

THE OFFICE OF THE DISTRICT ATTORNEY, JAPANESE EVACUATION SECTION

OUTLINE OF INFORMATION REQUIRED TO COMPLETE THIS FILE

7635

7635

ALL DOCUMENTS SUPPORTING CLAIM NO. 1042 ARE FILED ON
FILE NO. 7632.

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: **NISHIYAMA, Yutaka**EXHIBIT No. **10-12-7**HOME ADDRESS: **B. R. No. 1, New Westminster, B. C.**DATE: **13 May/48**REGISTRATION NUMBER **09469**SEX **Male**FILED BY **J. A. Brown**AGE: **25**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: **Self**MARRIED? **No**NAME OF WIFE OR HUSBAND: **None**ADDRESS OF WIFE OR HUSBAND: **None**NAMES OF ANY LIVING CHILDREN: **None**ADDRESS OF CHILDREN: **None**AGE OF CHILDREN: **None**

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

1. LOCATION AND DESCRIPTION:

S. half of E. half of the South East quarter of Sec. 11, Township 4, save and except the right of way of the Van, Victoria and Eastern Rly, and Navigation Co. as shown on sketch deposited No. 112297, in the district of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Three roomed house, frame building, shingle roof, barn, root cellar and packing shed.

3. INSURANCE (Give particulars; state where policies are)

None

4. TAXES (Amount and where payable)

\$59.00 payable to Municipality of Delta, 1941 paid.

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

None

Brother Mitsuru, owns one-third, Brother Tatsuo, owns one-third.

6. OCCUPANCY AND LEASES (If vacant so state)

Self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Deedant has title. Title No. 1457

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Brother Alton one-third

Brother also one-third

9. IF FARM LAND STATE CROPS SOWN: 3 acres raspberries, 2 acres currants, 21 fruit trees, apples, pears, plums, 16 Italian fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

Dwelling house, R. R. No. 1, New Westminster, B. C.

2. LANDLORD'S NAME AND ADDRESS:

Sole

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)

Rented to Francis Gerlach, \$550.00 plus taxes for 1962 and afterwards

at \$150.00 plus taxes per annum.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

See clause No. 9 above.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Furniture etc., valued at \$300.00 stored in house.

Grain and equipment as per list attached, left in barn for use of tenant.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. 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)

Chevrolet Coach, 1932 model, has been delivered to Fogg Motors, New Westminster for
sale and when sold they will pay the declarant \$205.00.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

13 -- \$5.00 War Saving Certificates in own possession.

8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS
None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the pro-
tected 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 21st day of April 1942

(Signature) "J. L. Nishiyama"

"R. A. Munro"

Witness

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

FOR DEPARTMENTAL USE

July 12, 1943

[Signature]
[Signature]

7635

INFORMATION FROM R.C.M.P.

Date Dec. 7/42.

Our File No. 7635

Full Name NISHIYAMA, Mitsuru (Mr.)
(Surname in Block Letters)

Registration No. 06465

Male - Female
(check)

Age July 20, 1918

Former Address R.R. #1, New Westminster, B.C.

Date Evacuated May 5/42. Naturalized - Canadian-Born - National
(check)

Present Address Magrath, Alta.

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother ^{née} (SHIMOTO) Aki
106449

Name of Father NISHIYAMA, Yoshisage
106448

Names of Children under 16

Requested by C. Girard

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer (Share in father's farm?)

Attached to 1043 - 7

NISHIYAMA, Yutaka, Reg. No. 09469
Orchard Equipment left in barn for the use of the tenant.

Tractor	\$250.00
Double Flow	175.00
Breaking Flow	100.00
8' Disc	175.00
Harrow	20.00
Cultivator	30.00
Single horse plow	20.00
Horse Harness	30.00
Nattocks (2)	3.00
Pick	2.00
Peavey	2.00
Drain shovel	3.50
Shovel (2)	5.00
Bent shovel (2)	4.00
Spades (3)	5.25
Hole digger	2.50
Hoes (6)	9.00
Pitch forks (5)	7.50
Rakes (5)	8.00
Scrap shovels (2)	4.00
Scythe (3)	12.00
Brush scythe (2)	4.00
Axe (2)	3.00
5' Saw (2)	10.00
7 1/2' Saw	5.00
Scale	12.00
Clippers (4)	8.00
Sledge Hammer (2)	3.00
Wedge (2)	2.00
Wheelbarrow	8.00
Sprayer (2)	30.00
	<u>\$953.75</u>

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

July 12, 1948

L. M. Thompson
J. H.

MEMORANDUM

Files 4588, 8051, 7635

April 14, 1948.

MR. HUNTER:

Re: Claims of Yoshisamson Nishiyama, Reg. No. 06447,
(Executor of the Estate of Yutaka Nishiyama, deceased),
Tatsuo NISHIYAMA, Reg. No. 10186, and
Mitsuru NISHIYAMA, Reg. No. 06456.

The above three claims are identical, each being for one third of the Real Property jointly owned by the three brothers, Yutaka, Tatsuo and Mitsuru Nishiyama, together with chattels thereon. This property was a fruit farm at 745 Oliver Road, R. R. No. 1, New Westminster, on which was situated a four-room dwelling. From information obtained from the R.C.M.P. it appears that this farm was operated by their father Yoshisamson Nishiyama, a Japanese National. Mitsuru, the youngest son, appears to have lived on the farm with his parents; Tatsuo, in his J.P. Declaration, gave his address as 1424 Commercial Drive, Vancouver, and his occupation as Labourer and farmer; and Yutaka, according to information supplied by the R.C.M.P. was a Millhand at Woodfibre, B. C.

Yutaka Nishiyama declared the household furniture and a list of Orchard equipment left for use of the tenant (see declaration on claim file). Tatsuo also declared most of these same chattels. Mitsuru Nishiyama signed a No Property declaration card (as also did the father).

Before their evacuation, the Real Property was leased by the owners to Francis Gerlack from April 13, 1942, for the duration of the war, consideration being \$550.00 for the first year plus taxes, and \$150.00 yearly thereafter, plus taxes, water rates, gas, light and telephone. A large number of household effects and farm implements and tools were left for the use of the tenant (list signed by Gerlack attached). The property was sold to the V.L.A. as at January 1, 1943 and the lease turned over to them.

A few items of household furniture and effects which were not in use by the tenant were sold at Surrey Auction No. 7 on October 27, 1944. In February 1946 when Gerlack vacated, some of the more valuable items of farm equipment were recovered and appraised by Trapp Motors Ltd. (appraisal on claim file) and advertised for sale by Public Tender (copy of advertisement on claim file) and sold to the highest bidders (bids received on claim file). It appears, however, that a large quantity of goods was not recovered. In a telephone conversation with Mr. W. E. Anderson regarding these goods he stated that the Japanese and his tenant, Gerlack, were believed to have been in direct communication after the evacuation and he believes that a quantity of goods may have been sent to the Nishiyamas by Gerlack. There is nothing on file to substantiate this belief. Mr. Anderson also stated that the Jam crates and raspberry crates and fruit baskets which appeared on the Inventory and on the claim were, in all probability, owned by one of the Co-operatives and reclaimed by them as this is apparently the usual practice.

This claim for chattels appears to be based on an inventory of the goods on the premises taken by Custodian Agent, Moryson, on August 12, 1942, one copy of which, unfortunately, was sent to Tatsuo Nishiyama for signature (see attached).

At the request of the three sons, proceeds from sale of chattels were forwarded to their mother, Aki Nishiyama (see letter from Yutaka Nishiyama dated September 12, 1946 and letter dated October 19, 1946, signed "T. Nishiyama" & "M. Nishiyama").

-2-

Tutaka Nishiyama died in the New Denver Sanitorium on December 30, 1946. Letters Probate were granted to Yoshisemon Nishiyama, his father, the Executor and sole heir named in the Will, on March 15, 1947. (Certified Copy on Claim File). Total funds to the credit of the deceased in this office, being his one-third share of the proceeds from the sale of the real property, were forwarded to the Executor on May 21, 1947. (Statement of account attached).

/AC

13 May 1948

F. A. Brewin

THIS INDENTURE made in duplicate the 14th day
of April in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between: Tataka Hishiyama
Mitsuru Hishiyama
R. R. No. 1
New Westminster
Province of British Columbia

hereinafter called the "Lessor" of
the First Part.

And: Francis Gerlach
R. R. No. 4
New Westminster
Province of British Columbia

hereinafter called the "Lessee" of the Second
Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the district of New Westminster, Province of British Columbia, and more particularly known and described as the South half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of the South-East Quarter ($\frac{1}{4}$) of Section Eleven (11) Township Four (4) save and except the Right of Way of Vancouver, Victoria and Eastern Railway and Navigation Company, as shown on Sketch No. 11229 E.

Together with all buildings thereupon erected, or hereafter during the term hereby granted to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

Including all implements now on the premises.

From the 13th day of April one thousand nine hundred and forty-two, for the term of duration of the war thence ensuing.

Yielding for the first year therefor the rent of Five Hundred and Fifty Dollars and taxes

of Lawful money of Canada, payable on the following days and times that is to say:

Payable upon the execution of this lease (the receipt of \$550.00 is hereby acknowledged) and ----- \$150.00 and taxes yearly thereafter payable on the 15th day of November in each and every year during the duration of the war.

Possession to be given to Lessors on first day of January after the end of the war.

Should the Lessors decide to sell said premises and chattels the Lessee to have first option to purchase same.

the first payment to be made on the _____ day of _____, 194

That the said Lessee covenants with the said Lessor to pay rent, and to pay taxes, and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Provide for re-entry by the said Lessor on non-payment of rent, or non-performance of covenants.

Provide for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

and also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current years rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require.)

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
in the presence of

Signature of Witness "S. F. Clark")
Street Address 36 - 6 St.,)
City or Town New Westminster)
Occupation Notary Public)

"Yutaka Nishiyama"
"M. Nishiyama"
"Francis Gerlach"

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

July 12, 1948

L. M. Hughes
J. J.

EXHIBIT NO. 1042 - 6

DATE 13 May 1948

FILED BY

F. A. Brewin

File No. 8051

Name: Nishiyama, Tatsuo

Reg. No.: 10186

August 31, 1942.

INVENTORY OF CHATELS LEFT AT 745 OLIVER ROAD, EAST DELTA, NEW WESTMINSTER

The following articles are in c/o Mr. F. Gerlach, 327 Unwin Rd., New Westminster, B. C.

In the House

- 5.00 kitchen range
- 2.00 2 sprayers (Dobbins)
- kitchen sink (cupboards and bins)
- 5.00 dining table and 4 chairs
- 3 kitchen chairs
- broom
- 10 window blinds
- 6 curtain rods (on windows)
- 5.00 linoleum rug (poor)

Upstairs

- 4.00 dining table and 6 chairs
- 3.00 3 pc. chesterfield suite
- 3 beds and 2 mattresses
- trunk (locked)
- 3 lge. boxes (nailed)
- 2 paper bags (Christmas dec.)
- 3 seat covers (loose)
- 2 pictures (framed)
- 1.00 window blind
- etc. (cont. rolls wallpaper)
- 5.00 5-wal. switch and cord
- extension cord, double socket

In Bathroom and Woodshed

- 10.00 platform scale
- hoe
- 1.00 5 gal. can (1/2 full gas)

In the Barn

- 12.00 2 cross cut saws
- axe
- 5.00 heavy tire (approx. 30#)
- 1.00 11 bales, shingles
- 2 boxes (cont. shingles)
- quantity of loose shingles
- bag Portland cement
- 24 Jap crates (upstairs)
- 9 rasp

26.00 26.00 ft. of lumber (lumber, etc.)
 2.00 2.00 ft. of lumber omitted

In Machine Shed

- 160.00 Fordson Tractor
- 2.00 brush hoe
- 1.50 post hole digger
- 4.00 3 mattocks
- 1.00 3 manure forks
- 7.50 6 shovels
- 175.00 tractor plow (double)
- 3.00 scythe and extra blade
- 1.25 potato fork
- 1.00 spade (bent)
- 2.00 froe
- 145.00 tractor plow (single)
- 2.00 car jack
- 1.75 auger
- trunk (empty)
- 6.00 40# wire (approx)
- quart copper oil can
- 1.00 1 gal. shingle stain
- curly comb
- 1.00 2 galv. Pails
- 60 bricks
- 1.00 axe
- 5.00 hand pruners

In the Field

- 35.00 2 sets disc harrows (for tractor)
- 40.00 4 wheeled trailer (rubber tired)
- 25.00 cultivator

In the Tool Shed (across track)

- 15.00 plow (horse drawn)
- 15.00 potato hillier
- bag of hydrated lime
- coultar
- 2.00 2 potato forks
- 1.25 rake
- 1.25 manure fork
- 1.00 lge. quantity fruit basket and fish
- net in attic
- 5.00 1 drag harrow
- 24.00 2.000 ft. lumber

No. 8051

August 31, 1942

Name: Hishiyaga, Tatsuo

Reg. No. 10186

Inventory of Chattels (continued) Address: 745 Oliver Road, New Westminster, B. C.

In Store Room (connected to barn, nailed up)

In Store Room (continued)

5.00 box (cont. kitchen utensils)	10.00 2 heaters
2.50 mantle clock	70 2 aluminum pots
1.00 eta. (cont. 20# nails)	4.00 hand saw (new)
1.00 bag (cont. 12# nails)	2.00 sal. sickle
.50 medicine cabinet	.50 floor mop
- auto drive shaft connection	1.00 gramophone & records
10.00 sideboard	75.00 bed ends (wood)
.75 box (cont. few dishes)	15.00 11 window frames (with glass)
1.00 tin box (cont. 6 cans and misc. articles)	1.00 roll building paper
.75 roll tar paper	2 pans (on wall)
2.50 brush hook	1.00 hammer
3.00 pair car chains	eta. (cont. misc. articles)
25.00 linoleum rug, 12' long	3 1/2 beds, and 1 spring
1.50 2 wooden frames	1.50 copper wash boiler
75.00 marble desk set (for pen and pencil)	barrel (cont. pots and misc. articles)
2.00 lge. wicker basket (cont. clothes)	2.00 10 gal. stone crock
2.50 2 boxes (cont. sealers and glass jars)	1 lge. barrel (cont. unknown)
3.50 mantle lantern	1.00 numerous pcs. stove pipe
2.50 Aladdin lamp	50 tin (cont. 10# nails)
gas lamp (old)	2.00 5 gal. tin line sulphur spray
1 gal. Vinegar jug	2.00 1 door
lge. Jap Plate	4.00 sheet galv. iron
1.00 22 sal. tin pails	
4.00 200# lumber	2 Jap tubs
quantity Jap. books	2 baskets (with handles)
sal. wooden cabinet	1.00 lantern
lge. " box (nailed up)	1.50 axe and extra handle
1.50 2 washboards	1.25 hatchet
2.00 2 rubber mats	1.00 auger
lge tarp.	10.00 2 cross cut saws
	1.50 25' 1" galv. pipe

In Garage: pulley and hook (old), car wheel, tire pump (no hose), steel Timkin bearing ring)

This represents all my chattels remaining in any protected area in British Columbia.

Confirmed: _____

DATE: _____

SIGNED: _____

Please sign and return one copy to the Custodian.

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

July 12, 1948

[Signature]

Files Nos. 7635, 8051, 4588

Farm Equipment For Sale By Tender

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following farm equipment, located at the Surrey Berry Growers Hall, corner of Sandell and Townline Roads, Surrey, B.C.

- PARCEL A: 1 Fordson Tractor.
- PARCEL B: 1 Tractor (Cockshutt Plow Co.)
- PARCEL C: 2 Cultivators.
- PARCEL D: 1-2 Section Harrow.
- PARCEL E: 1 Scraper.
- PARCEL F: 1 Wheelbarrow.
- PARCEL G: 1 Lawn Mower.
- PARCEL H: 1 Duster.
- PARCEL I: 2 Tank Sprayers.
- PARCEL J: 1 Drum Heater.
- PARCEL K: 1-½ h.p. Westinghouse motor on stand.
- PARCEL L: Harness for 2 horses.
- PARCEL N: 1 Panning Mill.
- PARCEL O: Few gardening tools.
- PARCEL P: 1 8-inch Walking Plow.

Tenders for individual parcels should be addressed to the undersigned marked "Tender for Farm Equipment" up to noon on the 28th day of February, 1946, and must be accompanied by a certified cheque payable to "The Custodian" for ten per cent (10%) of the amount tendered.

Arrangements for inspection of the above parcels may be made on application to Mr. J. Newman at his store, Corner Sandell & Townline Roads, Surrey, B.C.

These assets are offered for sale without any warranty whatsoever on the part of the Custodian as to quantity, condition or state of repair.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

DATED at VANCOUVER, B.C., this 21st day of February, 1946.

THE CUSTODIAN

506 Royal Bank Building, 675 West Hastings Street,
VANCOUVER, B.C.

4588 / 7625 / 8051
09469 / 06465 / 10186

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File No. BC/659P
(JL-593)
Vancouver, B.C.

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

Dear Sir:-

Re: The S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 11,
Tp. 4, ex. the right of the Vancouver,
Victoria and Eastern Railway and
Navigation Co. as shown on Sk. #11229F.
MUNICIPALITY OF DELTA

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 163977-E 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 \$22,850.07, in favour of The Secretary of State,
forwarded to you and dated March 7th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	2,586.00
Less arrears of taxes to January 1st, 1943,	-
Amount paid to Secretary of State -	<u>2,586.00</u>

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

Yours truly,

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

Date

Solicitor for
The Secretary of State

4588
7634
8051

December 14, 1943.

B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M. L. Brown.

Dear Sir:

Re: Tataka NISHIYAMA, No. 09469
Mitsuru NISHIYAMA, No. 06465
Tatsuo NISHIYAMA, No. 10186.

In reply to a request from your Mr. A. E. Russell of Lethbridge, regarding a statement of receipts and disbursements, we wish to advise that at the present time no monies have been received in rentals from Mr. Gerlack as payment in full for 1942 was paid direct to the Japanese and, as this property was included in the sale of lands to the Director of the Veterans' Land Act 1943 rental was collected by them.

The above Japanese owned, jointly, property in the Municipality of Delta that had the assessed value of \$1744.00 for land and \$500.00 for improvements.

Yours very truly,

W. E. Anderson,
Farm Department.

WEA/EO

File No. 7635
Reg. No. 06465

KATSURA MISHIYAMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 August 22	Transfer from joint account	\$	\$ 864.08	
		864.08		
September 6	Cheque to you	\$ 864.08	\$ 864.08	

NTL

Accounting Department
April 19th, 1948

Files Nos. 4526, 7635, 8091
Reg. Nos. 09467, 00465, 10186

TUTAKA NISHIYAMA
MITSURU NISHIYAMA
TATSUO NISHIYAMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re sale of property Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$2,608.25	
1945 March 2	Proceeds Auction Sale	15.00	48.17	
April 23	Legal fees re sale of property	2,592.25		
August 11	Transfer to single accounts	11.25		
December 17	Freight on machinery			
1946 January 8	Sale of chattels		133.43	
March 7	• wheelbarrow		2.50	
	• tractor, plow & mower		305.00	
	• duster		5.00	
	• garden tools		2.55	
	• 1 h.p. motor		15.00	
	Advertising	11.20		
	Appraisal	15.00		
April 17	Sale of stove		1.50	
July 16	• farming mill cultivators		46.00	
November 1	Transfer to account Aki Nishiyama	521.70		
		<u>33,167.40</u>	<u>\$3,167.40</u>	

WTL

Accounting Department
April 19th, 1948

REAL PROPERTY SUMMARY

Catalogue Nos.: S.S.B.(B.C.659 P)

File Nos.: 4588, 7635,
& 8051

Japanese Names: NISHIYAMA, Yataka
NISHIYAMA, Mitsuru
NISHIYAMA, Tatsuo

Reg.No.09469
Reg.No.06465
Reg.No.10186

Civic Address: Oliver Road, R.R.#1, New Westminster, B. C.

Legal Description: South half of North half of SE quarter,
Section 11, Township 4, save and except
Vancouver, Victoria, Eastern Railway-
Navigation Co., sk.11229F, Municipality
of Delta, District of New Westminster.

Classification: Farm Property of 38.75 acres mostly cultivated -
in good condition. Four room frame house -
in good condition but needing decorating inside;
barn, storeroom shed, bath and woodshed
combined, fair condition, three roothouses and
packing shed of little value.

Registered Owners: Mitsuru, Yataka, & Tatsuo NISHIYAMA

State of Title: Clear

Administration & Revenue: Leased by owners for duration.
Consideration from April 13/42 for 1st year \$550.00
and yearly thereafter for \$150.00 and taxes.
(Consideration after first year accrued to V.L.A.)

Sold to The Director, Veterans' Land Act for \$2,586.00 (cash)
as at January 1, 1943.

Title delivered March, 1944.

Payment received April 4, 1944 and net amount of \$2,608.25
being purchase price less Reg. Fees of \$3.00 plus refund
of Insurance \$25.25 credited to Joint account April 17, 1944.
Yatsuo's share, namely \$864.09, transferred to his acct.#8051.

Chattels: Not involved in sale of property but were left with
the tenant pending liquidation.

Insurance: Transferred to V. L. A.

Certified Correct

Whidson
.....

REAL PROPERTY SUMMARY

JAPANESE NAMES: Tatsuo NISHIYAMA Reg. No. 10186 File No. 8051.
Mitsuru NISHIYAMA " " 06465 " " 7635.
Yutaka NISHIYAMA " " 09469 " " 4588.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/659-P. First Offer.

PROPERTY ADDRESS: 745 Oliver Road, R. R. 1, New Westminster, B. C.

LEGAL DESCRIPTION: The South Half of the North Half of the South East quarter of Section 11, Township 4, save and except the right of the Vancouver, Victoria and Eastern Railway and Navigation Company as shown on Sketch deposited No. 11229F, Municipality of Delta, D. N. W.

TITLE: Registered in the names of Mitsuru NISHIYAMA, Yutaka NISHIYAMA and Tatsuo NISHIYAMA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24813, dated October, 1942.

ASSESSED VALUES: Land - \$1744.00 Current Taxes - \$43.56
Improvements - \$ 500.00 - \$2244.00. Drainage " - \$16.10
\$59.66

CLASSIFICATION: This is a Fruit Farm with an area of 38.75 acres mostly cultivated and planted to the following crops: 3 acres raspberries, 2 acres currants, 21 fruit trees, apples, pears, plums and 34 Italian Prune Trees.
1 - 1 storey 4 room dwelling, in good condition. 1 barn, 1 store-room shack. Bath house and woodshed combined, in fair condition. 3 root houses, and 1 packing shed of little value.

HISTORY OF ADMINISTRATION: Yutaka NISHIYAMA and Mitsuru NISHIYAMA leased this property to Francis Gerlach on 14th April, 1942. Term being for the Duration from 13th April, 1942. Consideration \$550.00 for first year - paid, plus taxes and \$150.00 yearly thereafter on the 15th November and taxes, also rates for water, electric light, gas and telephone.
Buildings included.

Lease was handed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$2,586.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Yutaka NISHIYAMA, Mitsuru NISHIYAMA and Tatsuo NISHIYAMA, Joint a/c, on April 17th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00,

\$15.00,

Page 2.

File Nos. 8051, 7635 & 4588.

Certificate of Encumbrance - \$1.00, leaving a net credit of \$2567.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$25.25, covering unexpired Fire Insurance Premiums, were placed to the Joint a/c of Yutaka NISHIYAMA, Mitsuru NISHIYAMA and Tatsuo NISHIYAMA.

The net proceeds of the sale of the property plus unexpired insurance adjustments were divided equally between the three brothers.

The following Fire Insurance Policy:-

Ocean Accident and Guarantee Corp. Ltd., No. 6114390 - \$1,000.00 on the Dwelling and \$500.00 on the barn, was transferred to The Director The Veterans' Land Act, 1st January, 1943.

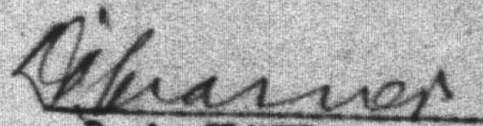
**OLD CERTIFICATE OF TITLE
No. 145977-E.**

Yutaka NISHIYAMA declared on his JP Form, signed 11th April, 1942, that the Title Documents were in his possession. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office, New Westminster.

Certificate of Title No. 168977-E in the name of The Director, The Veterans' Land Act.

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

June 1st, 1946.


D. A. CRAMER.

DAC:JS

SPECIFIED ARTICLES SUMMARY

File: 7635

August 29, 1945.

Name: Mitsuru NISHIYAMA

Reg. No. 06465

Although this man declared no property of any kind, his brother (File 8051) declared an equity of this man in a 1932 Chevrolet Coach and a 1940 International truck, which were sold prior to such articles coming under the control of the Custodian.

This file reveals no vessels, radios, cameras or fire-arms.

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

August 29, 1945.

06465

NISHIYAMA, HISAOKU

FILM NO.

7532

(See also Files 3051 & 4588)

[illegible]

7

NAME WISNITANA, Yutaka
WISNITANA, Mitsuru
WISNITANA, Tatsuo

REGISTRATION NO. 10166

FILE NO. 8051

The following chattels were sold by public
 auction at Surrey, B.C. on October 27, 1944

- Chesterfield set	\$0.00
- Standard lamp	1.00
- 6 Gold frames	5.00
- 6 Chairs	4.50
- Rolling cabinet	1.50
- Pots etc.	2.50
- Spray	3.50
- Chest	3.00
- 2 Boxes, 2 Eggs, basket	2.00
- Sashes	3.00

Total	(Auctioneer's Fee \$7.50)	\$ 76.00
Less Expenses	(Advertising 2.41)	\$ 27.83
	(Moving 17.62)	
Net Proceeds Credited:		\$ 48.17

Members of Custodian Staff Present. Mr. R.W. Anderson

Extracted from Auctioneering List No. Surrey 7.

Remarks. List. in file 8051.

(Original on Claim file)

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 4500, 7405, 8051.
Reg. No. 09469, 04465, 10186.

506 Royal Bank Building,
Vancouver, B. C.

Mr. Tetsuo WISHIYAMA
Mr. Mitsuru WISHIYAMA
Mr. Tetsu WISHIYAMA

MAY - 9 1944

Dear Sir:

Re: Municipality of Delta, the S. 1/2 of the N. 1/2 of the S. E. 1/4 of Sec. 11,
Tp. 4, and except the right of the Vancouver, Victoria, and
Eastern Railway and Navigation Company as shown on Sketch deposited
No. 112297 D. of R. N., C. of R. 90338.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	2586.00
Add:	
Unexpired insurance premium as at January 1st, 1943	25.25
	2611.25
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	2605.25

Joint

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

01.00 02008.25 01.00
 01.00 02008.25 01.00

1963 Jan. 1 By Credit to Sale of Property Land Registry Office C/2
 Debit Credit Balance

DEPARTMENT OF THE REVENUE
 OFFICE OF THE COMPTROLLER

File No. 7635

February 17th, 1944.

CLAIMS DEPARTMENT

Mitsuru NISHIYAMA - Reg. No. 06465

CREDITORS:-

NO CLAIMS ON FILE, at this date.

ben claim of \$10⁵⁰ being death benefit on file # 4577

AMcA:ND

FIRE INSURANCE SUMMARY

File Nos. 8051, 7035
and 1502.

Tetsuo NISHITAMA - Reg. No. 10186
Nitsuro NISHITAMA - " " 06465
Yutaka NISHITAMA - " " 06469

The above named Japanese declared on their signed JP Forms
that they carried no Fire Insurance.

However, prior to evacuation they placed a \$1,500.00
Insurance Policy with the Ocean Accident and Guarantee Corp.
Ltd., No. 611470, expiring May 2nd, 1945 - Premium \$32.50,
covering \$1,000.00 on the dwelling and \$500.00 on barn.
This was transferred to The Director, The Veterans' Land Act
as at 1st January, 1945, and an unexpired premium amounting
to \$25.25 was placed to the credit of the Joint a/c of the
above named Japanese.

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

June 3rd, 1946.


D. A. GRAHAM.

ENCLOSURE

File Nos. 7635
8051
4586

MEMORANDUM

December 14th, 1945.

TO: The File
FROM: W. J. Iverson

Re: Mitsuru, Tatsuo & Yatake NISHIYAMA.

The Trapp Motor Company have funds for appraisal of a small quantity of household effects found at 327 Unwin Road and sold on their appraisal for \$21.25.

The farm machinery and some tools were removed to the Surrey Berry Groves Hall and two small scales were left in care of Mr. L. Accarias on the Nishiyama farm.

WJI:HF

LIABILITY SUMMARY

File Nos. 8031, 7635
and 4586.

Takao NISHIYAMA - Reg. No. 10186
Hitosumi NISHIYAMA - " " 05468
Tatsuo NISHIYAMA - " " 05469

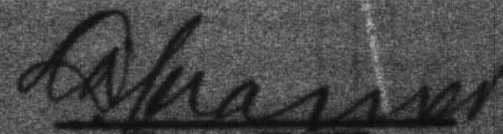
The above named Japanese declared on their signed
JP Forms that they had no Personal or Trade Debts.

However, R.R. Hanayama of R.R. No. 1, New Westminster,
B.C., lodged a claim, on May 12th, 1942, for \$10.50 against
Hitosumi NISHIYAMA for 1½ tons of Hay. After considerable
correspondence this was paid direct to Mr. Hanayama on July
19th, 1944.

There is no evidence of any other claims having been
filed against any of the above named Japanese.

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

June 3rd, 1946.


D. A. CRAMER.

DAC:JB