"	1 st.	"	20	"	"	
BARN	x	"	"	"	"	"	"	20.00
Garage	15 x 15	"	1 st.	"	20	"	"	
CRANARY	x	"	"	"	"	"	"	80.00
Poultry	14 x 36	"	6 to 10 "	"	20	"	poor	
Shed	14 x 15	"	1 st.	"	20	"	V. "	-
	x	"	"	"	"	"	"	
	x	"	"	"	"	"	"	

Total Value Buildings add to farm

Total present day value \$ 475.00

Is dwelling habitable without repairs?

Yes.

\$ 300.00

habitable?

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

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

No. rooms downstairs? 5 Upstairs?

How finished

Wood-lined.

Are buildings painted? No.

Condition of paint

Distance from nearest bush No exposure.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3	Level	Clay loam 10 to 15"	Clay	Loganberries, straw- berries, fallow.	\$225.	\$675.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
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 \$ 675.00

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 \$ 975.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Wellington occupied daily by lessee. Area in berries in fair condition but
weedy. Balance of land lying fallow and weedy.

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

Noxious weeds: Numerous annual weeds but none of serious type.

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

Assessment: Land - \$ 810.00 Taxes: Lot 4. \$24.21
Imp. - 1820.00 " 5. \$15.83
Corporation of Richmond

Date: July 16th, 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 14th day of July 1942

Inspector's Signature

"H. L. MCCLAIR"

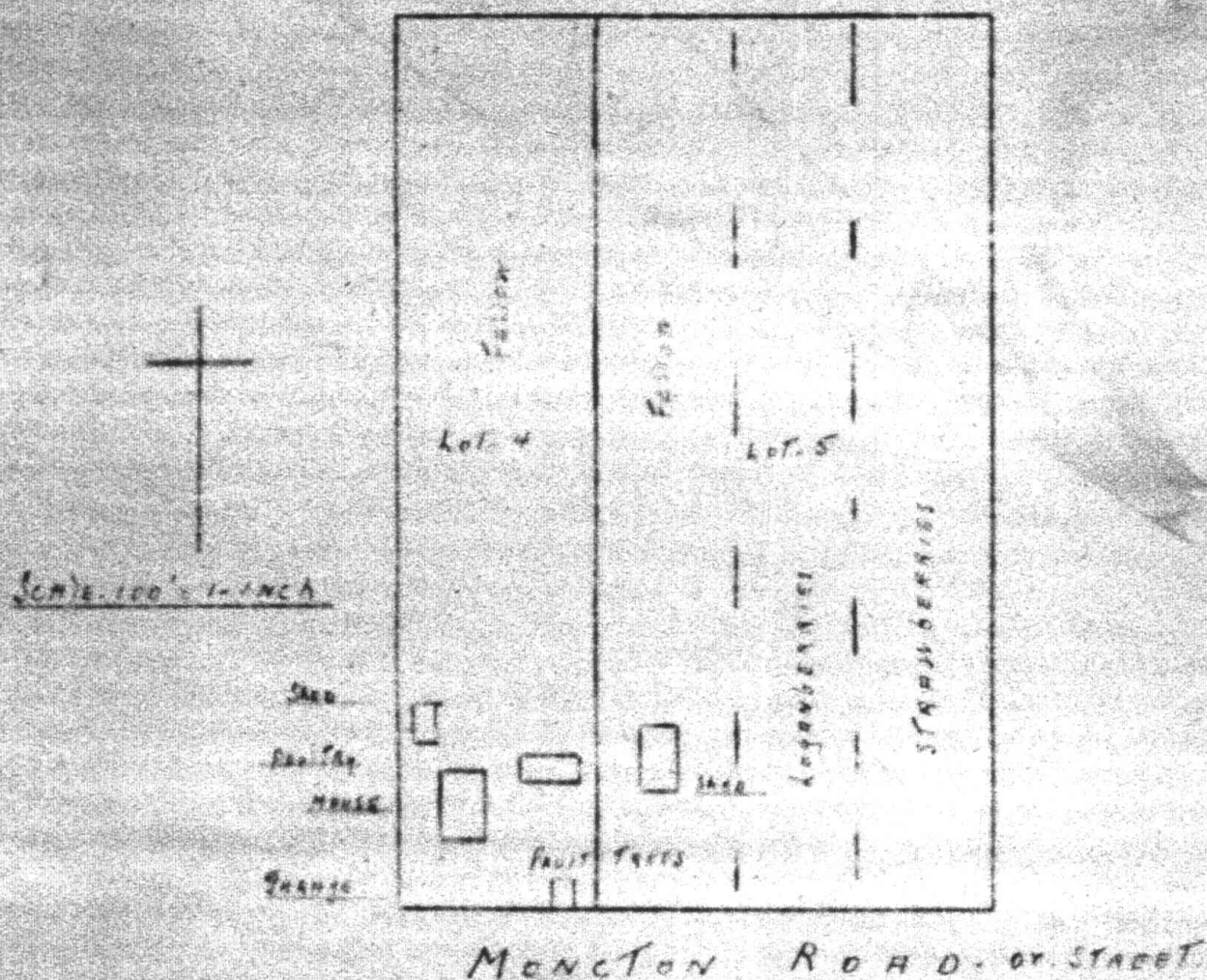
Note: (Use Form 43 (Sheet 2) in connection with this form.)

WISHI, Shoichi

Buildings are old and generally in poor condition. The property is rented to Mrs. Alice Douglas for the nominal sum of \$1.00 plus taxes until the termination of the war.

Amount fruit trees add to value of farm \$

Diagram of Property



lots 4 and 5 Sub Div. of Block A Sect. 12 R1K-3N-R7N. D. 143344

Shoichi Nishi

3-19-42

Following careful review of this appraisal report, it is my opinion that the present value is \$ 950

Date 20th July 1942

J. B. Smith
District Superintendent.

File No. 4997

Name: NISHI, Shoichi

Date: 1st of April, 1942.

Lessor: NISHI, Shoichi

Lessee: Alice Townsend Douglas

Property Land: Lots 4 & 5, Block "A" of Section 12,
Block 3 North, Range 7 West, Map 2794.

Consideration: One Dollar (\$1.00)

Term: The date of the Lessor's evacuation from Steveston
for the duration of the war with Japan.

Buildings: Yes

Chattels: Together with furniture and fixtures accord-
ing to inventory which is hereby made part
of this agreement.
(No copy of chattels attached to Lease.)

GP:EB

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. **22-134**

Vancouver, B.C.

January 17th, 1944.

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

4497 NIS#1, Aloisio Reg# 05121

Dear Sir:-

Re: Lot 4, Blk. "A", Sec. 12, Blk. 3W, Rge.
T.V., Map 2704.
Lot 5, Blk. "A", Sec. 12, Blk. 3W, Rge.
T.V., Map 2704.
MUNICIPALITY OF RICHMOND

I beg to acknowledge receipt of Duplicate Certificate of Title No. ~~12-134~~ 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	- \$ 987.00
Less arrears of taxes to January 1st, 1943.	- \$.
Amount paid to Secretary of State	- \$ 987.00

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.

WEC/W

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

JAN 24 1944

Date

Solicitor for
The Secretary of State

1
NISHI, Shoichi

175 Moncton Street, Steveston, B. C.

R.P. 2

LOCATION AND NATURE OF PROPERTY

Property as described in Form "JP" is correct.

OWNERSHIP

The property is owned by the above Shoichi Nishi.

LAND AND BUILDINGS

Parcel No. 1 - This property is a 6 room frame, shingle roof house, in rather poor condition, together with chicken house and wood-shed.

Parcel No. 2 - There is a barn erected on this property, in poor condition.

The property consists of 3 acres, of which one acre is in loganberries, half acre in strawberries, half acre in raspberries. The land is in need of weeding very badly and the crop is in poor condition.

INSURANCE

Policy #3400593, London & Lancashire Insurance Company for \$1500.

TAXES

Taxes paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of personal property attached hereto. *X on master file*

REMARKS

The property is being leased to a friend, Alice Townsend Douglas of Steveston for the duration, for the sum of \$1.00, plus taxes and other charges. The lease will be drawn by T. C. King of Steveston and the personal property will be stored on the premises, c/o Miss Douglas.

RECOMMENDATION

I would recommend that this arrangement with Miss Douglas be permitted to stand.

May 7, 1942.

A. Marker

June 11, 1946

PERSONAL PROPERTY SUMMARY

Re: Shoichi NISHI
Reg. No. 03121

Chattels:

See Chattel Summary.

Specified
Articles:

There are no cameras, radios, firearms or motor vehicles revealed in the registration or the file.

Vessels:

The fishing vessel "S.N." was registered in the name of Shoichi NISHI and was sold on July 6, 1942 to the British Columbia Packers Ltd. through the Japanese Fishing Vessel Disposal Committee. The net amount of \$542.00 was paid to S. NISHI on July 28, 1942.

Bank Accounts:

Shoichi NISHI's registration of April 18, 1942 revealed the following bank account:

- (1) Royal Bank of Canada, Steveston Branch, Account No. N241, \$57.61
- (2) Royal Bank of Canada, Main & Hastings Branch, Vancouver, \$ 3.73
Account No. 2073

As this did not come under the control of the Custodian at that time no action was taken by this office.

Life Insurance:

Sun Life Assurance Co., Vancouver Branch, Policy No. 830753 in the amount of \$2,00.00, beneficiary, mother, Kura NISHI - in owner's possession. No action by the Custodian required.

Accounts:
Receivables:

Shoichi NISHI placed a claim against Masakazu SAKATA, P/W-A-305, File, Int. 1050, on April 7, 1946. Masakazu SAKATA admitted the claim and the sum of \$482.37 was transferred to the credit of Shoichi NISHI. The balance of \$17.63 is still owing to NISHI by SAKATA.

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

G. Peters, per doc
George Peters,
Administration Department.

nbc

MEMORANDUM.

File #4997

July 10, 1943.

TO: File

FROM: Mr. R. B. Mackenzie.

Re: NISHI, Shoichi #03121.

This file is in order as far as chattels are concerned as all the effects have been leased with the house at 175 Moncton Street, and the tenant Mrs. Alice Townsend Douglas has acknowledged same on 8th Aug. 1944.

RBM/MFP

R.B. Mackenzie

CV
Date JUL 7 1943
File No. 4997
Ans.
Referred C-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 90 C.W. Clark, Date July 3, 1943
R.R. #1, Grand Forks, B.C.

To: The Secretary of State, acting in his
 capacity as Custodian, Vancouver, B.C.

I, NISHI, Shoichi, Police Registration No. JR403121

hereby request you to release to me the under-noted property
 stored at 175 Moncton Street, Steveston, B.C.
 in possession of NISHI, Shoichi
 and I release you from any claim whatsoever with respect to
 such property.

Description of Property:

1 dresser and 1 chiffonier combination; 1 trunk;
2 beds and 2 springs; 1 davenport; 1 wall clock;
1 buck saw; 15-gallon can;
2 cultivators and their accessories; 3 small hoes

Original Address 175 Moncton Street, Steveston, B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 13, 1942

Number in Family - 12 years and over 6

Number in Family - 5 to 11 years old 2

Number in Family - under 5 1

TOTAL NUMBER IN FAMILY 9

I agree to pay all charges as required by the British Columbia
 Security Commission.

APPROVED:
 BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

S. Nishi
 Claimant Signs Here

*These goods were delivered to Richmond Transfer Co. on 1/1/43
 for shipment to Grand Forks, B.C.*

A.B.M.

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

EVACUATION SECTION	
Rec'd	NOV 10 1943
File No.	G-165-A
Ans.	
Referred	

Address 2 Mr. G. W. Clark Date November 15/43
B.B. No. 1, Grand Forks, B.C.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Shoichi Nishi, Police Registration No. 03121
 hereby request you to release to me the under-noted property
 stored at 175 Moncton Street, Steneston, B.C.
 in possession of Shoichi Nishi
 and I release you from any claim whatsoever with respect to
 such property.

N.B.

Continued
 see reverse

Description of Property:

Shipped Jan 18/44
☒ only cooking stove (kitchen) - registered
☒ heating stove
☒ double bed & spring

Original Address 175 Moncton St, Steneston, B.C.
 Date Evacuated to Vancouver May 12th 1942
 Date Evacuated to Present Address May 13th 1942
 Number in Family - 12 years and over 6
 Number in Family - 5 to 11 years old 2
 Number in Family - under 5 1
 TOTAL NUMBER IN FAMILY 9

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
 BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Shoichi Nishi
 Claimant Signs Here

October 25, 1946.

CHattel Summary

Re: Shoichi NISHI

Registration No. 03121

The Chattel Schedule shows what NISHI declared, what was inventoried by the Custodian's agent and a record of what was shipped to NISHI.

One net drum and one Cohoe net at Forcher Island Cannery was sold for \$90.00. One compass which was replaced sold for the amount of \$10.00. There appears to be a few odd items still in the hands of Miss Douglas, and we are today forwarding a list to her for confirmation (see Chattel Schedule). A letter is also being written to NISHI, enclosing a copy of the list of chattels which we presume are still in the hands of Miss Douglas.

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



George Peters
Office of the Custodian

GP/10

File No. 4977

Re: Shoichi NISHI
Registration No. 09121

December 18, 1945.

CHattel Schedule

Declaration of April 18, 1942.

1 dresser
2 chiffoniers
13 kitchen chairs
1 gramophone
3 stoves (1 kitchen and 2 heaters)
1 book case
4 tables
2 trunks
5 beds
2 little beds
7 mattresses
1 davenport
1 clock
1 electric stand
1 baby chair
1 baby carriage
1 small tricycle
1 bicycle (C.C.M.)
1 scale
1 two-man saw
1 buck saw
15 raspberry boxes
19 strawberry boxes
5 hoes
6 Jap. hoes
4 shovels
2 rakes
1 straw fork
5 1 gal. can
1 5 gal. can
1 anchor
1 bath stove
2 cultivator
5 small hoes
1 axe
1 hatchet
3 small scythes

Agent's Inventory of May 7, 1942.

also signed inventory of

Alice Townsend Douglas of August 7, 1942.

1 dresser
2 chiffoniers
16 kitchen chairs
1 gramophone
3 stoves (1 kitchen and 2 heaters)
1 book case
4 tables
1 trunk
7 beds and springs
1 small bed
7 mattresses
1 davenport
1 clock
1 electric stand
1 baby chair
1 baby carriage
1 scale (platform)
1 two-man saw (cross-cut)
1 buck saw
5 hoes
6 Japanese hoes
4 shovels
2 rakes
1 straw fork
5 1 gal. can
1 5 gal. can
1 anchor
2 cultivators
5 small hoes
1 axe
1 hatchet
3 small scythes

1 net drum at Skona River, Forcher Island,
Cannery \$150.00
1 Cohoe net 7' x 170 Fath x 40 M.D. x6/40
Forcher Island Cannery \$ 75.00
1 compass 5.00

Shipped.

Richmond Transfer Co.

On July 14, 1943

1 dresser
1 combination chiffonier
1 trunk
2 beds
2 springs
1 davenport
1 wall clock
1 buck saw
1 5 gal. can
2 cultivators and axes
3 small hoes

From C. C. Robinson's

File, shipment went for-

ward January 18, 1944

Received for shipment from
Miss Douglas Dec. 7, 1943.

1 sprayer wrapped in
canvas
3 cardboard boxes
4 wood boxes
1 high chair
1 bundle sleds
1 rocker
1 linoleum
1 stove back
1 baby walker
1 stove
1 tricycle
1 heater
1 springs
bed irons
2 mattresses
1 bedstead
2 straw baskets (Makai)

File No. 4977

- Page 2 -
CHATTEL SCHEDULE

October 25, 1946

Re: Shoichi NISH
Registration No. 03123

GOODS PRESUMED STILL IN POSSESSION
OF MISS DOUGLAS

1 chiffonier
6 kitchen chairs
1 gramophone
1 book case
4 tables
4 beds and springs
1 little bed
5 mattresses
1 electric stand
1 baby carriage
1 platform scale
1 two-man cross-cut saw
2 hoes
6 Jap hoes
4 shovels
2 rakes
1 straw fork
5 1 gal. cans
1 anchor
2 small hoes
1 axe
1 hatchet
3 small scythes

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



George Peters
Office of the Custodian.

GP/10

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 7, 1944

Name: NISHI, Shoichi

Reg. No. 03121

File: 4997

Boat File No.: JFVDC 792

Name of Vessel: "S.N." 32'6"x7'3"x3'8" (1930) Vivian 15 Hp

Lic. or Reg. No.: NEW WESTMINSTER 1865

Naval No.: V.097-P

Owner's Valuation: \$900.00

JFVDC Valuation: \$805.00 Survey #262 New Westminster

Custodian Valuation: None

Date of Sale: July 6, 1942

Purchaser: British Columbia Packers Ltd.

Signature on Sales Papers: No copy on file

Selling Price: \$550.00

Paid to JFVDC ~~and Custodian~~: ~~\$112~~ \$550.00

Supervision Costs: \$ 8.00

Balance due Owner: \$542.00

Paid to: S. Nishi on July 28, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job #8 - \$180.39 (Paid)

Missing Inventory #340 - B.C. Packers \$83.51 (Paid)

*Pol through
by Dept of
Fisheries & M*

Additional Information:

*JM Watson
Oct 20/46*

Registration Number 03121

NISHI, Shoichi

INVENTORY

1 Dresser
2 Chiffoniers
16 Kitchen Chairs
1 Gramophone
3 Stoves (1 kitchen and 2 heaters)
1 Book case
4 Tables
1 Trunk
7 Beds & Springs
1 Little bed
7 Mattresses
1 Davenport
1 Clock
1 Electric stand
1 Baby chair
1 " Carriage
1 Scale (Platform)
1 two-man Saw (Cross-Cut)
1 Buck Saw
5 Hoes
6 Japanese Hoes
4 Shovels
2 Rakes
1 Straw fork
5 1 Gal. can
1 5 " "
1 Anchor
2 Cultivators
5 Small Hoes
1 Axe
1 Hatchet
3 Small Scythes

May 7, 1942.

Registration Number

NISHI, Shoichi

INVENTORY OF NETS

1 Net Drum at Skeena River, Porcher Island Cannery	\$150.00
1 Cohoe Net 7" x 170 Fath x 40 M.D. x 6/40 Porcher Island Cannery	75.00
1 Compass	5.00

May 7, 1942.

*Oceanic Cannery Can. Fishing Co
Skeena River/B.C.*

*Cannery manager
likely to be on town for Xmas*

File No. A997

Please return this copy.

Name: NISHI, Shoichi

Address: 175 Moneton St., Steveston, B. C.

Reg. No: 09121

CHATELS

1	dresser
2	chiffoniers
16	kitchen chairs
1	gramophone
3	stoves (1 kitchen and 2 heaters)
1	book case
4	tables
1	trunk
7	beds and springs
1	small bed
7	mattresses
1	davenport
1	clock
1	electric stand
1	baby chair
1	baby carriage
1	scale (platform)
1	two-man saw (cross-cut)
1	buck saw
5	hoes
6	Japanese hoes
4	shovels
2	rakes
1	straw fork
5	1 gal. cans
1	5 gal. can
1	anchor
2	cultivators
5	small hoes
1	axe
1	hatchet
3	small scythes

Confirmed:

DATE: July 27

Signed:

Shoichi Nishi

File No. 4997

Name: NISHI, Shieichi

Address: 175 Moncton St., Steveston, B. C.

Reg. No: 03121

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 8 1942

CHATELS

*1 dresser
*2 chiffoniers
16 kitchen chairs
1 gramophone
3 stoves (1 kitchen and 2 heaters)
1 book case
4 tables
*1 trunk
*1-77 beds and springs
1 small bed
7 mattresses
*1 davenport
*1 clock
1 electric stand
1 baby chair
1 baby carriage
1 scale (platform)
1 two-man saw (cross-cut)
*1 buck saw
5 hoes
6 Japanese hoes
4 shovels
2 rakes
1 straw fork
5 1 gal. cans
*1 5 gal. can
1 anchor
*2 cultivators
*5 small hoes
1 axe
1 hatchet
3 small scythes

Confirmed:

DATE: August 7, 1942

Signed: Alice Douglas

Please return this copy A.D.M.

VACATION SECTION
 Rec'd FEB 9 1943
 File # 4997
 Ans. *file*
 Delivered 912

1. Place of Storage POACHER ISLAND CANNERY, POACHER ISLAND B.C.
(a) In whose care CANADIAN FISHING CO.
(b) Whereabouts of key (if any) POACHER ISLAND CANNERY

<u>Type</u>	<u>Mesh</u>	<u>Ply</u>	<u>Mesher Depth</u>	<u>Fathom Length</u>	<u>Valuation</u>	<u>Any other marks of identification</u>
CORAL NET	7 in	6	40	200	\$50.00	1/3 2 green strands 2/3 white.
None noted Feb 11/43 mnd. 6						

N. B. Please do not exaggerate fathom length or valuation, as this will only make it harder to identify your nets, and to credit any money received from their sale to their rightful owners.

Starvation, B. C.

July 14, 1943.

C. W. Fisher,
Inspection,
B. C. Security Commission,
Vancouver, B. C.

MIAMI Sholel Reg. 03101

The following were handed to the Richmond transfer
Company today, 17 pieces in all: 1 dresser,
1 combination chiffonier, 1 trunk, 2 beds, 2 springs,
1avenport, 1 wall clock, 1 buck saw, 1-5 gal. can,
2 milkshakes and accessories, 3 small boxes.
These chattels were properly sorted for shipment by
the Robert Mr. Douglas, 175 Moncton St.

C. C. Robinson.

COPY for File No. 4997

File No. N/C

23rd January, 1944

MEMORANDUM

To: Mr. G. F. Green.

From: Mr. C. C. Robinson.

British Columbia Security Commission

In account with

The Custodian

Re: Crating and Trucking.

Dec. 15th 1943 M. NIKIDA No. 03388 Picture Butte Alberta.

	<u>Truck</u>	<u>Crating</u>
Sewing Machine & Washing Machine	1.00	1.50
Jan. 18th 1944 S. NISHI No. 03121 Grand Forks B. C.		
Various articles picked up at 175 Moncton Street.	2.50	2.80
Jan. 25th 1944 I. HIRAYAMA No. 03898	.50	1.00
M. DOI 05036	.50	.70
Y. KAMIYA 05080	.25	.70
K. ODA 14516	.25	
M. NIZUGUCHI 03538	.25	
M. NIKIDA 03388	1.00	5.60
	6.50	12.30

CCR/MB

The following is written in pencil: "\$12.80 recoverable from B.C.S.C."

File No. 4997

MEMORANDUM -- TO THE FILE

November 21, 1946.

With reference to our letter to Miss A. T. Douglas of November 12th, she personally came into this office and stated that when she received notice from the Director, The Veterans' Land Act to vacate, she understood that the chattels were sold with the building, and therefore, left them on the property. Since then, we understand that there have been two changes of tenancy, and as far as Miss Douglas knows the chattels referred to on the list are still in the house.

The name of the present tenant can be obtained from Mr. Barbour of the Veterans' Land Act.



OP/EL

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 29 1942

4997
Green
July 27, 1942
J. B. W. Clark,
R.R. No. 1,
Grand Forks, B.C.

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

4997

Dear Sir:

Re: Chattels at 175 Hamilton St.,
Steveston, B.C.

I am in receipt of your letter of July 2nd
regarding the chattels at 175 Hamilton Street, Steveston, B.C.
You have stated that there is a slight difference
between the list and those goods which I registered
with the custodian on April 15.

You state there is an excess of three (3)
chairs and two (2) beds. I was intending to bring
these 3 chairs and 2 beds to Grand Forks, Vancouver, as
there was no room in the freight car, and as I thought

I do not need them, I left them home at Steveston.

Although I have registered, trunk, 1 little
bed, 15 raspberry bones, and 19 strawberry bones, and
1 hatch stone, I have brought, trunk, 1 little
bed and 1 hatch stone to Grand Forks as I change to

I need them here at Grand Forks, and I have
given 15 raspberry bones and 15 strawberry
to Miss Douglas, after I have registered them
at the custodian.

Enclosed, I have my confirmed list.

Yours very truly,

Shoichi Kishi.

78 Georgia Street,
Steveston, B.C.
Aug 13th, 1942.

Mr. R. P. Alexander, Manager,
506 Royal Bank Building,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 14 1942

Dear Sir:

Re: Shoichi NISHI, File #4997.

Am enclosing copy of lease between the above
and Alice Townsend Douglas, which may be of use to you
for record.

The signed inventory for the personal effects
left in her care, was forwarded ~~xxxxxxxxxxxx~~ on August
7th, by Miss. Douglas herself and sent to Mr. Drewry, as
she had held it for a considerable time.

Yours very truly,

Thomas U. King
Thomas U. King.

4997

August 17, 1942

Mr. Shoichi Nishi
Registration #03121,
c/o. Mr. C. W. Clark,
R. R. #1,
Grand Forks, B. C.

Dear Sir:

Our Agent, Mr. Thomas C. King, has forwarded us
a copy of a lease made by yourself and Alice Townsend
Douglas.

We notice that this lease only calls for the sum
of \$1.00 so that your property will not be revenue bearing.
In view of this fact will you please advise how you expect
to take care of the matter of taxes etc. on this property.

We have received Tax notice covering Lot 4 amounting
to \$24.21 and on Lot 5 amounting to \$15.83. We will be
obliged if you will let us have a remittance for these amounts
so that this matter can be taken care of and your property kept
in good standing.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 25 1942

4997

1295

August 22, 1942

G. L. W. Clark,

R. R. No. 1,

Shenandoah, B. C.

Mr. H. L. Evans,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Lennoxville,
Quebec, B. C.

Dear Sir:

I am in receipt of your letter of August 17 inst., asking for information concerning my property which I have leased to Miss Alice Douglas.

Although I have leased my property for the sum of only \$9.00 and thought this amount is not revenue bearing, I have arranged to send the taxes for my property, namely Lot 4 amounting to \$24.21 and Lot 5 amounting to \$15.23, from I send.

Also where I am now residing.

As I am able to take care of the matter of taxes, etc., on my property, will you please send me my tax notices so that I shall pay my taxes immediately to you?

①
I shall forward you my tools immediately when
you send me a copy of my tax notice.

Hoping that you will keep my property in good
standing, I am.

Yours very truly,
Erich Hicke

OFFICE OF THE
JAPANESE
RECEIVED
SEP 9 1942

Wilsom
September 7, 1942
7.6.10.6.10.6.
R.R. No. 1
Grand Forks B.C.

Mr. G. H. Sears,
Office of the Custodian
Royal Bank Building,
Vancouver B.C.

Re. File # 4997

Dear Sir:

Although I have already sent you a letter asking for a copy of my Tax notice (Loh 4 amounting to \$24.21 and Loh 5 amounting to \$15.83) so that I can pay my taxes for my property at Steveston, as yet I have not received the Tax notice form from you.

Will you please be kind to send me my Tax notice at your earliest convenience as I like to pay the taxes at once?

Thanking you, I am

Yours very truly,

S. Ichikawa, Reg. # 03121.

paid Sept 3

Property of Japanese stored at Oceanic Cannery,
Skeena River, B. C.

as per
The Canadian Fishing Co. Ltd. (letter Oct. 5/42)

S. Nishi, #03121

Porcher Island

1 ^{max} gillett drum complete \$90.00
1 cohee net used

Company has set up credit of \$90.00 in books for
the above S. Nishi drum and will issue check for
same whenever S. Nishi desires.

7. Mrs. C. Neumetyle,
R.B. No. 1

Grand Forks, B.C.

March 10, 1943

EXECUTION SECTION	
RECEIVED	MAR 10 1943
File No.	4997
Ans.	R.B.M.
Referred	Grand

Office of the Custodian,
506 Royal Bank Building
Hastings and Chancery Streets,
Vancouver, B.C.

Dear Sir:

As we are in need of some chairs for our new home in Grand Forks, will you please send us ten (10) single chairs from our home at Sturston, B.C. (175 - Moncton Street). We have already registered these chairs (16) with your Sturston agent, Mr. Thomas C. King.

We have already written ^{the} above matter to

Miss A. Douglas who is staying at our house.

Thanking you very much, I am

Yours very truly,

Shaikh Nick, Reg. # 03121

JUL 7 1943

Ans.

Referred

4997
2/7/43 ABH
Mackin

550 Homer St.,
VANCOUVER, B.C.,
July 6th, 1943.

Mr. G.C. Robinson,
Custodian Agent,
P.O. Box 838,
STEVINGTON, B.C.

Re: NISHI, Shoichi (03181)
R.R. No. 1, Grand Forks, B.C.

Attached is Custodian Release for above. Please
deliver these effects, including a dresser, chiffonier, trunk,
bed, lavatory, and other goods, to the Richmond Transfer at
your convenience, who will crate them if necessary and bill
via C.P.R. freight, the freight charges prepaid to our account.

c/c. Custodian of Alien Property. ✓
504 Royal Bank Bldg.,
Vancouver, B.C.

c/c. Richmond Transfer,
504 Alexander St.,
Vancouver, B.C.

Q. W. Fisher

C. W. Fisher
Transportation

J. M. C. W. Clark,
R.R. No. 1,
Grand Forks, B.C.
Oct. 8/43.

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

VACUATION SECTION	
Date	OCT 20 1943
File	217
Ans.	
Referred	11/17/43

Dear Sir:

Owing to the fact that we are in need of
some of the goods stored at my place in Strouston (
175- Moncton Street), will you please be kind enough
to send us the following goods immediately?

- (1) Kitchen Stove
- (2) Baby's & Toys, stored in upstairs room in a box (all)
- inside west door, near chimney (not registered)
- (3) Photographs (everything in a box - same place as
toys (not registered))
- (4) China ware (everything in a box) - same place
as toys.

(5) Carpets in a front room (not registered)

I have already written to Mr. Douglas
of Struction who is staying at my place in Struction.

Thanking you, I am.

Yours very truly,

Shaichi Nishi

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

75 GEORGIA STREET
Vancouver, B. C.

PHONE STEVESTON 128

MAY 30 1944

Gibson

May 29th, 1944.

Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Please find attached my cheque amounting
to \$5.87 in payment of the following cancellations.

London -
Pacific
Ins. Co.
Policy
#3400593 Soichi NISHI, - 4997 file \$1.70 Reg # 03121
#3401044 Tsuguo MINEOKA, ¹²³⁶⁹ File ~~338~~ (flat) \$1.58 Reg # 04112
#3400763 Senkichi NISHI, - file 3919 \$2.59 \$5.87 Reg 05069
This policy for flat cancellation

Would you be good enough to sign a copy
of each of the two first and mail direct to the
head office at Vancouver.

Thank you,

Yours very truly,

Thomas C. King

2 copies

EVACUATION SECTION	
Rec'd.	APR 10 1946
File No.	4997
Ans.	
Referred	<i>[Signature]</i>

R. R. No. 1, *sent to agent*
 Grand Forks, B. C.,
 April 7, 1946.

Office of the Custodian,
 #506 Royal Bank Bldg.,
 Hastings and Granville,
 VANCOUVER, B. C.

Gentlemen:

I wish to make a claim against MASAKAZU SAKATA, 305, Reg. #04607, Internment Camp 101, Angler, Ontario, of five hundred dollars (\$500). Regarding this, I wrote to Mr. Sakata asking for payment but he replied that as he is unable to meet the debt, I should have it settled through the Custodian. He wishes that this sum be deducted from the money received on the sale of his boat.

As Mr. Sakata is leaving for Japan on the first boat, please make arrangements to forward the \$500 immediately.

Yours truly,

Jap Reg. 03121 Shoichi Nishi
 SHOICHI NISHI.

file # 1050 - Army Sec.
4997 - Crocker Sec.

R.R. Deal,
Grand Forks, B.C.
June - 1946.

The Custodian's Office
Department of the Secretary of State
of Canada.
Ottawa, P.C.

Shoichi Nishi
Reg. # 03121.

EVACUATION SECTION	
Rec'd	JUN 11 1946
File No.	Int 1050, 4997
Ans.	
Referred	Peters

* 4997. sent to you

Dear Sirs;

I hereby requesting you again concerning to
the sum of \$500.00 against Masakazu Sekota P.W. 305
I had heard from you that the credit balance
of \$482.37 was transferred to my account, but I
haven't heard anything from you so far so please
let me know what has happen to it and send
me the money at your earliest convenience.

I remain.

yours truly,

Shoichi Nishi

482.37
300 -
182.37

4997

November 12, 1946.

REGISTERED

Miss A.T. Douglas,
175 Houston Street,
Steveston, B.C.

Dear Madam:

Re: Shoichi NISHI
Registration No. 03121

With further reference to our letter of October 25th, we are enclosing herewith a list, in duplicate, of chattels which Mr. Nishi claims still to be in your care. This is slightly different to our list sent on October 25th, 1946.

Would you kindly check these items off and return one copy for our files.

Yours truly,

George Peters,
Office of the Custodian.

GP/1c

Encl. (2) - copies of list of chattels.

1 Chiffonier
6 Kitchen chairs
1 Gramophone
1 Bookcase
4 Tables
1 Bed
1 Mattress
1 Electric stand
5 - 1 gal. cans
1 Platform scale
1 two-man cross cut saw
2 Hoes
4 Shovels
2 Rakes
1 Straw fork
2 Small hoes
1 Axe
1 Hatchet

Nov. 6, 1946

Mr. George Peters,
Office of the Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	NOV 12 1946
File No.	4997
Ans.	
Forwarded	Peters

Dear Sir: -

Received the cheque amount
of \$2.39 which you have send me to day.
Which I thank you.

Mentioning about the chattels,
this are the following things still left
in the care of Miss R. Douglas.

- | | |
|------------------|-------------------------|
| 1 Chiffoniers | 1 platform scale |
| 6 Kitchen chairs | 1 two man cross cut saw |
| 1 gramophone | 2 hoes |
| 1 book case | 4 shovels |
| 4 tables | 2 rakes |
| 1 bed | 1 straw fork |
| 1 mattress | 2 small hoes |
| 1 electric stand | 1 axe |
| 5 1 gal. can. | 1 hatchet |

Others we have in hand here.

Would you kindly let me
know how the things are.

Yours truly,

Reg. No. 03121 S. Nishi

IN THE MATTER OF THE "VINCIGUAS"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(HIS HONOUR, JUDGE H.R. COLQUHOUN, SUB-COMMISSIONER)

10

Grand Forks, B.C.

June 3, 1948

IN THE MATTER OF THE CLAIM OF
SHIGEMI FISHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq.,

appearing for the
Dominion Government

A.R. COHNS, Esq.,

appearing for the
Claimant.

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

G.W.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

MR. COBUS: The claim, your honour, of Shoichi Nishi, which is No. 68 on the Secretary's List. Mr. Secretary, I believe that becomes case No. 505.

THE SECRETARY: Case No. 505.

SHOICHI NISHI, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. COBUS: Your honour, I would ask leave to amend the claim, which is a claim for real estate only, by showing the value of the land and buildings as a total amount of \$2750.00 in place of the two items shown, \$1200.00 and \$2000.00.

THE COMMISSIONER: Amendment allowed.

MR. COBUS: The amount which is credited to the Custodian in the claim, \$957.00, remains as \$957.00, leaving the net claim for realty
20 at \$1793.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are making claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature? A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

30 A: Yes.

MR. COBUS: I would ask to file the statement concerning the real estate, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the farm appraisal report?

10 MR. McINNES: Yes. I am producing, your honour, at the request of my learned friend the Farm Appraisal Report prepared by the District Superintendent bearing date, the 20th of July, 1942. It is a Soldier Settlement Board Appraisal, I believe. The amount for which it is appraised is \$975.00, including improvements.

MR. COBUS: I would add, too, that the District Supervisor finally appraised the property at \$950.00, your honour.

The Farm Appraisal Report is filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

20 MR. COBUS: Referring to the statement, your honour, the subject matter of the claim is a 3 acre plot of land of which one acre was cultivated but not planted, and one acre was in strawberries, three-quarters of an acre in loganberries, and a quarter of an acre in raspberries. The land was originally purchased by the father of the claimant in 1914, one acre all bush, for \$400.00, and the other two acres later for \$800.00, making a total cost to his father of
30 \$1200.00. This was transferred to the claimant

in January, 1942, for a nominal consideration. When he took it over it was cleared and it was also cleared when his father bought.

The improvements made on the land after it came into the hands of the father were building certain buildings -- or, certain buildings were on the land when it was bought. The statement is not too clear, your honour, to me there as to whether the "all cleared" refers to the original purchase of one acre; and then the second reference to "clearing and no buildings" refers to likely the second purchase.

10

Q: Witness, under the heading of "Improvements at the Date of Purchase," a statement appears that it was "all cleared and buildings on when bought," "all cleared and no buildings when father bought." Would you explain that, please?

A: It was all cleared and there were no buildings when my father bought it. Subsequently buildings were erected on the land.

20

Q: I see.

A: By my father.

Q: And the buildings were on the land when it was transferred to you in 1942?

A: Yes.

MR. CORNUS: He estimates the value of the property, your honour, at \$2750.00. The clearing was done at -- I'm afraid I am going to have a little difficulty with Mr. Lockie's writing here.

THE COMMISSIONER: Well, the clearing was apparently all done before the claimant took over.

30

MR. McINNES: That is the sense of it, anyway.

MR. COBUS: Yes, that appears to be. The clearing was done at time of purchase by father "see cost of cleared acreage above, \$1200.00." Well, I gather, your honour, that under the heading "From whom," the \$1200.00 would indicate the cost of clearing.

THE COMMISSIONER: That is the cost of the land. It is shown in your claim form as \$1200.00.

10 MR. COBUS: The father planted about 25 fruit trees, mixed, all bearing in 1942. The cost of those would be about \$40.00. As to the buildings erected by his father, he lists a dwelling with an addition, a barn, a garage, and two poultry sheds. He indicates the costs on those buildings which he is able to estimate; that is, the two poultry sheds he says cost about \$150.00 for one, but the other he can't estimate. He doesn't attempt to estimate the cost of building the
20 barn. With respect to the dwelling, he indicates a cost of about \$1000.00, but that was for the addition only. He is unable to estimate the cost of the main house when it was built in 1914.

With respect to the appraiser's report, the witness says that the buildings were in quite good condition when he left the property. He lived most of the time with his father on the property and they always kept the buildings in
30 repair. He rented the property before he left

to a Mrs. Douglas for a nominal rental, and she was to get the 1942 crop. He considers that the valuation at \$975.00 is much below a fair value for the property. He adds that the property is excellent land, all cleared, and located one mile from Staveston. The soil is well fertilized and most suitable for berry growing. He believes the property would be worth at least \$2750.00 when sold for \$957.00

10

Would my learned friend admit the assessment on this property in 1942 was, for Lot 4, land \$270.00, improvements \$1570.00?

MR. McINNES: I will.

MR. COBUS: And Lot 5, \$540.00 for the land, \$250.00 for improvements, total, \$790.00.

MR. McINNES: Would you give those figures again?

MR. COBUS: Land \$540.00, improvements \$250.00.

MR. McINNES: Yes, I will.

MR. COBUS: And adding the total assessments of Lots
20 4 and 5 will give a total of \$2530.00.

Would my learned friend advise the date of sale of this property?

MR. McINNES: It would appear to be the 1st of January, 1943.

MR. COBUS: Yes, I believe that would be the effective date of the sale. There is no indication on your file as to the exact date that the sale was consummated? Most of the Soldier Settlement Board sales were made retroactive to the 1st
30 of January, '43.

MR. McINNES: I am afraid I can't give any more than that.

MR. COBUS: Very well. Your witness.

MR. McINNES: It will be submitted, your honour, on behalf of the Crown, that the land was sold to the Director of the Veterans Land Act for its fair market value. It will be further submitted -- and I am not giving this as evidence, but just as an indication of what evidence might be called -- that this place was neglected and in a badly rundown condition and the buildings were in poor condition.

I have no questions.

MR. COBUS: Q: Witness, at the date that you left your property, had the land been neglected, and, similarly, had the buildings thereon been neglected?

A: At the time I left the condition was good.

Q: And the land was in crop, or at least part of the land, as you indicate in your statement, was in crop? A: Yes.

MR. McINNES: It should be pointed out, in that connection, that he had leased it to his friend, Mrs. Douglas, so his tenant was in occupation.

That is all, thank you.

MR. COBUS: Apropos of the remark of my friend:

Q: Witness, why did you lease your land to Mrs. Douglas for what I think was \$1.00 a year and taxes. I am not certain about the terms, but at any rate, you indicate that it is a nominal rent-

S. Nishi
In Chief

al. As I let it to Mrs. Douglas
at a nominal rent because I wanted her to look
after the upkeep of the house and land.

MR. CONUS: Thank you. That is all, your honour.

THE COMMISSIONER: Thank you, that is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

10
Gordon Hambleton
G. Hambleton
Official Reporter

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

M.M. Colquhoun,
Sub-Commissioner

DEFENSE BRIEF

Shoichi NISHI

File No. 4997

Case No. 305 ✓

Grand Forks
3 June 1948
V.L.A. Deal

REAL PROPERTY CLAIM

1. Real Property Claim

\$2750.00

Appraised at

\$975.00

Sold for

\$957.00

Witness: H. L. Sinclair, Appraiser ✓

Ex. 1 - Real Estate Statement

Ex. 2 - S.S.B. Appraisal.

Question of value.

RM/ww

Name of Claimant **NISU, Sheikh**Case **303**Custodian File **4977**

<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			
					997	456.44					456.44
<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 CHATTELS</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				
TOTAL RECOMMENDATION											456.44

4977

October 5th, 1950.

Mr. Shoichi NISHI,
R.R. No. 1,
Grand Forks, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 305

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$456.44.

Cheque for \$452.47 is enclosed herein, and the sum of \$3.97 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.