

Name of Claimant NISHIMURA, Jutaro

Case 214

Custodian File 8834

<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
600 5300	295 25									320.00
<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 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			
530.00	178.00 <del>178.00</del> 178.70	53.61								53.61
TOTAL RECOMMENDATION										373.61

CASE NO: 214

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B.C.

April 28, 1948

IN THE MATTER OF THE CLAIM OF

JUTARO NOSHIMURA

PROCEEDINGS AT HEARING

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 M.M. COLQUHOUN, SUB-COMMISSIONER)

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Vernon, B.C.  
 April 28, 1948

IN THE MATTER OF THE CLAIM OF  
JUTARO NISHIMURA

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq., appearing for the Dominion Government

R.J. McMASTER, Esq., appearing for the Claimant.

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T.J. MARRION, Esq., Secretary to Vernon Sub-Commission.

G.N.R. UPTON, Esq., Official Interpreter

G. HAMBLETON, Esq., Official Reporter

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MR. McMASTER: Jutaro Nishimura, No. 218 on the original list, your honour.

JUTARO NISHIMURA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. McMASTER: Your honour, in this case I would ask leave to amend the claim. There are two claims for real property. The first referred to is Lot 13, Block 53, D.L. 196, and I would ask leave to reduce the claim on that property to \$9,000.00. The second property consists of Lots 13 and 14, Block 118, D.L. 540, and I ask to reduce the claim on that property to \$1,000.00. With regard to the first parcel, it was sold by the Custodian for \$5300.00, and with regard to the second parcel, it was sold by the Custodian for \$600.00.

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The claimant in his original claim claimed a total value of \$18,600.00, and filed with his claim form a letter breaking the claim down. Referring to that letter which is attached to the claim form, the land and buildings at 566 Powell will be \$9,000.00, the land at 16th Avenue and Carnarvon will be \$1,000.00.

I would ask to abandon the accounts receivable in pursuance of the Commissioner's ruling, to reduce the claim for stock and fixtures to \$425.00 for fixtures only, and to reduce the claim for the rice machine and motor to \$250.00.

30 MR. McTAVISH: Your honour, with regard to this, I

once more must make the same objection I made last time. This claim as filed, except the real property, was simply a real property claim with nothing in it at all with regard to chattels, and the form that my friend just read from was not submitted with the original claim, but was submitted on March 20th, and I contend this chattel claim is out of time and should not be allowed now; it is a new claim, an entirely new claim.

10 MR. McMASTER: I wonder if I might see the claim form that was filed with the Commission? (Handed to Mr. McMaster) There is nothing attached to it.

Your honour, I see that the letter which was attached to my claim form is a letter addressed by the claimant, dated November 23, 1947 to Messrs Norris and MacLennan, who filed the claim on behalf of the Committee, and apparently that information was given to the Custodian. I am not sure whether I am mistaken in that or not.

20 MR. McTAVISH: I have this breakdown, your honour, on my file. There is a note on it: "This break-down received March 20, 1948; did not accompany the claim when lodged."

MR. McMASTER: In any event, I would submit this claim was drawn by the claimant without benefit of legal advice, and in view of the fact that he is considerably reducing the claim and the Custodian and Counsel for the Crown are not taken by surprise, that his explanation of the break-down of the value  
30 that he set should be accepted.

THE COMMISSIONER: Well, I am going to take the stand in matters of this kind that the Commissioner will rule on it himself and the evidence will be allowed subject to objection.

DIRECT EXAMINATION BY MR. McMASTER:

10 Q: Now, witness, with respect to the first property on which you are making a claim, 566 Powell Street, did you instruct me to prepare this statement and is that your signature on the statement?

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 as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

20 MR. McMASTER: On behalf of my learned friend, your honour, I would ask to file as Exhibit No. 2 what purports to be a copy of the valuation made by J.R. Reid and Company dated July 18, 1944, for \$4500.00.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: Would my learned friend be good enough to advise the date of sale of the property?

MR. McTAVISH: Sold as of September 26, 1944 to Hans Koch.

MR. McMASTER: At \$5300.00?

MR. McTAVISH: \$5300.00, correct.

30 MR. McMASTER: Would my friend be good enough to advise

as to whether the Custodian had any appraisal at \$5300.00?

MR. McTAVISH: As far as I know, your honour, the only appraisal was the one that has been put in as exhibit No. 2.

MR. McMASTER: Well, I would ask my friend to be good enough to undertake to produce any other appraisal which the Custodian has, if any was made.

10 Referring to Exhibit No. 1, your honour, the property is situated at 566 Powell Street, Vancouver, a store and dwelling suites. On the main floor there are four sections, and that is used as a store. Upstairs there are 14 rooms. There are three toilets and one bathroom upstairs, and a sink in each suite of 2 rooms. The building was a brick building with a tar roof, concrete foundation. The main floor was concrete covered with shiplap and flooring. The walls were all plastered, and upstairs there was paper over the plaster.

20 The downstairs, as stated, was used for store purposes, and the upstairs as apartments. The size of the lot is 25 feet by 120 feet.

The claimant states that he purchased the property in 1928 for \$8250.00. Since that time he put a number of improvements on the property as shown in his form at an estimated cost of \$3150.00. In addition to the improvements he kept the premises up and shows expenditures there for replastering and repairing and for laying linoleum in the halls, and states that he did the

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J. Nishimura  
In Chief

normal necessary repairs each year.

10 He states that the appraisor's report gives a very limited description of the property and his valuation, in the claimant's opinion, is very low. He also states that before selling the premises in September, 1944, the Custodian spent a lot of money from the rent collected on repairs and maintenance. The building was in good condition when the claimant left, so that it must still have been in good condition when sold. He says that he cannot tell from the Custodian's statement how much he spent, but it appears to have been a fairly large quantity. He advises that before evacuation he operated a business in the store on the main floor, lived in four rooms upstairs, and received rents of \$41.00 a month for the rest of the upstairs. After he left, the Custodian apparently got a total rent of \$69.00 per month. The Custodian didn't report the rental arrangements  
20 to the claimant, but the statements indicate that in 1944 the rental was greater.

The claimant states that he is not an expert on land values, but he has heard that by September, 1944, commercial premises and rooming houses in Vancouver were at a premium and very hard to obtain, and having regard to this and to the investment in the building, and the rents, he considers that at least \$9,000.00 would be a fair price.

MR. McTAVISH: Your honour, before my friend goes on,  
30 I find in one of my documents on the file that



there was a further appraisal. There was an appraisal made by the Committee. That would be Mr. Justice Smith's Committee, I presume.

MR. McMASTER: No, that would be the Advisory Committee to the Custodian, because Mr. Justice Smith's Committee just had to do with vessels.

MR. McTAVISH: I thought that he also headed a committee with regard to city properties in Vancouver.

10 MR. McMASTER: It is possible. I am sorry, there was an advisory committee on properties, yes.

MR. McTAVISH: There is no copy of that appraisal in the file, your honour, but it is just a memorandum to the effect that that appraisal was \$5300.00.

THE COMMISSIONER: You had better let Mr. McMaster see it for his information.

MR. McTAVISH: That is all I have on it.

(handed to Mr. McMaster)

MR. McMASTER: Well, I would like to see any written report of that appraisal if the Custodian has one.  
20 He can produce it at a later date.

MR. McTAVISH: Yes.

MR. McMASTER: Q: Witness, are these statements of account which I show to you statements which you received from the Custodian? A: Yes.

MR. McMASTER: There are three sheets showing the registration number of the claimant at the top of each sheet and also his name, and running in date from September 28, 1942 to April 18, 1945. I would like to file those as the next exhibit. Part of  
30 the purpose in filing this, your honour, is to

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In Chief

draw your attention to the fact that the statements appear to be, shall I say, highly inadequate in this respect, that in November, 1942, for instance there were rents collected of \$84.84 and then the statement shows repairs and maintenance \$19.00, commission \$4.05, sundry per rental statement \$17.91.

THE COMMISSIONER: Sundry per what?

MR. McMASTER: Sundry per rental statement. In December,  
10 the next month, it shows rents collected \$51.14, commission \$2.30, Repairs and maintenance \$8.00, Sundry \$32.93. The next month, rent collected \$89.11, commission \$4.00, repairs and maintenance 59¢, sundry \$21.92. Without referring to all the items, in almost every month there is a very large sum for what is described as "sundry" in addition to commissions and in addition to repairs and maintenance. Then in December, 1943, it shows "rents - less disbursements," the rents, apparently,  
20 were \$100.80, disbursements \$47.47. There is no breakdown there. And in the month of April, for instance, the rents are \$74.23 and the disbursements are \$107.37.

Now, I would ask my learned friend to produce or to have the Custodian produce a detailed statement of expenditures of monies collected by rent.

THE COMMISSIONER: Whose statement is that?

MR. McMASTER: This is the Custodian's statement. My  
30 purpose in asking for that -- I haven't any doubt

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In Chief

that it can be accounted for, but it may show, I don't know, a large quantity of money spent by the Custodian out of this man's income from rents on fixing up these premises.

(STATEMENTS MARKED EXHIBIT NO. 3)

10 Q: Now, witness, did you instruct me to prepare this statement with respect to the two vacant lots at the corner of 16th and Carnarvon in Vancouver with respect to which you are making a claim, and is that your signature?

A: Yes.

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

A: Yes.

Q: Yes.

MR. McMASTER: I file that as the next Exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

20 MR. McMASTER: On behalf of my learned friend I file what purport to be two appraisals by J.R. Reid and Company dated April 11, 1944, one covering Lot 13, the other covering Lot 14.

(APPRAISALS MARKED EXHIBIT NO. 5)

MR. McMASTER: These were, as indicated, vacant land, and I don't think I need refer any further to the statement filed on behalf of the claimant.

I would ask my learned friend to admit that in 1944 the assessed value of the Powell Street property, that is, the first property, on the land was \$800.00, on improvements \$5900.00.

30 MR. McTAVISH: That seems to be correct, your honour.

MR. McMASTER: And I would ask my friend to admit that the assessed value of these two lots in 1943 was \$795.00.

MR. McTAVISH: That also appears to be correct, your honour.

MR. McMASTER: Q: Witness, did you instruct me to prepare this statement with regard to your rice mill and with regard to your equipment with respect to which you are making a claim? A: Yes.

10 Q: Would you be good enough to sign it, please?

A: (Witness complies)

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

A: Yes.

MR. McMASTER: I ask to file that statement re personal chattels as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 6)

MR. McMASTER: I would ask my learned friend as to whether any appraisal was made of the rice mill or the other equipment with respect to which a claim is made.

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MR. McTAVISH: There doesn't appear to be any record of any appraisal on the file, your honour.

Mr. McMASTER: If any appraisal was made, I would ask my learned friend to undertake to produce it before the hearings in Vancouver.

MR. McTAVISH: Yes, your honour.

THE COMMISSIONER: Just for the record, I am assuming that you will give your undertaking when it is asked for unless you state otherwise.

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J. Nishimura  
In Chief

MR. McTAVISH: That is correct, your honour.

MR. McMASTER: Referring to the last statement with regard to chattels which was filed, your honour, the details of the chattels claimed are fully set out in that statement, showing the approximate date of purchase, the condition when purchased -- that is, new or used -- the price paid, condition when evacuated, and the estimated value at the date of evacuation. The claimant states that all the

10 above goods and chattels were stored at 566 Powell Street and locked up, that he declared the same in his J.P. form except shelves and display tables, and the Custodian apparently sold two of the display tables as cabinets. He states that in all cases he has estimated a fair sale price, although the goods were worth more to him, and he also advises that he has dropped his claim with regard to his stock as it is so hard to tell from the auction sheets what goods were sold by the Custodian.

20 Referring to the desk with respect to which he is making a claim, he states that it was not damaged when he left, that the only defect in it was that the lock would not work.

Your witness.

MR. McTAVISH: Your honour, it is submitted that the real property was sold for its fair market value. It is submitted that the personal property was all sold for its fair market value. It is further submitted that some of the personal property claimed for were fixtures and were sold by the Custodian

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as such and included as part of the consideration in the sale of the real property.

MR. McMASTER: Would my friend mind identifying those items?

MR. McTAVISH: There are certain shelves claimed for, showcases.

MR. McMASTER: The showcases were sold separately, according to the Claims Analysis.

10 MR. McTAVISH: I am not certain whether it was all the showcases or not, and we are not certain whether all the shelves were sold separately or not.

Your honour, with regard to the two vacant lots, that is purely a question of value, and I won't go any further into that.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, what heating system did you have in that Powell Street property?

20 A: There was no central heating system, it was by stove.

Q: On the second floor, did you have a stove in each room?

A: For two rooms -- every two rooms had one stove.

Q: And did you have chimneys leading from those stoves into a central chimney -- excuse me, stove pipes leading from those stoves into a central chimney?

A: Five chimneys.

Q: Were these all across a hallway from the rooms?

A: They went from the hallway up to the roof.

30 Q: How many baths were there on the second floor?

A: Two baths.

Q: Were these connected with hot and cold water?

A: They were fitted for hot and cold water, but they weren't used because the Japanese went to private baths.

Q: You had done no repairs on the building since 1929, is that correct?

A: I did small repairs to the extent of ten or twenty dollars a year.

10 Q: Except for the constructing of an office, all the major repairs were carried out in 1929?

A: Yes, in 1929.

MR. McTAVISH: Your honour, with regard to the personal chattels, the rice mill, cleaning machine, pulleys, elevators, 7 H.P. motor, etc., which are claimed at \$250.00, the motor was sold for \$50.00, and the mill was sold for a further \$50.00; shelves were sold for \$65.00, the claimant claims \$100.00 --

20 that is one of the items I feel must have been partially included as fixtures -- display tables, \$30.00 claimed, sold for \$1.05; 3 wooden counters, for which \$45.00 is claimed, were sold for \$3.00; Toledo scales, for which \$125.00 is claimed, were sold for \$14.00; showcase, for which \$50.00 is claimed, were sold for \$1.00; National cash register, for which \$35.00 is claimed, was sold for \$9.00; a desk and chair, for which \$25.00 is claimed, was sold for \$16.50, and a filing cabinet, for which \$30.00 is claimed, was sold for \$20.50.

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That is all, your honour, it seems to be a

question of value in every case here.

MR. McMASTER: I just want to make sure whether I asked my friend if he had any appraisal on that equipment. I think you undertook to provide me with one?

MR. McTAVISH: Yes, I undertook to get one.

MR. McMASTER: No question.

THE COMMISSIONER: Thank you, witness.

(Witness aside)

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(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.

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

*M. M. Colquhoun*

M.M. Colquhoun,  
Sub-Commissioner.

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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

8834

*Vernon*

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

(1) NAME Nishimura Jutaro (RCMP) Reg. No. 10156  
(Print) Surname Given Name

(2) Pre-Evacuation Address 566 Powell Street Vancouver B. C.

(3) Present Address R.R. #2 Coldstream Ranch, Vernon B. C.

(4) REAL ESTATE

(a) Street Address (if any) 566 Powell Street, Vancouver B. C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

LOT. 13 BLK. 53 D. L. 196

/Corner of 16th Avenue and Carnovan Street Vancouver, B. C.

LOT. 14 BLK. 118 D.L. 540

LOT. 13 BLK. 118 D. L. 540

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

- (i) ~~Farm~~
- (ii) ~~Residence~~ Type of business General Merchant (upstairs rooming house)
- (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 - - - - - \$ \_\_\_\_\_

(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) - - - - - \$ 18600.00

(v) Amount at which Custodian sold property and credited your account - - \$ 7124.48

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 11475.52

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation  
566 Powell Street Vancouver B. C.

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

(c) How stored or packed at time of evacuation  
put in a room and heavily boarded up.

(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.  | _____ | 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) - - - - - \$ 11,473.52

- (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

Kamloops

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, JUTARO NISHIMURA  
 of VERNON, B.C.

of the RR 2  
 in the COUNTY OF YALE

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 COLUMBIA )  
 this 22<sup>nd</sup> day of NOVEMBER )  
 A.D. 1947. Stanardson )

Jutaro Nishimura

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.

TUTARO NISHIMURA  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

10156  
Reg. No.

566 Powell St.  
Vancouver B.C.

Type of Premises  
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

Store &  
dwelling suites

main floor 4 sections  
Upstairs 14 rooms.  
3+ toilets & 1 bathroom  
upstairs  
Suite in each suite of two rooms.

Brick Building  
Tar Roof  
Concrete Foundation  
main floor concrete covered  
with sheplap & flooring  
Walls all plastered over  
upstairs plastered over  
Improvements made by Claimant

Store main floor  
Apartments  
Upstairs

25' x 120'

Land &  
Building  
only

1928

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business  
District

\$8250<sup>00</sup>

Putting in sky-lights & retaining roof	1929	650 <sup>00</sup>
Putting in concrete floor main floor	"	700 <sup>00</sup>
Covering floor sheplap & flooring	"	250 <sup>00</sup>
Putting in siding on walls main floor	"	100 <sup>00</sup>
Installing drainage pipe	"	100 <sup>00</sup>
Constructing garage 25' x 25'	"	250 <sup>00</sup>
Reconverting upstairs into 6 apartments & installing sinks and plumbing	"	100 <sup>00</sup>
Constructing two stock rooms	"	300 <sup>00</sup>
Constructing office & reception room	1937	700 <sup>00</sup>
		<u>\$3150<sup>00</sup></u>

At least  
\$9000<sup>00</sup>

Comments re upkeep of premises:

Replastering and repapering 1929 \$500<sup>00</sup>  
Laying linoleum in Halls 1929 40<sup>00</sup>  
Did normal necessary repairs each year.

1944 Assessment	
Land	800.00
Improvts.	5900.00
	<u>\$6700.00</u>

Comments re Appraiser's report not covered above:

The appraiser's report gives a very limited description of the property and his valuation is in my opinion very low. Before selling the premises in sept of 1944 the custodian spent a lot of the rent collected on repairs and maintenance. The building was in good condition when I left so that it must still have been in good condition when sold. I cannot tell from the custodian's statements how much he spent but it appears to have been a large quantity.

Before evacuation I operated a business in the store on the main floor, and received rentals of \$41<sup>00</sup> per month for the rest of the upstairs. After I left the custodian apparently got a total rental of \$69<sup>00</sup> per month. He didn't report the rental arrangements to me but his statements indicate that in 1944 the rental was greater.

I am not an expert on land values but I have heard that by Sept. 1944 commercial premises and rooming houses in Vancouver were at a premium and very hard to obtain. Having regard to this and to my investment in the building & the rents I consider at least \$9000<sup>00</sup> to be a fair price.

SIGNATURE

J. Nishimura

EXHIBIT NO. 214-1  
DATE 2d April 1948  
FILLED BY Claimant.

4a

J. R. REID  
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET  
VANCOUVER, CANADA

July 18, 1944.

No. 206

566 Powell St.

This property comprises a 25 ft. lot on which is erected a 2 storey brick building with no basement.

The main floor has store front and is now used for storage. Toilet at rear.

Stair from street leads to second floor which comprises 14 rooms - 1 bath, 2 toilet.

Valuation \$4500.



EXHIBIT No. 214-2  
DATE 28 April 1948  
FILLED BY Claimant on behalf  
of Crown

J. NISHIMURA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	September 28	Mrs. T. M. Grant - rent Sept 10	\$	\$ 13.00	
		Mrs. W. Jeske - rent due Sept 1		11.00	
		W. Stewart - rent due Sept 16		11.00	
		Mrs. R. Webster - rent due Sept 11		11.00	
		G. Satori - rent due Oct 14		24.00	
		J. Nishimura - cash		25.00	
		Insurance Premium	21.25		
		Water rates to July 6	22.00		
		Mrs. T. N. Grant wages Sept 5-115			
		caretaking	2.93		
		Commission	4.75		
	October 23	Oct. 10 - Mrs. T. N. Grant - rent		13.00	
		Oct. 22 - Mrs. L. Salo - rent		11.00	
		Oct. 1 - Mrs. W. Jeske - rent		11.00	
		Oct 16 - W. Stewart - rent		11.00	
		Oct. 11 - Mrs. R. Webster - rent		11.00	
		Mrs. T. N. Grant - wages to Sept 30	4.00		
		Del Sproul - decorating	37.50 ✓		
		Mrs. T. N. Grant wages to Oct 15	4.00		
		Light	8.06		
		Commission	2.85		
	November 28	Rents collected		84.84	
		Commission	4.05 ✓		
		Repairs & Maintenance	19.00 ✓		
		Sundry per rental statement	? 17.91		
	December 23	Rents collected		51.14	
		Commission	2.30		
		Repairs & Maintenance	8.00 ✓		
		Sundry	? 32.93		
1943	January 26	Rent collected		89.11	
		Commission	4.00		
		Repairs & Maintenance	.59 ✓		
		Sundry	? 21.92		
	February 25	Rent collected		72.32	
		Commission	3.40		
		Repairs & Maintenance	17.15 ✓		
		Sundry	? 18.38		

COPY

File No. 8834  
Reg. No. 10156Jutaro NISHIMURA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 November 26	Balance brought forward	\$	\$ 163.39	
December 29	Rents - less disbursements	? 47.47	100.80	
1944 January 26	Rents - less disbursements	? 49.32	78.32	
February 25	Rents - less disbursements	? 52.36	76.19	
March 15	Insurance premium	8.50		
March 25	Rents - less disbursements	? 57.28	50.43	
April 24	Rents - less disbursements	? 107.37	74.23	
April 28	Credit re sale of property		535.54	
May 26	Rents - less disbursements	? 71.52	89.49	
June 26	Rents - less disbursements	? 64.27	51.31	
June 27	1944 taxes - City of Vancouver	190.60		
		<hr/>	<hr/>	
		\$ 648.69	\$1,219.70	

CR \$ 571.01

Jutaro NISHIMURA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 June 27	Balance as per statement sent	\$	\$ 571.01	
July 24	Rents collected	7	90.05	
	Disbursements	43.28		
August 23	Rents collected		63.45	
	Disbursements	7 42.01		
September 26	Fire Insurance premium	35.10		
	Balance rents to date (nett)		69.44	
	<u>Credit re Sale of Property</u>		5,104.17	
November 22	Proceeds Auction Sale		219.25	
November 27	Insurance Premium	35.59		
December 4	Proceeds Auction Sale		302.67	
December 18	Proceeds Auction Sale		32.18	
1945 January 8	Proceeds Auction Sale		7.39	
February 7	Proceeds Auction Sale		6.66	
March 1	Proceeds Auction Sale		23.69	
March 2	Cheque to you	3,000.00		
March 12	Ohashi - claim paid		182.40	
	Proceeds Auction Sale		1.28	
March 29	Killam & Shakespeare re sale of stock Van. Shoya Mfg. Co.		120.00	
April 10	Proceeds Auction Sale		31.97	
April 18	Proceeds Auction Sale		40.29	
		<u>\$3,155.98</u>	<u>\$6,865.90</u>	

CR \$ 3,709.92



EXHIBIT No. 214-3  
DATE 28 April 1948  
FILLED BY Claimant

Balance	Credit	Debit	Particulars	Date
			Balance on hand	June 30
				July 31
				August 31
				September 30
				October 31
				November 30
				December 31
				January 31
				February 28
				March 31
				April 30
				May 31
				June 30
				July 31
				August 31
				September 30
				October 31
				November 30
				December 31
				January 31
				February 28
				March 31
				April 30
				May 31
				June 30
				July 31
				August 31
				September 30
				October 31
				November 30
				December 31

TUTARO NISHIMURA  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

10156  
Reg. No.

Northwest corner 16<sup>th</sup> Avenue & Cassman  
Vancouver B.C.

Type of Premises  
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

2 vacant lots  
134.14 / 118 / 5-40

n/a

n/a

vacant

33' x 120

about

33' x 120

1926

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

new residential  
development

\$800<sup>00</sup>

Spent 200<sup>00</sup> clearing about  
1926 or 27

\$1000<sup>00</sup>

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

I had intended building a home on these lands just before evacuation but had to abandon the plan.

This area was beginning to develop as a residential district ~~at that time~~ believe by April 1944 when the lots were sold the district had developed considerably.

1943 assessed value \$795<sup>00</sup>

J Nishimura  
SIGNATURE

EXHIBIT No. 214-4  
DATE 28 April 1948  
FILLED BY Claimant

44/5

J. R. REID  
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET  
VANCOUVER, CANADA

April 11th, 1944

#384

Lot 13/118/540

This vacant uncleared lot ( 33 X 120 to lane ) is the northwest corner of 16th Avenue and Carnarvan Street. It is situated in an area of a few scattered low priced homes of the small type.

VALUATION      \$300.00

ENTRANCE NO. 214-5  
DATE 28 February 1948  
FILLED BY Claimant - on behalf of crown

HC

J. R. REID  
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET  
VANCOUVER, CANADA

April 11th, 1944

#385

Lot 14/118/540

This vacant uncleared lot ( 33 X 120 to lane ) is the lot next to the northwest 33ft. corner of 16th Avenue and Carnarvon Street and the area is similar to #384

VALUATION \$225.00

*[Handwritten signature]*

EXHIBIT NO. 214-5  
 DATE 21 April 1948  
 FILLED BY Claimant on behalf of crown.

JUTARO NISHAMURA  
(Claimant's Name)

PERSONAL CHATTELS

10156  
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
Rice mill - cleaning machine Spullies, elevators & buckets 7 H.P. motor, Bolts & 2 bins	1938	new	\$525 <sup>00</sup> plus 120 <sup>00</sup> installation	good	\$250 <sup>00</sup>
Shelves	1929	new	300 <sup>00</sup>	Good	\$100 <sup>00</sup>
3 Display tables	1929	"	30 <sup>00</sup>	good	30 <sup>00</sup>
3 wooden counters 3'x8'	1929	"	90 <sup>00</sup>	good	45 <sup>00</sup>
Toledo Scales 30 lb capacity	1937	"	175 <sup>00</sup>	good	125 <sup>00</sup>
Showcase 3' x 8' (glass)	1929	used	75 <sup>00</sup>	good	50 <sup>00</sup>
National Cash register	Don't recall	used	70 <sup>00</sup>	good	35 <sup>00</sup>
Desk + chair	1935	new	30 <sup>00</sup>	good	25 <sup>00</sup>
Filing cabinet	1935	used	45 <sup>00</sup>	good	30 <sup>00</sup>

Description of Storage of Goods:

All above goods & chattels stored at 566 Powell St. and locked up. I declared same in my J.P. form except shelves & display tables. The custodian apparently sold two of the display tables as cabinets.

General Statement as to Chattels not Described above:

In all cases I have estimated a fair sale price ~~although~~ the goods were worth more to me.

I have dropped my claim with regard to my stock as it is so hard to tell from the auction sheets what goods were sold by the custodian.

My desk was not damaged when I left. The only defect in it was that the lock would not work.

J. Nishimura  
SIGNATURE

EXHIBIT NO. 214-6  
DATE 28 April 1948  
FILLED BY Claimant.