

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					2889.246.		1439.66		284.04	1439.66 284.04
<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 & 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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
469.19	227.30	68.19	48.44%	84.06	40.72				108.91	
TOTAL RECOMMENDATION									1832.61	



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CASE NO: 1035

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 12, 1948.

IN THE MATTER OF THE CLAIM OF

KISAKO NISHIMOTO.

PROCEEDINGS AT HEARING.

Original



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IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Toronto, Ontario,
May 12, 1948.

IN THE MATTER OF THE CLAIM OF
KISAKO NISHIMOTO.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

F.A. BREWIN, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.

D.J. HANDFORD, Esq., Official Interpreter.

A.G. VEITCH, Esq., C.S.R., Official Reporter.



K. Nishimoto
In-Chief.
H. Nishimoto
In-Chief.

1 MR. BREWIN: My lord, this is Mr. Nishimoto's son.

2 THE COMMISSIONER: Call the claimant first and,
3 having had him sworn, have him state that he
4 wishes his son to support the claim for him.

5 MR. BREWIN: Yes, my lord.

6

7 KISAKO NISHIMOTO, the Claimant herein, being
8 first duly sworn, testified through
the Interpreter as follows:

9 DIRECT EXAMINATION BY MR. BREWIN:

10 Q. Mr. Nishimoto, you have prepared some information
11 in support of your claim with the assistance of
12 your son? A. Yes.

13 Q. And are you content that your son should give
14 us what evidence he can on your behalf?

15 A. Yes.

16 Q. And then if it turns out that there are things
17 which only you know perhaps we can call you
18 back later? A. Yes.

19 MR. BREWIN: Thank you.

20

21 THE COMMISSIONER: Now swear the son of the claimant.

22

23 HARUMI NISHIMOTO, being first duly sworn,
24 testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

25 Q. Mr. Nishimoto, the first claim your father is
26 making is in respect to two acres, being Lot 1
27 of Lot 11 near Haney. Is that right?

28 A. That is right.

29 Q. Can you tell me whose signature that is on these
30 documents?



H. Nishimoto
In-Chief.

1 A. It is my father's.

2 Q. That is your father's? A. Yes.

3 Q. And were you present when that form was signed

4 by him? A. Yes.

5 Q. And were you present when the information

6 contained in this form was put in here?

7 A. That is right.

8 Q. I suppose you do not know of your own knowledge

9 that it is correct, but it is the information

10 supplied by your father? A. Yes.

11 (PARTICULARS OF REAL ESTATE, MARKED EXHIBIT NO.1)

12 MR. BREWIN: There is not very much we need to say

13 about that property, my lord.

14 Q. There were no buildings on it? A. No.

15 Q. However, it had been cleared?

16 A. Yes. One acre was cleared.

17 Q. One acre was cleared and one acre was uncleared?

18 A. Yes.

19 Q. And the price which your father paid for it and

20 what he estimates the cost of clearing is set

21 out in the form? A. Yes.

22 Q. And the assessed value is shown in the form?

23 A. Yes.

24 MR. BREWIN: Perhaps my friend would file the Soldiers

25 Settlement Board report on it.

26 MR. HUNTER: I tender the Soldiers Settlement Board

27 report as Exhibit No. 2.

28 (SOLDIERS SETTLEMENT BOARD REPORT, MARKED

29 EXHIBIT NO. 2)

30 MR. BREWIN: It says:

"Two acre parcel well situated on the



- 1 "Dewdney Trunk Road about half mile from
2 "Haney."
- 3 A. Yes.
- 4 Q. Continuing: "electric light available and good
5 soil"? A. Yes.
- 6 Q. And: "Is an attractive homesite and subsistence
7 place"? A. Yes.
- 8 Q. And: "Level land on Maple Ridge, situated
9 about one mile north of Fraser River. Sandy
10 subsoil and fairly good natural drainage."
11 Is that correct? A. Yes.
- 12 Q. I suppose there is nothing more about that
13 property about which you can tell us?
14 A. No.
- 15 Q. Thank you.
- 16 Then, your father's next claim has to do with
17 a farm on which there were a number of buildings
18 in Aldergrove, British Columbia. That is the
19 post office address? A. Yes.
- 20 Q. And I see that contained altogether about 156
21 acres. Is that right? A. Yes.
- 22 Q. Where was this second farm in relation to the
23 first farm which you are claiming?
24 A. Right across the river, there is a river, the
25 Fraser River, nearly opposite, not quite.
- 26 Q. I am showing you what is marked as real estate
27 farm land (2). Whose signature is that?
28 A. My father's.
- 29 Q. And did you go over the information contained
30 there with him? A. Yes.



1 this
2 Q. And is the information he supplied to you and
3 to his solicitor?

4 A. Yes; that is right.

5 Q. And I suppose he told you that it was correct?

6 A. Yes.

7 Q. I do not suppose you would know all of these
8 facts, personally? A. No.

9 MR. BREWIN: May that be marked Exhibit No. 3, my
10 lord?

11 THE COMMISSIONER: All right.

12 (PARTICULARS OF REAL ESTATE, FARM LAND,
13 MARKED EXHIBIT NO. 3)

14 MR. BREWIN: I will put in as the next exhibit the
15 appraisal of Mr. Brown of the Soldiers Settle-
16 ment Board.

17 MR. HUNTER: I tender the Soldiers Settlement Board
18 appraisal as Exhibit No. 4.

19 THE COMMISSIONER: Very well.

20 (SOLDIERS SETTLEMENT BOARD APPRAISAL, MARKED
21 EXHIBIT NO. 4)

22 MR. BREWIN: Q. I see from this form that when you
23 purchased it, when you purchased the property
24 it was purchased at a cost of \$4,000, ten acres
25 marsh land and the rest bush. Is that right?

26 A. That is right, yes.

27 Q. And the description of the improvements other
28 than buildings reads:

29 "There are 10,000 feet of ditches built."

30 Did you do that, yourself; I mean did you take
31 part in that?

32 A. No, I did not. My father and my brother and



H. Nishimoto
In-Chief.

1 those who they hired. I was in Japan at that
2 time.

3 Q. So that the information contained here is from
4 your father? A. That is right.

5 Q. Do you know anything about the digging of the
6 ditches, then?

7 A. I know that it took quite a lot of time and
8 labour.

9 Q. I think you have already told us that you did
10 not actually take part in the ditching?

11 A. No.

12 Q. Did you see it being done?

13 A. Yes. One year when I was here, I mean in B.C.

14 Q. I see. You said here in the form that from
15 this farm that had strawberries, asparagus,
16 vegetables and so on, there was a net profit
17 of about \$3,000? A. Yes.

18 Q. From where did that information come?

19 A. Well, the farm was turned into a truck farm
20 mostly, with the marsh land which we had; we
21 dug ditches and put manure in every year and it
22 was turned into a quite good truck farm and
23 from the produce which we got from the vegetables
24 such as lettuce, celery, carrots and such
25 vegetables, and then strawberries and asparagus,
26 in 1931 we had about \$5,000 turn-over. I have
27 a record here of the produce which my brother
28 sent to the wholesalers for the year 1941.

29 Q. Perhaps we do not need to go into the details
30 of that. To how much does that come altogether?



H. Nishimoto
In-Chief.

- 1 Have you added them up?
- 2 A. Yes; about \$4,300.
- 3 Q. Who was the wholesaler?
- 4 A. The Japanese company which was started.
- 5 Q. A co-operative company?
- 6 A. Yes, a co-operative.
- 7 Q. Is it shown on the record?
- 8 A. No. It does not show here the name.
- 9 Q. These are the receipts you got from the co-
- 10 operative? A. Yes.
- 11 Q. It shows the name here. I cannot see it. My
- 12 eyesight is getting bad. Can you read that?
- 13 A. Farmers Products Distributing Company, Vancouver,
- 14 B.C.
- 15 Q. Farmers Products Distributing Company, Vancouver,
- 16 B.C. These are a series of receipts from them?
- 17 A. Yes.
- 18 Q. All in 1941? A. Yes. Maybe some
- 19 of them are missing, but ---
- 20 Q. Some of them are missing. You have added them
- 21 together. They come to about \$4,300?
- 22 A. Yes.
- 23 Q. I do not think we need file them. They are
- 24 available if anybody wishes to look at them.
- 25 I suppose there was some of the produce which
- 26 was sold to other people?
- 27 A. Yes. We feel that that \$5,000 was the total
- 28 amount.
- 29 Q. And I see that that would apparently mean you
- 30 had about \$2,000 worth of expense?



H. Nishimoto
In-Chief.

1 A. Yes. We had to use quite a lot of fertilizers.

2 Q. Do you include your own labour of yourself and
3 your family in that \$2,000 or is that just what
4 is involved in that?

5 A. I guess some of the labour was put in but perhaps
6 not to the exact cent.

7 Q. I see in 1941 you built a greenhouse?

8 A. Yes.

9 Q. And that was not in operation in 1942?

10 A. That was in operation in 1941 as well but later
11 in the spring, but in 1942 we tried to get
12 early products and in January we planted about
13 1,500 crates of seeding so that we could get
14 the early market.

15 Q. Get the market earlier in the year through the
16 use of the greenhouse? A. Yes.

17 Q. And I see you have a statement on her that there
18 was an uncleared woodland of 130 acres on that,
19 there are alder and pine trees?

20 A. No. That is a mistake. It was fir.

21 Q. Fir? A. Yes.

22 Q. And you say that can be sold for pinewood and
23 you estimate the value of that at \$50 an acre.

24 Is that right?

25 A. Yes; \$7 a cord at that time.

26 Q. If my arithmetic is right that would be about 7
27 cords per acre? A. Yes.

28 THE COMMISSIONER: Q. Are you getting \$7 a cord for
29 stumpage? That is a delivered price, is it not?

30 A. That is what I was told. My brother said that



- 1 that was the price they paid.
- 2 Q. Just figure it out for yourself. If you have
- 3 to pay \$7 a cord stumpage and you then on top
- 4 of that have to cut and deliver it ---
- 5 A. No. We had to cut the tree down and make it
- 6 into one cord.
- 7 Q. I see. Even at that \$7 on the ground is a
- 8 pretty high price.
- 9 MR. BREWIN: It is not \$7 on the ground.
- 10 Q. You mean \$7 when it is cut?
- 11 A. Yes; ready to be delivered. I guess it is about
- 12 four feet long, cut.
- 13 Q. You would have the labour of taking it off and
- 14 taking it to ---
- 15 A. We did not count that at all; just that cord
- 16 of wood.
- 17 Q. The cord of wood as you would sell it?
- 18 A. Yes. Of course, the labour would be counted in
- 19 there.
- 20 Q. You would have to deduct the cost of the labour
- 21 and transportation? A. Yes.
- 22 Q. I think that is all I have to ask you about that.
- 23 Then, in respect to the personal chattels
- 24 you have prepared a statement showing three
- 25 items which are included in the claim and
- 26 stating that the other smaller items are listed
- 27 in column No. 3 of the personal claims analysis?
- 28 A. That is right.
- 29 Q. And who has signed that document?
- 30 A. Father did.



H. Nishimoto
In-Chief.

1 Q. Your father. And the information from that is
2 what he supplied to you and his solicitor?

3 A. Yes; that is right.

4 MR. BREWIN: May that be filed as Exhibit No. 5?

5 THE COMMISSIONER: Yes.

6 (PARTICULARS OF PERSONAL CHATTELS, MARKED
7 EXHIBIT NO. 5)

8 MR. BREWIN: May I put in for the sake of clarity as
9 Exhibit No. 6 a copy of the analysis of
10 personal property claim?

11 MR. HUNTER: I file the analysis of personal
12 property claim as Exhibit No. 6.

13 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
14 MARKED EXHIBIT No. 6)

15 MR. BREWIN: Your lordship will observe that all of
16 the items claimed are set out there.

17 MR. HUNTER: His lordship has not had a chance to
18 look at the exhibit yet; it is being marked.

19 MR. BREWIN: Pardon me.

20 THE COMMISSIONER: Yes?

21 MR. BREWIN: I was going to point out to your lord-
22 ship that under the details of claim in the
23 third column are set out the valuations which
24 correspond with the items in the original
25 claim form.

26 THE COMMISSIONER: Yes.

27 MR. BREWIN: Q. And I just want to show this to
28 you, Mr. Nishimoto.

29 This is a copy of Exhibit No. 6, the
30 analysis of personal property claim. In this
column under details of claim are set out



H. Nishimoto
In-Chief.

1 valuations placed by your father on the items
2 which he is claiming? A. Yes.

3 Q. And is that correct? A. Yes.

4 Q. And in the previous exhibit three of these
5 items are mentioned here. I draw your attention
6 to No. 1, for which we are claiming \$75, then
7 the item of 1,000 feet of two-inch piping,
8 which is Item No. 6 on the detail claim, and
9 a pump which is Item No. 7.

10 About this pump I see the Custodian says
11 that it was a fixture. That is what I suppose
12 he is referring to as a fixture. Is that right?
13 Was that pump attached to the land or do you
14 know what its situation was when you left it?
15 How was it fixed; was it fixed to the land or
16 was it loose? Could it be carried around?

17 A. Yes. It could be carried around. It was for
18 irrigation, I think.

19 Q. It was for irrigation, you think? A. Yes.

20 Q. It was not attached to any particular well
21 fixture? A. Yes.

22 Q. It was loose and could be taken from place to
23 place? A. Yes.

24 Q. Without unscrewing it or anything. Did you have
25 to screw it down or how did you operate the pump?

26 A. It was fixed to a board or you could carry it
27 around.

28 Q. It was fixed to a board but the board and the
29 pump could be carried, so it could be taken to
30 different places for irrigation purposes?



H. Nishimoto
In-Chief.

1 A. Yes.

2 MR. BREWIN: We will not worry about 200 pounds of
3 salt.

4 THE COMMISSIONER: It is described as "known as a
5 portable pump."

6 MR. BREWIN: Thank you, my lord.

7 Q. All these things were ultimately, or at least
8 I think they were, included in the declaration.
9 Where were they left at the time of evacuation?

10 A. In the house, in a room.

11 Q. And was anybody left in charge of them? A. No.

12 Q. I see here that there is a statement, perhaps
13 not a very large item, of 400 pounds of fer-
14 tilizers. There is no record of that any time.
15 Do you know of your own knowledge whether those
16 fertilizers were on the property or not?

17 A. They must have been in the barn or garage in
18 the property, in the land.

19 Q. Apparently they were not included in the items
20 about which the Custodian was informed. Do you
21 know the reason for that?

22 A. My brother or father must have forgotten to put
23 them in.

24 Q. You know they were there all right?

25 A. Yes. They were there.

26 THE COMMISSIONER: There is confirmation of the
27 statement of the witness as to the pump in the
28 farm appraisal report, which is Exhibit No. 4.
29 I notice the appraiser says:

30 "To irrigate the Jap closed up the drains



1 "on the east and pumped water and carried
2 "it in three-inch pipe to fill the drains.
3 "The pipe and pump are at present under
4 "the garage."

5 MR. BREWIN: I see. Thank you.

6 There are simply one or two other questions I
7 wish to ask you.

8 Apparently at a later date you were
9 informed that there was a lease between your
10 father and a Mr. Henning. Do you know anything
11 about it?

12 A. I hear that the day father got the lease he had
13 to borrow a truck to evacuate. They came and
14 as they were going on the train an official of
15 the Custodian took the lease away, so he does
16 not know anything about that after that.

17 Q. I see that there is a statement here that in
18 the lease there was an option to purchase a
19 thousand feet of two-inch water pipe at ten
20 cents a foot if paid for by October 1st, 1942,
21 and apparently Mr. Henning said he did not
22 want it. Do you know anything about that?

23 A. No, I do not know anything about that at all.

24 Q. Then, perhaps the Custodian can give us that
25 information. You really do not know anything
26 about the lease? A. No.

27 Q. It can be produced, if necessary? A. Yes.

28 MR. BREWIN: That is all, thank you.

29

30 MR. HUNTER: It is submitted, my lord, that the real



Discussion.
H. Nishimoto
Cross-Exam.

1 properties were sold for their fair market
2 values.

3 It is submitted that the personal property
4 sold was sold for its fair market value.

5 It is submitted that the claims made for
6 personal property not sold are excessive.

7 MR. BREWIN: Would you mind putting in the assess-
8 ment value and second appraisal?

9 MR. HUNTER: Appraisal No. 1, the two-acre bit: In
10 1942 the land was assessed for \$50, the
11 improvement \$200. It was sold to the Director
12 of the Veterans' Land Act for \$246 as of the
13 usual date, January 1st, 1943.

14 It appears to be entirely a question of
15 value.

16 The second piece was assessed in 1942,
17 land \$2,227, improvements \$2,000, making a total
18 of \$4,227. The property was leased by the
19 claimant on June 29, 1942, to Benno Henning
20 for three years from the 1st of April, 1943,
21 for \$600.

22 THE COMMISSIONER: Per year?

23 MR. HUNTER: Payable \$50 quarterly, so that it would
24 be \$200 a year. It was sold to the Director
25 of the Veterans Land Act for \$2,889. It again
26 appears to be a question of value.

27
28 CROSS-EXAMINATION BY MR. HUNTER:

29 Q. Where were these chattels left?

30 A. In a room in the house where we lived.



1 Q. Were they all in one room?

2 A. Just one bed was in another room but all the
3 other things were in the one room.

4 Q. It does not look as if the pump was in the room?

5 A. I mean these outside things were in the barn.
6 Those chattels which were in the house were put
7 into the room in the house there.

8 Q. So that the fertilizer, farm implements and
9 that type of thing were in the barn?

10 A. That is right.

11 Q. Were they locked up in the barn? I presume the
12 tenant was using the barn?

13 A. I do not know anything about the tenant. It
14 must have been locked up.

15 Q. Pardon? A. It must have been locked up

16 Q. The barn? A. Yes.

17 Q. Why do you say that?

18 A. Because we do not usually go away without
19 locking the place.

20 Q. Well, you were evacuated, your father was
21 evacuated, on June 29th? A. Yes.

22 Q. And this lease was made from June 29?

23 A. Yes, sir.

24 Q. The same day? A. Yes.

25 Q. So I presume the chap went right on there?

26 A. No. He was not there at all until - there was
27 a man who was living at the other house beside
28 the Lefevre Road. He informed us that he knew
29 the tenant was not there at all until he
30 evacuated. He evacuated in November but he was



1 not there.

2 Q. But, that is what you hear; you have no personal
3 knowledge?

4 A. No, I have no
5 personal knowledge.

6 THE COMMISSIONER: Will you endeavour to get some
7 further information in regard to this lease?

8 I would like to know whether it was negotiated
9 by the father before he left.

10 THE WITNESS: Yes. He went to Abbotsford and got
11 the lease but that same day he had to leave,
12 you see, but I do not think he had any chance
13 to look at the lease. Then that lease was
14 taken away from him at the Mission on that
15 same day when he boarded the train.

16 MR. HUNTER: Q. Do you know who drew the lease,
17 your father's lawyer?

18 I think I can find that memorandum in
19 respect of it.

20 MR. BREWIN: The father might be able to tell us that.

21 MR. HUNTER: I see an extract from the lease here,
22 my lord. It shows the lessor, the claimant,
23 the lessee, B. Henning, dated June 29, 1942,
24 three years from the 1st April, 1943. If that
25 is correct it did not start until the following
26 year.

27 THE COMMISSIONER: No.

28 MR. HUNTER: It reads:

29 "\$600 payable, \$50 on or before the 9th of
30 "every third month commencing April 1st,
"1943; taxes for 1942 and subsequent years



1 "to be paid out of rental payments and to
2 "be deducted from the amount owing to the
3 "lessor which is to be paid to the lessor's
4 "account at the Bank of Montreal, Haney
5 "branch. Permitted to cut 20 cords of wood
6 "each year, option to purchase 1,000 feet
7 "of two-inch water pipe at ten cents a
8 "foot if paid for by 1st October, 1942."

9 There is a notation there saying, "Advised
10 verbally by Henning that he does not want it."

11 THE COMMISSIONER: Does not want which?

12 MR. HUNTER: The pipe.

13 There is also a notation that the lease
14 was given to the Soldiers Settlement Board on
15 July 26, 1943. It shows the land, which is
16 the land in question, was included, also
17 building, chattels not included.

18 If your lordship wishes it we can get the
19 lease from the Soldiers Settlement Board.

20 THE COMMISSIONER: That memo of yours clears up the
21 situation. Obviously the term was not put on
22 until April, 1943.

23 MR. HUNTER: It was not to start until then.

24 THE COMMISSIONER: Yes.

25 MR. BREWIN: It did not appear to me whether the
26 lease was actually signed or not.

27 MR. HUNTER: It would be a signed lease or it would
28 have been replaced by one made by the Secretary
29 of State.

30 Q. So that you believe the barn would have been



H. Nishimoto
Cross-Exam.
Discussion.

1 locked. Was there a lock on the barn?

2 A. I remember a lock on the garage upstairs; I mean,
3 the garage was on the top of the barn, sort of.
4 The fertilizers were kept in there.

5 Q. You do not know whether they were actually
6 locked or not? A. No.

7 Q. What about the house? Was it capable of being
8 locked? A. Yes.

9 Q. Was it locked when you left or did you leave
10 at the same time as your father? A. No.

11 Q. You left before your father?

12 A. Yes, I did.

13 MR. HUNTER: I do not know that there is much more
14 that we can get from this witness, unless your
15 lordship has some questions you wish to ask him.

16 THE COMMISSIONER: No; I think not.

17 MR. HUNTER: Most of the things were found and sold,
18 as your lordship will see.

19 THE COMMISSIONER: Yes; so I see.

20 That is all, thank you, Mr. Nishimoto.

21 MR. BREWIN: If there is any question as to the
22 correctness or credibility of the information -
23 I do not mean the estimates - does my friend
24 suggest it would be a good idea to confirm this,
25 at all? This witness has said that he got the
26 information from his father. His father is here.

27 If there is anything you wish to ask him
28 about we can put him in the box.

29 MR. HUNTER: I do not think so. I presume when he
30 says 10,000 feet of ditches it is an estimate,



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again. He would not measure it to the foot,
half mile of open ditch.

THE COMMISSIONER: The witness is available to you
and I take it you do not wish to cross-examine
him?

MR. HUNTER: That is right, my lord.

THE COMMISSIONER: Very good. That is all.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch
"A.G. VEITCH"
Official Reporter.

Case 1035

DEC - 2 1947

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

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

ACKNOWLEDGED

W.

3955
Toronto

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

(1) NAME NISHIMOTO KISAKU (RCMP) Reg. No. 12884
(Print) Surname Given Name

(2) Pre-Evacuation Address Aldergrove, B.C.

(3) Present Address 161 Major St., Toronto, Ontario

(4) REAL ESTATE
(a) Street Address (if any) Municipality of Matsqui, B.C.
City of Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
N. W. 1/4 of Sec. Tp 13 (148⁴⁶ acres)

Busi

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Type of business Truck Farm
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 18,000.00
(ii) Buildings - - - - - \$ 2,000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 10,000.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 2,889.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 9,111.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation at the above farm in question
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) House, garage and sheds
(c) How stored or packed at time of evacuation Movable furnitures in a room as they were.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

In no one's care

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

1. <i>Stove</i>	Estimated Value \$	<i>75.00</i>
2. <i>4 sets of beds and springs</i>	Estimated Value \$	<i>100.00</i>
3. <i>2 sets of drawers</i>	Estimated Value \$	<i>60.00</i>
4. <i>Cupboard</i>	Estimated Value \$	<i>25.00</i>
5. <i>Dining table and 6 chairs</i>	Estimated Value \$	<i>25.00</i>
6. <i>1000 ft. 2 in. pipes</i>	Estimated Value \$	<i>150.00</i>
7. <i>pump</i>	Estimated Value \$	<i>35.00</i>
8. <i>Sprinklers (15 pieces) @ 75¢</i>	Estimated Value \$	<i>11.25</i>
9. <i>80 ft. 3/4 in Rubber Hose</i>	Estimated Value \$	<i>20.00</i>
10. <i>Pipe Wrenches (4)</i>	Estimated Value \$	<i>15.00</i>

see over

List provided to Custodian. TOTAL CLAIM FOR PROPERTY LOSS \$ *776.12*

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4 (f) and 5 (e) - - - - - \$ *9691.75*
7,447.12

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

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

Toronto

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

DOMINION OF CANADA)
County of *York*)
TO WIT:)

I, *Kisaku Nishimoto* of the *City*
of *Toronto* in the *Province of Ontario*

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the *City*)
of *Toronto*)
in the *County* of *York*)
this *25th* day of *November*)
A.D. 1947. *RA Best*)

K Nishimoto

A Commissioner &c.

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

(e) Itemized description of personal property (continued):

11. 400 lbs. fertilizers-----	\$ 12.00
12. 200 lbs. salt-----	4.00
13. 3 Horse cultivators-----	15.00
14. Land Roller-----	10.00
15. Drag scraper-----	5.00
16. 4 Wheel barrows-----	8.00
17. Oil Barrel Stove-----	5.00
18. Fertilizer machine-----	5.00

~~TOTAL CLAIM FOR PROPERTY LOSS-----~~ \$580.25

by custodian
Above items suctioned, at # 244.13
Total claim # 336.12

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

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

ACKNOWLEDGED

 Pr

3955
Toronto

49

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

(1) NAME NISHIMOTO KISAKU (RCMP) Reg. No. 12884
(Print) Surname Given Name

(2) Pre-Evacuation Address Aldergrove, B.C.

(3) Present Address 161 Major St. Toronto, Ontario

(4) REAL ESTATE
(a) Street Address (if any) Maple Ridge, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 1 of Lot 11, Block 1 of Lots 244, 245, 247
Group 1, Map 1680, District of
New Westminster, C. of E. 50784

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Berry Farm
(iii) Business
(iv) Any other type of property (describe)

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 1,000 00
(ii) Buildings - - - - - \$ _____
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1,000 00
(v) Amount at which Custodian sold property and credited your account - - - \$ 246 00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 754 00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
(c) How stored or packed at time of evacuation

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

1.	_____	Estimated Value \$	_____
2.	_____	Estimated Value \$	_____
3.	_____	Estimated Value \$	_____
4.	_____	Estimated Value \$	_____
5.	_____	Estimated Value \$	_____
6.	_____	Estimated Value \$	_____
7.	_____	Estimated Value \$	_____
8.	_____	Estimated Value \$	_____
9.	_____	Estimated Value \$	_____
10.	_____	Estimated Value \$	_____

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 754.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no. No

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

DOMINION OF CANADA)
County of York)
TO WIT:)

I, Kisaku Nishimoto of the City
of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 25th day of November)
A.D. 1947. R.A. Best)

R.A. Best
A Commissioner &c.

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

1. NISHIMOTO, K.
 (Claimant's Name)

**REAL ESTATE
 (Farm Land)**

12884

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	1 1	1922	-	\$750.00	Uncleared	-	\$1000.00

Total

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

Description	When Made	Cost
Clearing	1932	\$400.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

Comments re Appraiser's report not covered by above information:

Assessed value \$350.00

EXHIBIT No. 1035-1
 DATE 12 May 1948
 FILED BY I. a. Brewin

R. Nishimoto

Signature

BC-113-P

Farm Appraisal Report

File No. JL-65

Land Description Lot 1 of Lot 11, Blk.1 of D.L.247,Gp.1, Map 1680, N.W.D.

Containing 2 Acres

Owner's Name K. NISHIMOTO Post Office Address Haney, B.C.

Nearest Rail Point Haney on C.P.R. Distance 1 mile

Market Town " 1 mile; or New Westminster 16 m Distance

Church (give denomination) All denominations Distance 1 "

Nearest School Haney Public and High School Distance 1/2 "

State how property was identified: Regst., Plan, Road & adjoining owners.

Roads: State whether property has access to main road, the kind of road and its condition.
Has approx. 250' frontage at North on Dewdney Trunk Road. Main tarvia road in good condition.

Is this district a good one? Yes. Well settled neighbourhood of small holdings.

Employment opportunity Fairly good.

Predominating Nationality and religion: British & Protestant with some Japanese.

Describe Fencing and its condition: No fencing. Value \$

Water supply: Good adequate water supply can be obtained at 10 to 12 feet. Value \$

BUILDINGS ON FARM

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

Electric light available to property along trunk road at North.

Total present day value \$

Total Value Buildings add to farm \$

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

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

EXHIBIT No. 1035-2
DATE 12 May 1948
FILED BY J. M. G. Hunter

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
1.00	Level <i>1.00 ac.</i>	Sandy loam 12"	Sandy	Natural sod and some clover	150.	150.00
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
1.00	Level <i>1.00 ac.</i>	Chocolate on sandy loam 12-18"	Sandy	Clear 2nd growth bush & stumps, etc.	100.	100.00
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 \$ 250.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 250.00

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

The owner lives at Aldergrove across the Fraser River and the acre of cleared land which apparently was in strawberries has been allowed to go back to grass in the last 2 years.

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

Homesite and subsistence holding for someone with an income, or in employment.

Noxious weeds:

Not bad, but a few thistles and couch grass in spots on cleared land.

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

Mun. of Maple Ridge.
1942 Taxes-\$6.42.

Date: May 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 15th day of May 1942.

Inspector's Signature

"J.D. PATTERSON"

JL-65 - NISHIMOTO, K.

Farm Appraisal Report

Remarks: 2 Acre parcel well situated on the Dewdney Trunk road
 about 1/2 mile from Haney. Electric light available and good soil.
 Is an attractive homesite and subsistence place.

(FOR ORCHARD LANDS ONLY)

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

Level land on Maple Ridge, situated about 1 mile North
 of Fraser River. Sandy subsoil and fairly good natural drainage.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

\$

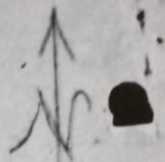
\$

\$

Total \$

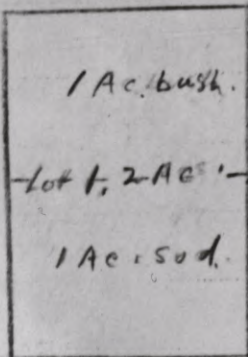
Amount fruit trees add to value of farm \$

Diagram of Property



Dowdney Trunk Rd.

Rd or 5th Ave.



A. Nakano property - 4.79 Ac.
N¹/₂ of Lot 10.

10

Y. Nakano property - 4.79 Ac.
S¹/₂ of Lot 10

9

S. Kawamoto property 9.61 Ac

Town Line

Scale 200' = 1 inch

outlined in Red:

K. Nishimoto property.

Lot 1 + Lot 11, Blk. 1 of D.L. 247. G.I. Map 1680.
cont'g 2 Acs., more or less.

Loughheed Highway

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

value is \$ 250.00

Date 18th May 19 42.

"I.T. BARNET"

District Superintendent.

NISHIMOTO, K.
(Claimant's Name)

REAL ESTATE
(Farm Land)

12884
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or uncultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	135	1929 (November)	Quinnai	\$4000.00			
Cultivated not planted	20						
Cultivated and not in crop							
List Crops							
2.8 in Strawberries						about 10 acres marsh-	\$10,000.00
1 Asparagus						land rest	
12 acres Vegetables, lettuce, celery & carrots						bush.	
Total							

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

Description	When Made	Cost	
1. Building 10,000' of ditches	1929-1941	\$5000.00	mostly family nearly 5 months work
2. Half mile of open ditch on outskirts	1938	500.00	for 3 people each year.
100 tons of chicken manure a year.	1935-1941	200.00	each year.

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		20 x 24) 16 x 16)	Frame	1933	\$250.00		\$100.00	\$100.00	\$250.00
Garage		38 x 48		1939	\$150.00		\$100.00	\$175.00	\$175.00
Wood Shed		26 x 30		1939	\$100.00		50.00	\$ 50.00	\$100.00
Old House			Frame	before 1929	-		-		\$100.00
Greenhouse		20 x 50	Frame and glass	1941	\$300.00	\$200.00 all together			\$500.00

EXHIBIT No. 1035-3
DATE 17 May 1948
FILED BY
D. A. Brewin

Comments re Appraiser's report not covered by above information:

" \$4000 receipts from wholesalers for 1941
\$1000 additional

Net profit came to about \$3000.

- *In 1942 the claimant had planned to make at least \$700.00 turnover - that is why the greenhouse was built.*
- *On uncleared woodland of 130 acres there are alder & fir trees that would sell for fire-wood. There is at least \$50.00 worth on each acre. For the approximate 130 acres there is a wealth of \$6500.00 in fire-wood.*

K. Nishimoto
Signature

BC-383-P

Farm Appraisal Report

File No. J.L. 65

Land Description N.W. 1/4, Sec. 16, Tp. 13, except pt. 1.19 acres conveyed to Corporation of Matsqui, Sketch No. 23282.

No number on house. Containing 156.27 Acres

Owner's Name K. NISHIMOTO Post Office Address R.R., Aldergrove, B.C.

Nearest Rail Point Bradner - B.C.E. Rly. Distance 4 1/2 miles

Market Town Abbotsford, B.C. Distance 7 1/2 "

Church (give denomination) Bradner-United Distance 4 1/2 "

Nearest School Aberdeen Distance 2 "

State how property was identified: By map and roads.

Roads: State whether property has access to main road, the kind of road and its condition.
On LeFeuvre Road, 1/2 mile from highway; gravel, good.

Is this district a good one? Fair; area only partly developed EXHIBIT No. 1035-4

Employment opportunity Seasonal only. DATE 12 May 1948

Predominating Nationality and religion: British, Protestant. FILED BY J.W. G. Hunter

Describe Fencing and its condition: Some barbed wire along road on West Value \$

Water supply: Wood cribbed well about 15' deep. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 24	Frame	7'	Shgl.	10	Cedar posts	Poor	150.00
Addition	16 x 16							
Garage	38 x 48	Poles & Shk.	6'	Shks.	10	" "	Fair	50.00
BARN	x	" " "	7'	"	10	Poles	"	25.00
Wood shed	26 x 30	" " "	8'	"	20	"	Poor	No value
BARN & Shed	26 x 30							
Lean-to	12 x 26		7'					
GRANARY	x							
Shack nr. rd.	(12 x 32)	Frame	7'	Shgl.	20	Posts	"	50.00
	(10 x 32)		8'					
Shed in bush	24 x 26	"	8'	Shks.	20	"	"	No value
	x							
Greenhouse	20 x 50	Fr. & Glass	6'	Glass	2	Fir blks.	Good	300.00

(No electricity available) Total present day value \$ 575.00

Total Value Buildings add to farm \$ 575.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable, but of poor construction.

Describe the basement and chimneys: No basement; Brick chimney from ground.

No. rooms downstairs? 3 Upstairs? - How finished Part boarded

Are buildings painted? No. Condition of paint

Distance from nearest bush 100 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
2.8	Level & sloping. 2.8 ac.	Sdy.lm. 8-20"	Sand & Grav.	Straws; asparagus, fair.	50.00	140.00
11.6	Level 11.6 ac.	Blk. & clay lm.-12-24"	Clay	Now weeds & hay..	60.00	696.00
2.1	Hilly on Le- Feuvre Rd. 2.1 ac.	Sdy. & grav. 8"	Sand & "	Rye & vetch	40.00	84.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
5.	Level 5. ac.	Bl.lm. cl.lm. & Sdy.lm.	Sand & Clay	Clearing 2nd growth & some stumps.	100.00	20.00
34.77	Level & Roll- 134.77 acres	8-24"	"	Clearing of bush some cordwood.	150.00	10.00
ing (Some of this land is not suitable for cultivation Area-Unsuitable for Cultivation: owing to ravines, but wood should be worth \$10.00 per acre)						
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 \$ 2367.70

Total added by buildings to value of farm \$ 575.00

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

Total value of farm \$ 2942.70

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

With the exception of the strawberries, nothing has been done with farm this year. Most of cultivated area is grown up with weeds and hay, etc. Property not rented.

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

Vegetable growing such as celery, lettuce, carrots, etc. High land suitable for berries.

Noxious weeds:

Thistles - many common weeds.

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

Taxes - \$99.30.
Matsqui Municipality.

Date: July 2nd, 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 1st day of July 19 42.

Inspector's Signature

"R.W. BROWN"

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

K. NISHIMOTO

Farm Appraisal Report

Remarks: Property is located on the LeFeuvre Road about 1/4 mile south of the highway. This is quite a large acreage mostly still in bush. Most of the cultivated area has been used for growing vegetables and I would think celery, lettuce, etc. would do well on the black leaf mould loam. This land is drained by wood drains, but requires irrigating at times to grow some crops such as celery and lettuce. To irrigate the Jap closed up the drains on the East and pumped water and carried it in 3" pipe to fill the drains. The pipe and pump are at present under the garage.

The higher sandy soil is used to grow straws, asparagus, etc. as it does not require draining. There are 2.1 acres under cultivation on the Le Feuvre Road, which is now in vetch and rye. There is also a shack on the LeFeuvre Road but the main cultivated area is about 400 yards in along the old railway grade. The dwelling is a mere shack, and there is a fair greenhouse on the property. There is some barbed wire fencing but it is not in good shape.

Water is obtained from wood cribbed wells. There is not electricity in the house and none is available at present.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Approximate acreage in small fruits:-

.4 acres-asparagus

.4 " -strawberries.

Most of balance of cultivated area usually used for growing vegetables, but not in crop this year.

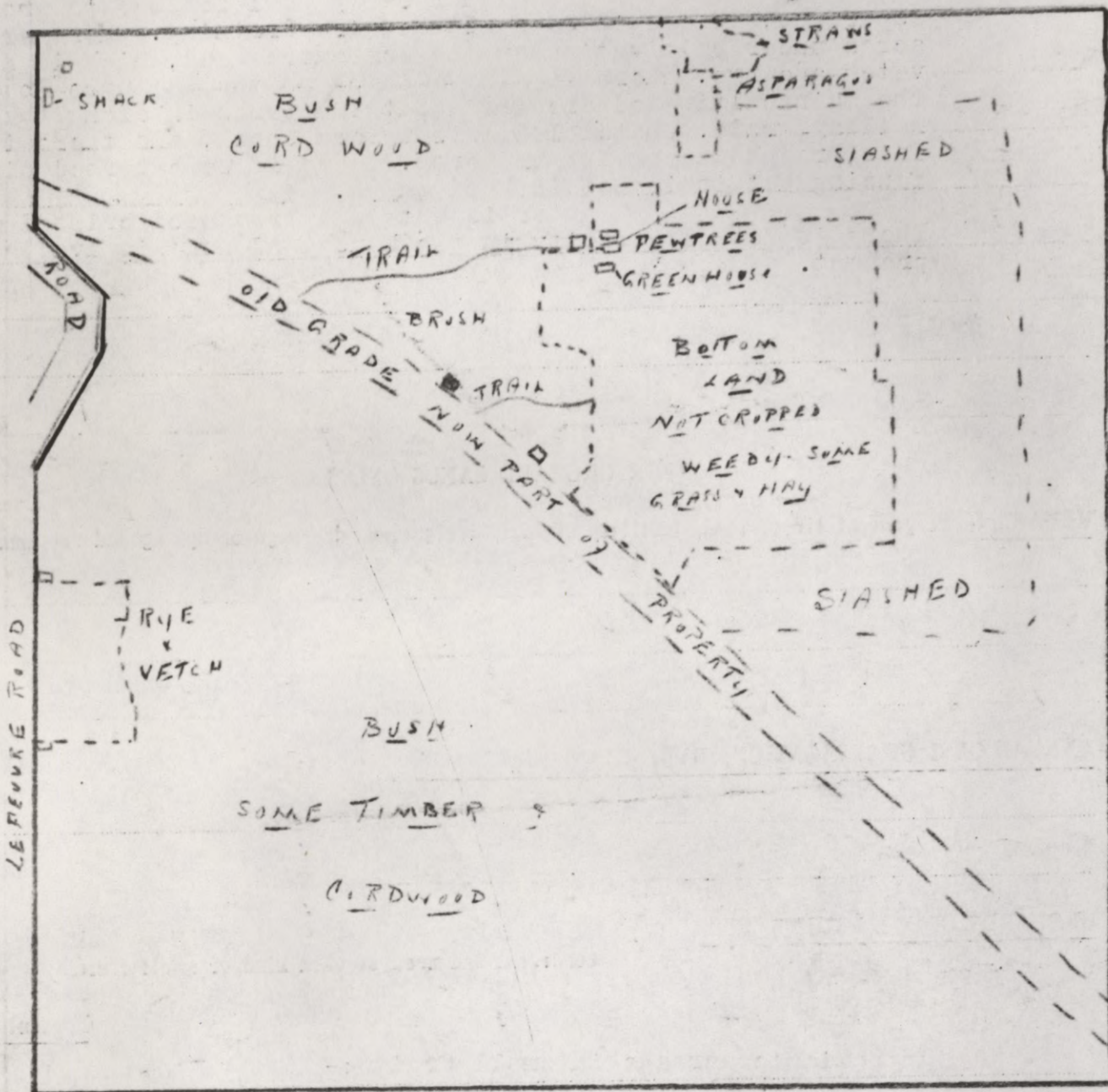
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

SCALE 6CH=1"

N



NW 1/4 Sec 16, Tp 13, EXCEPT PART 1.19 AC CONVEYED TO MUNICIPALITY - 156.27 AC

RWBROWN

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

value is \$ 2500

Date 30th July 19 42.

"I.T.BARNET"
District Superintendent.

NISHIMOTO KISAKU
(Claimant's Name)

PERSONAL CHATTELS

12884
Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Kitchen Stove	1930	New	\$150.00	Good	\$75.00
1000 ft. 2" piping	1935	Used	200.00	Good	150.00
Portable Pump	1936	New	50.00	Good	35.00

*Other smaller items listed with valuations
in column three of personal claim
analysis.*

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 1035-5
DATE 12 May 1948
FILED BY J. a. Brennan

K. Nishimoto
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3955

EXHIBIT No. _____

NAME Kisaku NISHIMOTO

REG. No. 12884

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 14/42</u>	TAKEN BY _____					
EVACUATION <u>June 29/42</u>	DATE _____					
2 Extension Tables		Stove	75.00	F	18.50	
2 Drawer		4 Sets of beds and springs	100.00	F	17.25	
10 Piece Dining Set		2 Sets of drawers	60.00	F	28.50	
1 Clock		Cupboard	25.00	F	5.00	
10 Chairs		Dining Table and 6 Chairs	25.00	F	23.00	
1 Book Case		1000 ft. two in. pipes	150.00	M	90.00	
2 Card Tables		Pump	35.00			x
10 Piece Bedroom Suite		Sprinklers (15 pieces @ 75¢)	11.25	M	9.05	
2 Kitchen Cabinets		80 ft. 3 in. rubber hose	20.00	M	3.50	
Wardrobe		Pipe wrenches (4)	15.00	T	2.50	
1 Kitchen Stove		400 lbs. fertilizers	12.00			
1 Heater Stove		200 lbs. salt	4.00			
Kitchen Utensils		3 Horse cultivators	15.00	M	15.50	
<u>Farm Machinery:</u>		Land Roller	10.00	M	8.00	
3 Horse Cultivators		Drag Scraper	5.00	M	1.00	
1 Disc		4 Wheel barrows	8.00	M(1)	.50	
1 Plough		Oil Barrel stove	5.00			
1 Gas Engine		Fertilizer machine	5.00	M	6.50	
1 Cord of Wood Outfit					<u>\$228.80</u>	
75 Pcs. Farm Handle Tools					100.60	Also included in auction sale pr
500 Ft Cable					<u>Total \$329.40</u>	
1000 Ft. Pipe						
4 Hand Cultivators						
1 Land Roller						
2 Hallows						
1 Gas Engine						
50 Pcs. of Carpenters tools						
80 ft. Rubber hose						
1000 Berry and Vegetable Boxes						
3 Ft. Rubber Hose						
<p><u>Declared April 14/42 by</u> <u>Kisaku NISHIMOTO's wife,</u> <u>Kikuyo NISHIMOTO, Reg.</u> <u>No. 12864, evacuated</u> <u>June 29/42.</u></p>						
Japanese Theatre Costume						
- value about \$1500.00						
4 Japanese 3 stringed instruments (amisen.)						
\$400.00.						
To be left in the house						
at Le Feuvre Rd., Alder-						
grove, B.C.						

RECAP:

Goods valued by c
 Goods valued by c
 Goods valued by c
 Goods valued by c

EXHIBIT No. 1035-6
 DATE 12 May
 FILED BY f. w. t. Mc

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SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
18.50								Sold with a lamp.
17.25								
28.50								
5.00								
23.00								
90.00		x						Fixture
9.05								
3.50								
2.50				x				
15.50					x			No value-only 50 lbs.inventoried.
8.00								
1.00								
.50				(3) x				
6.50					x			
\$228.80								
100.60	Also included in auction sale proceeds. No claim in connection with goods covered by this amount.							
\$329.40								

RECAP:

Goods valued by claimant at \$518.25 sold at Auction for \$228.80.
 Goods valued by claimant at 35.00 sold with Real Property as fixture.
 Goods valued by claimant at 18.00-no record at any time.
 Goods valued by claimant at 9.00-abandoned.

TOTAL \$580.25 \$228.80

EXHIBIT No. 1035-6
 DATE 12 May 1948
 FILED BY J. W. G. Hunter