

Name of Claimant

NISHIHATA, Jiro

Case 172 (includes 171)

Custodian File

6366

<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
1000.00	50.00 12.50				743		582.10			582.10 62.50
<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			
95	23.75								23.75	
<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			
275.00	174.75	52.32	46.5%	169.23	<del>78.69</del> 78.69					
TOTAL RECOMMENDATION									799.36	



CASE NO: 172.

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B. C.,

February 24th, 1948.

IN THE MATTER OF THE CLAIM OF

JIRO NISHIHATA.

PROCEEDINGS AT HEARING.

Original.



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).

10

Vernon, B. C.,  
February 24th, 1948.

IN THE MATTER OF THE CLAIM OF  
JIRO NISHIHATA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

30



THE COMMISSIONER: You are going on with the other Nishihata claim.

MR. MacLENNAN: Yes, my lord.

THE COMMISSIONER: This second Nishihata claim will be 172.

MR. MacLENNAN: 172, my lord, Nishihata, Jiro.

I wish to apply for leave to amend the claim by reducing the land claim of \$4500.00 to \$2500.00.

10 THE COMMISSIONER: Have you got the claim form there, Mr. Secretary?

(Handed to Commissioner).

THE COMMISSIONER: It is shown as \$3746.00.

MR. MacLENNAN: That includes chattels, my lord. The present claim for land alone is \$4500.00 of which a credit has been given of \$753.75.

THE COMMISSIONER: Wait a minute. I think we are getting confused or the list is wrong. The first claim was for \$1400.00 for land -- \$4800.00.

20 MR. MacLENNAN: \$4800.00, yes, my lord. That is a different property. That is the claim we just finished. This is another claim form, form No. 2, I think it is marked, in which the land concerned is in the Municipality of Surrey, Block "A".

THE COMMISSIONER: Yes, I see it now, that is right, and you want to reduce it to \$2500.00.

MR. MacLENNAN: From \$4500.00 to \$2500.00, and a credit from the Custodian of \$743.00, leaving a net claim for the land --

THE COMMISSIONER: Is that \$743.00 the gross figure?

30 MR. MacLENNAN: Yes, my lord, leaving \$1,757.00.



Discussion.  
J. Nishihata,  
In Chief.

THE COMMISSIONER: Yes.

MR. MacLENNAN: And, my lord, I would like to amend the chattel claim on the back of that form, furniture, tools and miscellaneous, instead of \$855.45, the sum of \$514.23, and to delete the claim for the bond valued at \$1000.00.

THE COMMISSIONER: And the interest?

MR. MacLENNAN: And the interest, delete that, too, my lord. Delete travelling expenses on evacuation,  
10 \$105.00.

THE COMMISSIONER: That makes the total claim \$814.23.

MR. MacLENNAN: That is right, my lord.

THE COMMISSIONER: How about the credit, is that correct,  
\$693.32?

MR. MacLENNAN: My lord, there were credits given for the chattels, \$174.75, and \$95.00 for the car, a total credit of \$269.75.

THE COMMISSIONER: That is in lieu of the \$693.00 figure?

MR. MacLENNAN: That is correct, my lord.

20

JIRO NISHIHATA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. MacLENNAN:

Q Mr. Nishihata, you speak a little bit of English?

A Yes.

Q You instructed Mr. Leckie to prepare your claim form in this connection?

A Yes.

Q And he prepared that on your instructions?

A Yes.

30 Q Would you sign that in acknowledgment? Look that



J. Nishihata,  
In Chief.

over.

THE COMMISSIONER: Is this the real property claim?

MR. MacLENNAN: That is the real property claim, my lord.

Q Mr. Nishihata, you verify that as being prepared according to your instructions and the contents of that are true to the best of your knowledge, information and belief?

A Yes.

10 Q Mr. Nishihata, you bought this real estate for \$1350.00 on the 20th of January, 1942?

A Yes.

Q And you added \$475.00 worth of improvements to it before evacuation? A: Yes.

Q Now there is a woodshed valued by the Farm Appraisal Board at \$50.00. You point out in your form that it cost you \$300.00 to build, is that so?

A Yes.

Q And how long had that been up?

A How long what?

20 Q And that had been up five or six months before you left?

THE COMMISSIONER: Q: When did you build it?

A Right after I bought that property.

MR. MacLENNAN:

Q And you say in your claim that at the time you bought it and paid \$1350.00 for it, the man who sold it to you told you it would be a good buy at \$2500. or \$2600.? A: Yes.

Q Well now, why should he sell you a property for \$1350.00 that is worth more?

30 A What is that again?



J. Nishihata,  
In Chief.

Q Why should he sell you a property for \$1350.00 that is worth \$2500.00? Was he a friend of yours?

THE COMMISSIONER: Perhaps you had better put the question through the Interpreter to make sure he understands it.

(Question Interpreted).

THE INTERPRETER: A: He told me that as a cash purchase he could purchase it for \$1350.00 but it was worth about \$2,500.00.

10 MR. MacLENNAN: Q: All right. You also had a 1930 Ford sedan? A: Yes.

Q And you gave instructions to Mr. Leckie about that?

A Yes.

Q Are those the instructions? Would you sign that in verification of it?

A Yes, (Witness complies).

THE COMMISSIONER: Just before you leave the real property claim, is this a property that was sold by the Soldier Settlement Board?

20 MR. MacLENNAN: Yes, my lord.

MR. HUNTER: My lord, I have a copy of the appraisal form. Have you filed the real property?

MR. MacLENNAN: The real property statement is Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. MacLENNAN: Exhibit 2 is the farm appraisal report.

(REPORT MARKED EXHIBIT NO. 2).

Q This statement which you have signed, Mr. Nishihata, is true to the best of your information, knowledge and belief? A: Yes.

30 MR. MacLENNAN: I file that, my lord, as Exhibit 3.



J. Nishihata,  
In Chief.

MR. HUNTER: That is the vehicle statement.

MR. MacLENNAN: That is the vehicle statement.

(STATEMENT MARKED EXHIBIT NO. 3).

Q Mr. Nishihata, you are claiming \$300.00 for that Ford car? A: Yes.

Q It was a 1930 Ford sedan? In your statement which you have just filed, you say that in February, 1942, you were offered \$250.00 for it?

A Yes.

10 Q By whom? Do you know the man?

A I don't know the man.

Q There was a garage man at New Westminster?

A Yes, somewhere in there, somewhere on Columbia Street.

Q And you turned it down? A: What is that?

Q You didn't take that?

A I didn't take that.

Q You thought the car was worth more?

A What's he say?

(Question Interpreted).

20 A Yes, I thought it was worth a little more.

THE COMMISSIONER: In relation to the car, have you the R.C.M. P. report on this car?

MR. HUNTER: I am just looking for it, my lord; it isn't on the file.

THE COMMISSIONER: I see.. All right.

MR. MacLENNAN: Q: Mr. Nishihata, on your furniture and chattel claim, you are claiming \$514.23?

A Yes.

Q In accordance with this list which I am showing you?

30 A Yes.



J. Nishihata,  
In Chief.

Q You prepared that list? A: Yes.

MR. MacLENNAN: I tender that, my lord.

MR. HUNTER: That has some of our notes in it. I wonder if you have a copy.

MR. MacLENNAN: I seem not to have a copy in the file.

THE COMMISSIONER: Have you any information, Mr. Hunter, as to the price at which the land was sold?

MR. HUNTER: Yes, I can tell you that right away.

\$743.00, my lord, land and buildings, that is.

10 THE COMMISSIONER: Land and buildings

MR. MacLENNAN: I have now located my copy, my lord, of that list. Mark that Exhibit 4.

(LIST MARKED EXHIBIT NO. 4).

MR. HUNTER: My lord, my friend has a copy of the R.C.M.P. report and I suggest that he file that.

THE COMMISSIONER: All I am interested in is the mileage on the car.

MR. MacLENNAN: 53,617.

20 THE COMMISSIONER: Does counsel want the document in apart from that information?

MR. HUNTER: No, my lord. Perhaps my friend knows whether that was the first time around or the second time?

MR. MacLENNAN: I don't know whether the police were using it either.

THE COMMISSIONER: Counsel are very skeptical this morning.

MR. MacLENNAN: There is one other item; there were five tires on the car.

30 Q Mr. Nishihata, you put a valuation for a cash register and a Sparton radio on your claim form,



J. Nishihata,  
In Chief.  
Discussion.

Exhibit 4 --

A: Yes.

Q --Which is higher than you declared on your J.P. declaration?

A: Yes, higher.

Q Why is that?  
under estimate it.

A: Well, I think I

Q Did you sign the J.P. declaration?

A What?

Q Did you sign the J.P. declaration yourself?

A No.

10 Q It was your wife that signed it?

A No, my wife signed it.

Q You think she under estimated the value of those two articles?

A: Yes.

MR. MacLENNAN: Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is further submitted that the personal property was sold for its fair market value, and that the vehicle was sold for its fair market value.

20 THE COMMISSIONER: No lost goods here?

MR. HUNTER: Apparently not, my lord. I can't see any offhand.

Apparently for goods totalling in the claim \$514.25, we received \$174.75.

THE COMMISSIONER: Have you an appraisal in this instance or the form that the Custodian has been working on?

MR. HUNTER: I have the analysis but it doesn't serve any useful purpose, my lord. It says, "This claim cannot be related to the inventory in the ordinary



J. Nishihata,  
Discussion.

way. Furniture and effects belonging to sister, T. Tamura, were also left in the house. Mr. Nishihata leased his farm and personal property to Mr. Arthur Anhorn before evacuation. Copy of agreement on claim file. They corresponded with each other after evacuation, agreed on the prices of goods purchased by the lessee."

THE COMMISSIONER: I see.

10 MR. HUNTER: And so on, and so on. There is quite a long story behind it. We are not disputing these goods weren't here and weren't purchased by the tenant; we are merely saying the prices they are claiming for them are exorbitant.

THE COMMISSIONER: I see.

MR. HUNTER: Or in the alternative, that we sold them for their fair market value.

20 For your information, just to go over some of the items that will be seen from the inventory sheet: for instance, the very first item, the cash register for which they claim \$75.00, we sold for \$45.00. Other items, kitchen range and sawdust burner, which is another large item, \$25.00, we sold for \$10.00. The toilet, for which they claim \$81.18, we sold for \$27.50. Another large item is this radio for which they claim \$40.00; we sold it for \$20.00. The others are smaller items, generally speaking.

30 THE COMMISSIONER: But these personal chattels were sold by the Custodian at auction, were they; it wasn't a case of a privately negotiated sale to the tenant?







J. Nishihata,  
Cross-Exam.

A Well, I built a house and barn and garage.

Q Yes. So they were all there with the exception of that shed for which you claim you paid \$300.00, that is right, isn't it? A: Yes.

MR. HUNTER: I refer your Lordship to page 3 of the Farm Appraisal Report. While he says the house can be made into a pretty fair building, he points out the soil is very light.

THE COMMISSIONER: Light. I noticed that.

10 MR. HUNTER: And that it is doubtful whether a person could make a living on it without outside employment. However, the appraiser will be there later to amplify his report, Mr. McKay. There are no questions, my lord; it is just a straight question of value, my lord.

THE COMMISSIONER: All right. Have you any re-examination?

MR. MacLENNAN: I would like to ask this witness one question.

20 Q Mr. Nishihata, at the time of evacuation, were you living on this farm that we have described?

A Yes.

Q Were you living off the proceeds of the farm or did you have another job? A: I had a job besides.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*Gordon Hambleton*  
"G. HAMBLETON"  
Official Reporter.



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

6366  
Notified  
Vernon

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

(1) NAME Mr. NISHIHATA Jiro (RCMP) Reg. No. 04395  
(Print) Surname Given Name

(2) Pre-Evacuation Address 108 Moncton St., Stevenson, B.C.

(3) Present Address Box 1876, Vernon, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 118 Johnson Road, New Westminster B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Municipality of Surrey, Block "A" of the N.W. 1/4 of section 16,  
Block 5 North, Range one 1) West, Map 5689, District of New  
Westminster B.C. of E. 51007

(c) Type of Real Property (cross out words which do not apply):  
sold to Veterans' Lands  
(i) ~~Farm~~  
(ii) ~~Residence~~ Type of business \_\_\_\_\_  
(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	- - - - -	\$	_____
(ii) Buildings	- - - - -	\$	<u>4500.00</u> <u>2500-</u>
(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)	- - - - -	\$	<u>2500-</u> <u>4500.00</u>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	<u>743.75</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$	<u>3746.25</u> <u>1757-</u>

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation  
118 Johnson Road, New Westminster, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
House

(c) How stored or packed at time of evacuation  
Left in house unpacked

(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")

Left in care of P. Anhorn

(e) Itemized description of personal property which is the subject of the claim:			514.23
1. Furniture, Tools, and Misc.	Estimated Value \$	855.45	
2. #M 11253 Great Consolited Electric Power	Estimated Value \$		
3. Bond	Estimated Value \$	1000.00	
4. Interest on bond (due 1944)	Estimated Value \$	245.00	
5. 1930 Ford Sedan (#75538)	Estimated Value \$	300.00	
6. Travelling Expenses on Evacuation	Estimated Value \$	105.00	
7. (Details to be explained at the Court)	Estimated Value \$		
8.	Estimated Value \$	2505.45	814.23
9. Amount received from Custodian	Estimated Value \$	693.32	269.75
10.	Estimated Value \$		

TOTAL CLAIM FOR PROPERTY LOSS \$ 1812.13 544.48

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) - - - - - \$ 5558.38

(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 Yes

Vernon, B.C.

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 )  
Province of British )  
Columbia TO WIT: )

I, Jiro Nishihata , Box 1876 of the City  
of Vernon in the Province of British Columbia

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 Vernon )  
in the Province of British )  
this 15th day of November )  
Columbia )

A.D. 1947. *[Signature]* A Notary Public in and for the Province of British Columbia

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.



Jiro Nishihata  
(Claimant's Name)

REAL ESTATE  
(Farm Land)

Claim II

04395  
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 about 5-6 ac Cultivated not planted 4 ac Cultivated and not in crop List Crops nil	10 ac +	20 Jan 1942	Mrs Clara Farrar	1350 <sup>00</sup>	about 4 ac	house burn + garage	\$ 2500

Total .....

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

Description	When Made	Cost	Value of Own Labour	Allowance for Depreciation	Estimated Value
Erected wood shed & wash house (12x24) - frame - cement floor in wash 8x12 - rough portion - shingle roof	Jan 7th 1942	For materials + labour (mostly own & 2 carpenters) - approx 300 <sup>00</sup>			
cleared well & put in cement - crib braced drive from front of property to barn - 1942	"	"	"	"	75 <sup>00</sup>
Installed septic tank	"	"	"	"	50 <sup>00</sup>
					<u>475<sup>00</sup></u>

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
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✓ on property when I bought. —

House 32x40 - frame - shingle roof - shiplap, paper & paint built about 10 yrs prior to 1942

Barn 24x24 - frame - shingle roof - about 10 yrs prior to 1942

Garage 11x20 - frame + shingle about 10 yrs prior to 1942

EXHIBIT No. 172-1  
DATE 24 Feb. 1948  
FILED BY J. A. McFarman

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

I disagree with the appraiser's estimate of but 2 acres cleared land - I satisfied myself before I bought that there was about 4 ac cleared, and this was verified by Mr. Tracy, the adjoining owner. The woodshed (and wash room) was only built for 5-6 mos at time of appraisal. It cost me approx 300 and the appraiser values it only 58<sup>00</sup>. I admit that the barn & garage were old but they were quite serviceable, and I consider the values are much too low. I paid 1350 for the property but Mr. Tracy assured me it would be a good buy for 2500 or 2600<sup>00</sup> no value put by the appraiser in timber. There is a lot of birchwood & wood for posts on the bush acreage.

Jiro Nishihata  
SIGNATURE



# Farm Appraisal Report

File No. 52573

Land Description Blk. "A" N.W. 16- Blk. 5-N. Range 1. Surrey.

(Tennant A. Anhorn) No number on the house. Containing 7.86 Acres

Owner's Name Jiro. Nishihata. Post Office Address R.R. 3 New Westminster.

Nearest Rail Point Port Mann Distance 2 miles

Market Town New Westminster Distance 7 miles.

Church (give denomination) United on Hjorth Road Distance 1 mile

Nearest School Hjorth Road public Distance 1 1/2 miles.

State how property was identified: Map and enquiry

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

It is on a gravel road half a mile from a hard surface highway.

Is this district a good one? No, there is a lot of uncleared land, unsettled nearby

Employment opportunity Industrial, in New Westminster and vicinity.

Predominating Nationality and religion: Mixed nationalities and religions.

Describe Fencing and its condition: just along part of the sides and front poor. Value \$

Water supply: well situated to pump Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	32 x 40	frame	1 1/2 sty	shg.	10	blocks	fair	\$ 650.00
Shed	12 x 24	frame	8	shg	new	6x6's	good	50.00
BARN	24 x 24	frame	9	shakes	old	none	poor	25.00
garage	14 x 20	frame	7	shg	old	none	poor	10.00
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

EXHIBIT No. 172-2

DATE 24 Feb 1948

FILED BY J.A. McEwen

Total present day value \$ 735.00

Total Value Buildings add to farm \$ 600.00

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

Describe the basement and chimneys: Brick from the ground.

No. rooms downstairs? 5 Upstairs? XXXX How finished Paper down unfinished up  
the house is one fair

Are buildings painted? 250 yards Condition of paint

Distance from nearest bush

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	level <i>2 acres</i>	8" sandy loam, gravel in spots	sandy <del>impervious</del> clay	grass and weeds	\$45.00	90.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
		nil				
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
5.86	level <i>5.86 ac.</i>	6 to 10 inches sandy loam and gravel	sandy clay	thick bush	\$200.00	\$10.00
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 \$ 148.60  
 Total added by buildings to value of farm \$ 600.00  
 Total fruit trees add to value of farm (for use in orchard districts only) \$ 8.40  
 Total value of farm \$ 757.00

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

**The small cultivated area has been allowed to go to grass and weeds.**

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

**Small fruit and possibly some poultry when fully cleared.**

Noxious weeds:

**thistle mainly.**

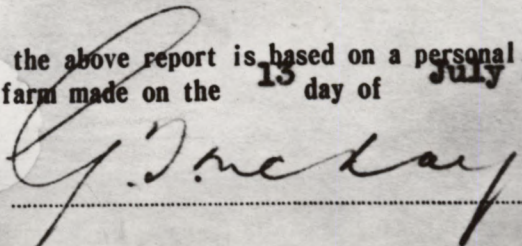
Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

**Corporation of Surrey Taxes \$26.50**

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 **13** day of **July 1942** 19

Inspector's Signature



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



# Farm Appraisal Report

Remarks: This layout, of approximately eight acres, is seven miles from New Westminster, on the Hohnston Road south of Port Mann. A couple of acres have been brought under cultivation, but allowed to go back to grass and weeds, excepting for a very small patch of strawberries in front of the house.

The land is for the most part a very light sandy to gravelly loam, with hard pan in places only eight inches from the surface. It is poorly drained.

The house is a pretty fair building, as to size, but none too well finished inside, though it is clean, and painted inside and out. It can be made into a comfortable home.

To my mind the place is better suited for someone having outside employment, and required to produce only a small part of the living than it is to a man looking for a place that he can farm and derive everything from the land. In this case it could not be done. The uncleared area is going to be tough to clear and the soil is lighter in the bush than it is on the west end of the property, where the cultivation is.

The present tennant informs me that he is paying a rental of ten doll rs per month, and that he plans on going into the poultry business. He has just been out from Alberta for a month, and knows nothing of local conditions.

### (FOR ORCHARD LANDS ONLY)

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

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

### ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....

Total \$ .....

Amount fruit trees add to value of farm \$ .....



Diagram of Property

Jiro.Nishihata Blk. A- N.W.16- Blk. 5 W. Range 1. Surrey.

~~Road not open.~~

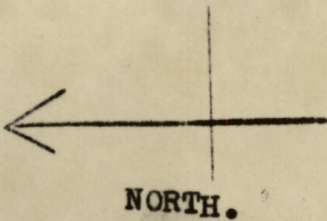
THICK BUSH

TREES FROM

SIX TO

TWELVE

INCHES



GRASS & WEEDS

trees

Stable

Bath house & shed.

House.

Garage

JOHNSTON ROAD.

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

value is \$ 750

Date 23rd July, 19 42.

\*I. T. Barnet\*

District Superintendent.



Juri Nishitata  
(Claimant's Name)

PERSONAL CHATTELS

04295  
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1930 Ford sedan	1935	used	\$ 500.00	good	300.00

EXHIBIT No. 172-3  
 DATE 24 Feb 1948  
 FILED BY J. A. Weferman

Description of Storage of Goods: car turned over to RCMP - mar 1942 - sold by Curio train

on 95 Aug 19/42. The chattels claimed for in accompanying list were left in care of manborn the tenant of my Surrey acreage (118 Johnson Rd, New Westminster) who leased chattels with property. Curio train collected rent under lease + took inventory of all chattels on property in Dec 1942. He remained + sold certain chattels in Apr 1944 after

General Statement as to Chattels not Described above: see list attached hereto. Tenant had needed comment. In Feb 1942, a garage man on Columbia St

in New Westminster offered me \$250 for my Ford car. I do not remember his name. I refused because I did not think it was enough for it. I figured at that time from what I had heard \$350-400 about the used car market, that my car should bring

Additional Comments, if any:

Re attached list of chattels + Cash register and Spouton radios have been raised in value above values which my wife gave on her JP declaration. She considerably underestimated their value. The attached list embraces chattels contained in my JP inventory + Curio train's Dec 42 inventory and is entirely exclusive of any property belonging to my sister or of goods sold to the tenant anhorn.

Juri Nishitata  
SIGNATURE



Burn + House

in upstairs Sealed Room.

unfed estimate

list is 3500

1	Stand Stand Cash Register	1928. 17500 Original	sold 45	7500
1	Carpet	10x12 1938 7500		6000
1	"	6x8 Old 2500		1500
1	Buffet with mirror.	" 3500		2000
1	Folding Table	new		1500
1	Kitchen Range + Saw Dust Burner	1929 7500	sold 10	2500
1	Coat Rack			200
1	Ticket	new		
1	Ticket water Tank.			
1	" Shut			
1	washing Baseing			
2	2" Gal pipe	40 feet.		
8	Sweet pipe	4"		
1	"	" Y.		
2	"	" Elbow.		
1	Japaness musical instrument (Koto)	5000		3000
4	Single Tripper	300		1200
3	water Bibbs	new 3		330
1	Step Ladder	10 feet		350
1	Gramophone			500
1	Book Desk	1940 new		650
1	Square	2nd Hand.		150
1	Table 1/2 Round			200
1	Hot Point Electric stove	550	sold *	400
1	Sparton Consal	17500	wife staled 20 -	4000
1	chaque writer	Hedman.		1000
1	Comp store Timine			125
1	Marine generator	750		1200
1	6" " Pully	450		
1	Roll 18" craft Stone Paper			300
1	Hanger.			200
1	Cassy file Cabinet	2nd Hand		1000
1	Hand Pump			200
1 set	(Kimono), Japaness cloth	4 Pic		3000
1 "	(3 pic Plate, 2" 10" 8".	(Nishiki YAKI)	China	1000
1	(3" Bowl 12" " " "	"	Ware.	1000
1	Silver flower vase	new.		750
1	" Tray.	19x16		500
1	" Sugar Bowl			250
1	" Cream jar			250
1	Set 10 Pic wooden Soap Bowl (Red)			1000
1	Sprayer (2 gallon)	350		200
1	12" Planing sheat	new		350
1 set	Japaness Doll - (Okinan)			2000

sold 2700 8118

Total 51423

EXHIBIT No. 172-4  
 DATE 24 Feb. 1948  
 FILED BY J.A. McEnnam