

Name of Claimant NISHIMURA, Yoshio

Case 93

Custodian File 6681

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total Award 125% of all Sale Prices:	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award	% of Total		
PERSONAL PROPERTY											Total
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				
475	118.75										118.75
NETS											Total
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	
MISCELLANEOUS CHATTELS											Total
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				
75.00	41.00	12.30	54.66%	100.00	54.66					66.96	
TOTAL RECOMMENDATION											185.71

CASE NO: 93.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.

May 7th, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHIO NISHIMURA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 93.

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

(HIS HONOUR JUDGE J. R. ARCHIBALD, SUB-COMMISSIONER)

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Kamloops, B.C.

May 7th, 1948.

IN THE MATTER OF THE CLAIM OFYOSHIO NISHIMURA,PROCEEDINGS AT HEARING.20 APPEARANCES:

D. S. McTavish, Esq.,	appearing for the Dominion Government.
R. J. McMASTER, Esq.,	appearing for the Claimant.

J. R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I. C. SMITH,	Official Interpreter.
MRS. M. TONKS,	Official Reporter.

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Y. Nishimura,
In Chief.

MR. McMASTER: This is Case No. 93, No. 108 on the list.

YOSHIO NISHIMURA, the Claimant herein,
being first duly sworn,
testified, as follows:

MR. McMASTER: In this case Your Honour, I would ask leave to amend by striking out the claim for the showcase and the electric motor, which will reduce the claim to \$1025.00. The Custodian sold the goods claimed for at \$516.00, making a net claim of \$509.00.

10 DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, did you instruct Mr. Leckie to prepare this statement with regard to your automobile?

A Yes.

Q Are the contents of that statement true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I would ask to file that statement with regard to the automobile as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO: 1)

20 Q Referring to Exhibit No. 1, it is a 1939 Ford sedan, V 8 - de luxe, purchased by the Claimant, as appears on the statement, in November 1941, as a used automobile. He paid \$975.00 and purchased it from Curtis Motors. He claims the sum of \$850.00.

Q Witness, I produce to you R.C.M.P. receipt for a Ford V8 Sedan, is that a receipt for your automobile?

A Yes.

Q I wish to file the R.C.M.P. receipt or a copy ~~there~~ thereof, dated March 9th, 1942.

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Y. Nishimura,
In Chief.

(R.C.M.P. RECEIPT MARKED EXHIBIT NO: 2)

MR. McMASTER: With respect to the automobile claimed for, the mileage is shown as 26661 miles and it states the condition appears good and shows extra equipment - heater, radio, clock, lighter and bumper guard.

I would ask my learned friend to admit that there was a valuation made on this car of \$650.00.

MR. McTAVISH: That is correct Your Honour.

10 MR. McMASTER: And that the automobile sold on August 22nd, 1942, for \$475.00.

MR. McTAVISH: That is correct.

MR. McMASTER: Would my learned friend be good enough to advise to whom the automobile was sold?

MR. McTAVISH: To A. E. Stevens, 541 Robson St., Vancouver, B.C.

MR. McMASTER: Q Witness, I produce to you a statement with regard to the other chattels for which you are claiming, did you instruct Mr. Leckie to prepare that statement and is that your signature?

20

A Yes.

Q And are the contents of that statement true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I would ask to file that statement with respect to the other chattels, as the next exhibit.

(STATEMENT MARKED EXHIBIT NO: 3)

Referring to the last Exhibit, Your Honour, it sets out there the three items in addition to the automobile, which the Claimant is claiming for, showing

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Y. Nishimura,
In Chief.

approximate date of purchase, cost and other details and the Claimant's estimate of the fair market value at the date of evacuation. The statement shows that the above articles were stored in his brother's house at 1658 West Second Avenue, Vancouver, the house was locked and the windows boarded. The Claimant makes the additional statement that none of the above items were left in the care of a tenant as the Custodian intimates, that he knows
10 nothing about any tenant and if any goods were left in the hands of any tenant in the house which his brother occupied, then the Custodian must have elected to leave such goods with such tenant. I would file on behalf of my learned friend the Custodian's Analysis of Personal Property Claim, as the next exhibit.

(ANALYSIS MARKED EXHIBIT NO. 4)

And I would draw attention to the fact that it shows three piece chesterfield suite as declared
20 and not found and office desk as having been sold for \$41.00 and it shows the oak table as "round table with chairs" which the Custodian describes as "no account", "theft", etc.

Your witness.

CROSS-EXAMINATION BY MR. McTAVISH:

It is submitted, Your Honour, that the car was sold for a fair market value.

It is submitted that the personal chattels claimed for were left in the custody of someone other than
30 the Custodian and the Custodian can only be held responsible from when he takes control.

MR. McTAVISH:

It is submitted that the chattels were sold for a fair market value.

It is submitted that the claim for articles not sold by the Custodian is exorbitant.

In regard to the car, Your Honour, it appears to be purely a question of value only. The same applies to the desk. The desk, as my learned friend pointed out, sold at auction for \$41.00 and the Claimant claims \$75.00 for the desk.

10 Q Witness, I produce to you J.P. Form dated 27th, April 1942, is that your J.P. Form and is that your signature?

A Yes.

MR. McTAVISH: I would ask to put in as an extra exhibit the Claimant's J.P. Form, dated 27th April, 1942.

(CLAIMANT'S J.P. FORM MARKED EXHIBIT NO: 5)

20 Q Witness, when you left your goods and chattels, you stored them in a house belonging to your brother at 1658 West Second Avenue, Vancouver, did you?

A That is right.

Q Who was occupying that house? A Nobody.

Q Who did you leave the key with?

A What's his name, Rose & Company.

Q Who is Amar Chan?

A That is the fellow across the street.

Q Did you leave the key to the house with him?

A No.

30 Q Did you state to the Custodian that you left the key with him?

Y. Nishimura,
Cross-Exam.
Re-Exam.

A It was left with Rose & Company.

Q When did you give that information to the Custodian?

A We didn't give it to the Custodian.

RE-EXAMINATION BY MR. McMASTER:

Q Witness, when were you evacuated?

A March 27th, - I think, I am not sure - in 1942.

Q That was after you signed this J.P. Form?

A Yes.

MR. McMASTER:

10 Q I produce to you J.P. Form, stating "Key to be left with Armar Chand, 1657 W. 2nd. Ave., Vancouver, B.C." Did you or your brother in fact, leave the key with Armar Chand?

A No, my brother was still at my house when I left.

Q And you didn't give the key to anybody?

A No.

Q But you understand that your brother gave it to Rose & Company?

A Yes.

Q They are what - real estate people?

A Yes, agents.

20 That is all.

THE COMMISSIONER: Thank you. That is all is it?

MR. McMASTER: Yes.

(Witness aside).

(PROCEEDINGS ADJOURNED SINE DIE).

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

M. Tonks
"M. Tonks"
Official Reporter.

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

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J. R. Archibald
"J. R. Archibald"
Sub-Commissioner.

98 MAY 7 1948

DEC - 2 1947

Kamloops

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

6681

NOTIFIED

APR 15 1948

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

(1) NAME Nishimura Yoshio (RCMP) Reg. No. 07547
(Print) Surname Given Name

(2) Pre-Evacuation Address 1658 Second Ave. W. Vancouver B.C.

(3) Present Address P.O.Box 294 Kamloops B.C.

(4) REAL ESTATE

(a) Street Address (if any) None
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) None

(c) Type of Real Property (cross out words which do not apply):

- (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.) _____

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ _____

(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) - - - - - \$ _____

(v) Amount at which Custodian sold property and credited your account - - \$ _____

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ _____

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation _____

1658 Second Ave. W. Vancouver B.C.

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

House and warehouse

(c) How stored or packed at time of evacuation _____

as it is.

(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 care of the custodian (in no one's care)

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

1. <u>automobile ('39 V8 Sedan)</u>	Estimated Value \$	<u>850.00</u>
2. <u>a round oak table with chairs</u>	Estimated Value \$	<u>25.00</u>
3. <u>a three pieces chesterfield</u>	Estimated Value \$	<u>75.00</u>
4. <u>an office oak desk</u>	Estimated Value \$	<u>75.00</u>
5. <u>a show case</u>	Estimated Value \$	<u>30.00</u>
6. <u>an electric motor (5 h.p.)</u>	Estimated Value \$	<u>75.00</u>
7. _____	Estimated Value \$	_____
8. _____	Estimated Value \$	_____
9. <u>Total</u>	Estimated Value \$	<u>1130.00</u>
10. <u>Custodian's Price for the automobile,</u>	Estimated Value \$	_____
<u>office desk, show case, electric motor.</u>	Estimated Value \$	<u>550.47</u>

TOTAL CLAIM FOR PROPERTY LOSS \$ 579.53

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) - - - - - \$ 579.53

(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.

Kamloops 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 B. C.)
TO WIT:)

I, Yoshio Nishimura of the _____
of Kamloops in the 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 Kamloops
in the Province of B.C.
this 17th day of Nov.
A.D. 1947.

[Handwritten signature]

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.

[Handwritten signature]

Y. NISHIMURA

(Claimant's Name)

PERSONAL CHATTELS

1 automobile

075.47

Reg. No.

EXHIBIT No. 93-1

DATE MAY 7 1948

FILED BY Mr. M. M. ...

Estimated value at Date of Evacuation

\$850.00

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

one 1939 Ford sedan
V8 - Deluxe -

Nov 41

used

\$975.00
from Curtis
Motors

good

Description of Storage of Goods:

Stored in the RCMP in Mar 1942 at Hartung's Park

General Statement as to Chattels not Described above:

see - additional sheet

Additional Comments, if any:

This auto had extra equipment, heater, radio, clock, lighter & bumper guard - all on car when I bought it and when I surrendered it to the Police. The car was in very good operating condition, tires OK, and engine and body in good shape. Total mileage was under 27000 miles. I only had this car and I consider that it is very ample depreciation and that it should be worth at least \$850 when sold for \$475 in Aug 42.

SIGNATURE

Y. Nishimura

EXHIBIT No. 93-1

EXHIBIT No. MAY 7 1948

DATE FILED BY *Mc*

Mc

93

Frank

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ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. 28

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

93 - 2

EXHIBIT No. _____
May 7 1948
DA19 _____
FILED BY Mr. McTavish

RE: NISHIMURA, Yoshio 1658 W. 2nd Ave., Vancouver, B.C.

On March 9th 1942, I H.F. Price RCMP

Came into possession of the following goods by:

LICENSE NO. (42) 64518 TIRE NUMBERS 4
MAKE & MODEL 39 Ford V8 sedan
SERIAL NO. 014982
ENGINE NO.
SPEEDOMETER READING 26661
CONDITION

appears good condition

EXTRA EQUIPMENT

Heater, radio, clock, lighter & bumper guard

DESCRIPTION & CONDITION

VERIFIED

"Y. Nishimura" #07547

Signature of Owner
Japanese Registration No.

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder

"E.W. Cruise"

DATE: March 9/42

"H.F. Price"
Signature of Member Submitting Report.

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

Aug. 10/48

M. H. Price
EB

Y NISHIMURA
(Claimant's Name)

PERSONAL CHATTELS

07547

Reg. No.

II Other chattels

EXHIBIT No. 93-3

DATE MAY 7 1940

FILED BY *Mr. Moore*

Estimated value at Date of Evacuation

Description of Major Items
(and particularly of goods
lost, stolen or destroyed)

Approximate
Date Purchase

New or Used
When Purchased

Price Paid (app^{rx})

Condition when
Evacuated

25.00

① 1 oak dining table
(round - extension)
and 16 chairs

1926 -

new

150.00

fair

② 3 piece Chesterfield
suite (with slip covers)

1936 -

new

Chesterfield 125 -
covers 30
155

chesterfield
good
cover fair 75.00

③ Flat top office desk
(3 x 5) and chair

1935 -

new

175.00

quite good 75.00

175.00

Description of Storage of Goods:

The above articles were stored in my brother's house at 1654, Wood Ave, Vancouver, BC. The house was locked and windows boarded.

General Statement as to Chattels not Described above:

none - except automobile, detailed on additional sheet

Additional Comments, if any:

None of the above items were left in the care of a tenant as the Custodian estimates. I remain nothing about any tenants and if any goods were left with any tenant who may have occupied the premises after my brother & I left, then the Custodian must have effected to remove such goods. I have allowed for depreciation on articles damaged by such tenant.

SIGNATURE

Y Nishimura

93-3
EXHIBIT NO. 7
MAY 7 1948

Mr. J. M. ...

CASE NO. 93

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ANALYSIS OF PERSONAL PROPERTY CLAIM

NISHIMURA, Yoshio
NAME

6681
FILE No. _____
REG. No. 07547

EXHIBIT No. _____

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 27/42</u>	TAKEN BY <u>D.A. Smith</u>					
EVACUATION <u>Apr. /42</u>	DATE <u>Dec. 15/42</u>					
Furniture (suite) \$650.	41 Boxes	1. Automobile '38 V8 Sedan	850.00		475.00	
Store fixtures \$250.	58 Cartons	2. Round Table with Chairs	25.00			75.00
Stock in Trade \$735.	8 Chests	3. 3 pcs. Chesterfield	75.00			
Located at 1658 W. 2nd, Vancouver. Key to be left with Armor Chand, 1657 W. 2nd. Vancouver	2 Cans	4. Office Oak Desk	75.00	41.00		
	5 Cases Vinegar	5. Showcase	30.00	10.00	101	
	2 Parcels	6. Electric Motor 5 H.P.	75.00	50.00		
	1 Pr. Scales					
	1 Clock					
Ltr. <u>Jan. 19/43</u> implies ownership of all goods inventoried.	1 Cash Register	Sales value not related to items listed in claim		462.95		
	63 Brooms					
	24 Wash Boards		1,130.00	563.95	475.00	
	1 Electric Motor					75.00
	1 Case of Screens					
Ltr. <u>May 7/43</u>	2 10-gal. Crocks	<u>Recap of Claim</u>				
Show-case	Bundles of Oil Cloth					
Ice-box	1 Coffee Maker	\$1,030. sold for \$576.00 = 475 + 101				
Scale (on loan to Armor Chand)	4 Cartons	25. unaccounted for				
Ltr. <u>May 15/43</u>	5 Boxes	75. not found				
	3 Trays	\$1,130.00				
	5 Lunch Pails					
Porcelainware, tableware, etc. \$500.00 hidden in building	2 Paper Cutters					
	1 Sack Sugar (damaged)					
	<u>Dec. 22/42 - W. Wills</u>					
	14 Cartons					
	8 Boxes					
	1 Ironing Board					
	2 Tables					
	1 Pot					
	1 Broom					
	1 Iron					
	Belting	<u>Inventory Jan. 7/43</u>				
	2 Rolls Tar Paper	<u>Continued</u>				
	5 Lengths Stove Pipe	(Left with tenant)				
	4 Pictures					
	1 Ctn. Mailing Tubes	2 Kitchen Cabinets				
	1 Washtub	4 Chests Drawers				
	1 Shovel	1 Cabinet				
	2 Step Ladders	3 Wardrobes				
	1 Parcel	1 Wash Stand				
	2 Games	1 Dresser				
	4 Mill Parts	1 Round Table				
	1 Paper Cutter	1 Couch				
	1 Office Desk	1 Safe				
	1 Dresser	4 Chairs				
	1 Cup Belt					
	11 Suitcases					
	1 Book-case					
	<u>Jan. 7/43 - W. Wills</u>					
	1 Table Game					
	2 Gramophones					
	4 Idol Cabinets					
	1 Sew. Machine (table only)					
	3 Small Cabinets					
	1 Small Cupboard					
	1 old Ice Box					
	1 Medicine Cabinet					
	1 Basket					
	1 Wash Boiler					
	5 Pkts.					
	2 Wicker Baskets					
	1 Picture Frame					
	2 Stone Jars					
	2 Parcels					
	1 Basin					
	1 Box Toys					
	5 Boxes					
	9 Cartons					

EXHIBIT No. 93-4
DATE MAY 7 1948
FILED BY Mr. Mason

CASE No. _____
VENUE _____

A L E S		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
TENDER &c								
	475.00		75.00			25.00		See car summary & attached papers Re #2 - Among goods left in care of tenant, who disappeared - Furniture of little value - See memos, Dec.23/42 & Sept.14/44 Re #3 - The only item resembling a chesterfield found was a couch. This was among the furniture of small value left in care of the tenant. Re #4 - See Auction 41-Feb.28/45 Re #5 - " " 40-Feb.11/45 Re #6 - " " 41-Feb.28/45 & appraisal July 26/44. Dec.3/42-Break-in reported.
5	475.00		75.00			25.00		Shipments to Yoshio NISHIMURA: Mar.29/43 - 68 pieces - see freight bill July 8/43 - 94 " - see Bill of Lading Apr.19/44 - 4 " - see receipt
								<i>Mr. Mason</i> Feb 6/48

1. Name of the person
2. Address
3. City
4. State
5. Zip
6. Date of birth
7. Sex
8. Race
9. Religion
10. Education
11. Occupation
12. Marital status
13. Number of children
14. Name of spouse
15. Name of parents
16. Name of siblings
17. Name of grandparents
18. Name of uncles/aunts
19. Name of nephews/nieces
20. Name of in-laws

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19. Name of nephews/nieces
20. Name of in-laws

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3. City
4. State
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15. Name of parents
16. Name of siblings
17. Name of grandparents
18. Name of uncles/aunts
19. Name of nephews/nieces
20. Name of in-laws

ANALYSIS OF PERSONAL PROPERTY CLAIM

EXHIBIT NO.

EXHIBIT No. 133

EXHIBIT No.

CASE No.

VENUE

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#93

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BUREAU POWELL STREET
OFFICE OF THE CUSTODIANEXHIBIT No. 93 - 5DATE May 7 1948

JAPANESE SECTION

FILED BY Mr. McTavish

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: NISHIMURA, YoshioHOME ADDRESS: 1658 W. 2nd Ave., Vancouver, B.C.REGISTRATION NUMBER 07547 SEX: Male AGE: 30OCCUPATION: Grocer

(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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: SUENOADDRESS OF WIFE OR HUSBAND: Same addressNAMES OF ANY LIVING CHILDREN: YOSHIYUKI (M) HIROSHI (M)ADDRESS OF CHILDREN: Same addressAGE OF CHILDREN: 4, and 1 yrs.

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

1. LOCATION AND DESCRIPTION: 1658 W. 2nd Ave., Vancouver, B.C.) "Enemy Property
1652 W. 2nd Ave., Vancouver, B.C.) Int. file 259"
 Title to property. Cannot locate.

2. BUILDINGS AND OTHER IMPROVEMENTS:

- (1) 1 room store, upstairs 4 suites.
 (2) 6 room dwelling house, (3 upstairs, 3 downstairs)

3. INSURANCE (Give particulars; state where policies are) Agent UCHIDA, for HOBSON

CHRISTIE CO., 163 W. Hastings St., Vancouver, B.C. Store \$2,500,
Dwelling, 1652 W. 2nd Ave., Vancr., B.C. \$1,000,

4. TAXES (Amount and where payable) (1) \$70 per yr., paid for 1941, payable City
Hall, Vancouver, B.C. (2) \$45 per yr., paid for 1941, payable City
Hall, Vancr., B.C.

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

None6. OCCUPANCY AND LEASES (If vacant so state) Dwelling house to be leased to

Y. OMOTO, 1652 W. 2nd Ave., Vancouver, B.C. \$10 per month.

OFFICE OF THE CUSTODIAN

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Partnership with brotherS
HATSUTARO--Japan--EITARO, Camp unknown
- 9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: None
- 2. LANDLORD'S NAME AND ADDRESS: None
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
- 4. STATE WHEREABOUTS OF LEASE: None
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....
Furniture (suite) \$650, Store fixtures \$250, Stock in trade \$735.
Located 1658 W. 2nd Ave., Vancouver, B.C. Key to be left with
ARMAR CHAND, 1657 W. 2nd Ave., Vancouver, B.C.
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$50 Victory Bond, 1951 maturity, in own possession

8. BANK ACCOUNTS: Bank of Commerce, Fairview Branch--transferred to Kamloops, Acc.#N198, \$2,300

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 27th day of April 1948

(Signature) "Y. Nishimura"

"E. N. Lohn" Witness

FOR DEPARTMENTAL USE

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

Aug. 10/48

m. [Signature]
Ed.