Name of Claimant NISHIMURA, Jujiro decd.
NISHIMURA, Naka

Case 216

Custodian File
9341, 7098

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
4350	217.50 25.00										242.50

PERSONAL PROPERTY								
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	
475	118.75							118.75

NETS					
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								Special	15.00
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
240.00	128.30	38.49	53.45%	25.00	13.36				51.85

TOTAL RECOMMENDATION	428.10

1540

CLAIM NO: 216

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.

April 29, 1948

IN THE MATTER OF THE CLAIM OF

NAKA NISHIMURA

PROCEEDINGS AT HEARING

Original

CASE NO: 216

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)

10 Vernon, B.C.

April 29, 1948

IN THE MATTER OF THE CLAIM OF

NAKA NISHIMURA

PROCEEDINGS AT HEARING

20 APPEARANCES:

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

T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. McMASTER: The case of Mrs. Naka Nishimura. I believe the son is giving evidence in this case.

SABURO NISHIMURA, a witness called on behalf of the claimant, being first duly sworn, testified as follows:

MR. McTAVISH: Before this case is heard, I think I should make an objection to the case going in. It is made by the widow and a mother on behalf of the husband's and son's real property and personal property. Letters of Administration, I understand, are being taken out by the Official Administrator. My contention is that this claim shouldn't be heard because the claimant has no status to make a claim.

MR. McMASTER: Your honour, frankly, I am surprised at the Crown raising such an objection in proceedings of this nature.

The situation is this: The real property was registered in the joint names of Jujiro Nishimura and Ichiro Nishimura. Jujiro Nishimura is the deceased husband of the claimant, and Ichiro Nishimura is the deceased son of the claimant. I understand that the son died shortly after evacuation and that the husband has since died. I believe that administration of the son's estate has already been taken out by the Official Administrator, and that administration to the husband's estate is in the process of going through the hands of the Official Administrator. The claimant herself would be the beneficiary of half of the son's estate under our administration laws inasmuch as

I am advised that there was no will, and she would be entitled to a third of the estate of the deceased husband under our administration laws; the other children would be entitled to a share.

I am prepared to undertake to file the consent of all beneficiaries to the monies being paid either to the Official Administrator, or, if the estate has been wound up, to the mother on their behalf. I wasn't aware of this situation until I came up to Vernon, but I would ask leave to proceed subject to filing the consent of the Official Administrator.

THE COMMISSIONER: Leave to proceed granted, subject to the objection.

MR. McMASTER: With respect to the claim in this case, your honour, I would ask leave to amend it. As to the face of the claim, they have shown the fixtures and chattels on the face of it, which obviously should be shown on the back, so that the real property is for $8,000.00, the credit from the Custodian on the sale of the real property should be $4350.00, making a net real property claim of $3650.00. On the back of the claim form, I would ask to amend the total chattel claim. To deal with the following items, Chevrolet one-half ton truck, $600.00, Willy's one-half ton panel delivery truck, $450.00, equipment, equipment, $640.00, making a total of $1690.00, which goods the Custodian sold for $653.30.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did your mother request that you appear today and give evidence on her behalf with respect to these matters? A: Yes.

Q: Did you instruct me to prepare this statement concerning the real estate that is the subject of this claim, and is this your signature on it?

A: That is right.

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

10

A: That is right.

Q: And in giving the information to me to prepare this form on your behalf, did you consult with your mother with respect to the matters contained therein?

A: Yes, that is right.

MR. McMASTER: I would ask to file that statement as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Does my friend have an appraisal he would like to have filed?

20

MR. McTAVISH: I have two appraisals here, your honour.

MR. McMASTER: I file on behalf of my learned friend what purports to be two appraisals, both by Johnson, Reeve and Watson, both dated July 19, 1943 with respect to lots 14 and 15, respectively, which are the parcels referred to in Exhibit No. 1.

(APPRAISALS MARKED EXHIBIT NO. 2)

MR. McMASTER: I might refer to Exhibit No. 1, your honour. The properties are known as 9180 and 9182 Hudson Street, Vancouver. 9180 is a one and

30

a half storey frame house with a one storey addition. There are three rooms on the third floor and three rooms on the second floor. In addition to the house there is a one-storey frame building with two rooms in it which was used prior to evacuation as a warehouse and rice mill, and there is also a three-car garage on the premises at 9180.

The premises at 9182 Hudson Street have a one-storey frame store, twenty-two feet by sixty feet, with an addition of twenty-two feet by twenty-two feet, concrete foundations, siding exterior, composition roof, and the interior is lined with V-joint. In that building there are five rooms behind the shop, one sink and one toilet. That was used by the claimant as a store premises.

I might say, your honour, the reason for setting these up together is that the properties were used together. The warehouse and rice mill on the other property was used in conjunction with the store on the property at 9182 Hudson Street.

The claimant states that the property was purchased by his father on September 18, 1929 for $2700.00 for both lots, and at the time of purchase there was a one and a half storey dwelling on the property. In 1929 his father reconstructed the dwelling and built two additions to the house 6 feet by 14 feet and 12 feet by 20½ feet. In that year he built the warehouse as shown in the statement, and built the garage as shown in the statement. Also in 1929 he tore down the old building

that was on 9182 Hudson, and re-erected the store building with the additions.

The claimant draws attention to the fact that the linoleum valued by the claimant at $135.00 was sold with the premises.

The claimant states that he has no personal knowledge of the cost; his father told him before his death that the premises cost him $10,000.00 including the purchase price.

10 The claimant states that all buildings were kept in good repair as indicated in the appraisor's report.

Then the claimant -- or this witness -- states in this statement: "We rented the dwelling on 9180 for $27.50 per month. My family operated a large general store in the store on 9182. We lived in the five rooms at the back. We used the warehouse on 9180 as a storehouse and rice mill and parked our two delivery trucks in the garage.
20 When we evacuated, we rented the living portion of the store to a Mr. Engen at a very low rental, $14.00 per month, as he undertook to look after the premises. While he had a lease 'for the duration' we are certain that he would cooperate in getting out of the place if the place was sold." In any event, in fact, the witness believes that he did give up the possession to the purchaser.

The witness states: "I think the appraisor under-estimates the commercial value of these
30 premises. The other stores in our block as well

as ours did a good business. The trade is largely with fishermen and the store is near the river." He states, "We think that the two parcels should have been appraised as one parcel as the warehouse and garage were necessary to the store and have little value to the dwelling. In fact, the two properties were sold to the same purchaser, but at different dates, June, 1944 and November, 1944." The witness states that, sold as one parcel at the
10 same time, they should have brought a better price. He states that his mother considers that a fair price at the date of sale would have been $8,000.00

Q: Witness, did you instruct me -- I am sorry, before I refer to that: I produce to you an agreement for sale dated September 18, 1929 between Lancelot William Noel Harvey and Jujiro Nishimura. Is that the agreement for purchase that your father entered into with respect to the premises that your claim refers to? A: That is right.

20 MR. McMASTER: I produce that to my learned friend. I don't think I need to file it if he is satisfied with it. It is just to confirm, your honour, the price referred to in the statement. The agreement is dated, as stated, between the said parties for Lots 14 and 15, the subject matter of the claim, and the consideration is expressed to be $2700.00.

THE COMMISSIONER: Does Harvey happen to be a bank clerk?

MR. McMASTER: Bank teller, yes.

30 Q: Now, witness, did you instruct me to draw this

statement with respect to the automobiles that your mother has made a claim for?

A: Yes.

Q: Is that your signature on the statement?

A: That is right.

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

A: That is right.

MR. McMASTER: I would ask to file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. McMASTER: Referring to Exhibit 3, your honour, it defines the two trucks claimed for and shows the condition. The witness shows the cost price as far as he has been able to ascertain it. The trucks were handed to the R.C.M.P. and the witness states that his father kept the trucks in good mechanical repair. "As appears on the R.C.M.P. reports, they had relatively small mileage on them and I know my father considered them to have a better market value than is shown above as he made a list of his chattels when leaving Vancouver and put a higher value on them." He states that he checked with local dealers to ascertain the approximate cost price in the respective years of purchase.

Q: Witness, I produce to you an R.C.M.P. report. There are two of them, one referring to a Chevrolet truck and the other to a Willy's panel truck. Are those the receipts which were given for the

two trucks now claimed?

A: That is right.

MR. McMASTER: I want to file these two receipts as the next exhibit: Royal Canadian Mounted Police receipt dated March 9, 1942 for the Chevrolet truck, which shows the mileage to be 28,789, and with respect to which it is stated "condition appears good;" the other receipt dated March 9, 1942 with respect to the Willy's panel truck shows the sppedometer reading at 26,941 and states the condition appears good.

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(R.C.M.P. RECEIPTS MARKED EXHIBIT NO. 4)

Q: Now, witness, did you instruct me to prepare this statement with regard to certain equipment with respect to which your mother is making a claim and is that your signature on the statement?

A: That is right, yes.

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

20

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 5)

MR. McMASTER: I would ask my learned friend to advise me as to whether any appraisal was made of the chattels referred to in the statement just filed, that is, the National cash register, the Toledo scales, the counter, the rich machine and attachments, and the 5 H.P. motor.

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MR. McTAVISH: I have been unable to find any appraisal

on the file, your honour.

MR. McMASTER: I would ask my friend, then, if any appraisal was made, to undertake to produce the same before the hearings in Vancouver.

MR. McTAVISH: Yes.

MR. McMASTER: Now, referring to the last exhibit, it defines those items of equipment just referred to and shows the father's estimate of market value; he doesn't show the cost price. Then he puts his own estimate at the right-hand column. He states that all of them were left in the store and were sold by the Custodian and the claimant says that he obtained the information as to the date of purchase from his mother. His father left a list of equipment with his estimate of value as shown above. "Due to the lack of knowledge of the market value of these chattels on the part of my mother and myself, we have reduced the estimates of my father in the manner shown above." For instance, the father in his memorandum that he left had shown the market value of the cash register at $75.00, and the claimant has reduced it to $50.00, and so on down the line.

The claimant draws attention to the fact that a large quantity of stock-in-trade was sold by the Custodian, but as his father left no inventory of this, and they do not know the cost prices, his mother has made no claim for these.

I would ask my learned friend to admit that the assessed value of the two properties of land

were, respectively, on the lots $780.00 and on the improvements $1850.00 on the one parcel, and on the land $950.00 and on the improvements $1800.00 on the other parcel.

MR. McTAVISH: That is correct, your honour.

MR. McMASTER: Your witness.

MR. McTAVISH: It is submitted, your honour, that the claimant was not the owner of the real property nor the personal property for which she claims, nor is she the personal representative of the former owner, that she therefore has no status to present any claim. It is submitted, your honour, that the real property was sold for its fair market value. It is submitted that the personal property was sold for its fair market value. It is submitted that the two trucks were sold for their fair market value.

With regard to the personal property, your honour, Exhibit 2 shows the appraisal of 9182 Hudson Street to have been $2500, the assessed value was $2750.00 and it was sold for the appraised value of $2500.00.

MR. McMASTER: What date?

MR. McTAVISH: The date of sale?

MR. McMASTER: Yes.

MR. McTAVISH: June 9, 1944 for the 9182 Hudson Street property; October 12, 1944 for 9180 Hudson Street.

For 9180 Hudson Street, the assessed value was $2630.00. It was appraised at $1500.00, sold for $1850.00.

With regard to the real property, your honour, it is purely a question of value.

I would like to put in, your honour, two extracts from appraisal list submitted to the Custodian by McDermott Motors Limited giving their appraised price on the two trucks.

MR. McMASTER: Subject to my friend proving them, your honour.

(APPRAISALS MARKED EXHIBIT NO. 6)

10 MR. McTAVISH: Referring to the last exhibit, your honour, Exhibit 6, the Willy's truck claimed for was sold at $275.00 and appraised at $275.00. The claim on that truck is $450.00. The Chevrolet truck claimed for was appraised at $235.00 and sold at $200.00, and the claim on that truck is $600.00.

Once more, your honour, it is purely a question of value.

With regard to the personal property claimed for, your honour, the National cash register, for
20 which $50.00 is claimed, was sold for $27.00; Toledo scales, for which $65.00 is claimed, was sold for $24.00; 29 foot counter, for which $25.00 is claimed, was sold for $2.30; rice machine and attachments, for which $400.00 is claimed, was sold for $50.00; and the 5 H.P. motor, for which $100.00 is claimed, was sold for $75.00

CROSS EXAMINATION BY MR. McTAVISH:

Q: How old are you, witness? A: Pardon?

30 Q: How old are you? A: Right now, 22.

Q: 22? A: Yes.

Q: And all values shown here are just your recollection of the values your father placed on everything? A: Yes.

MR. McTAVISH: That is all, your honour.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, you did make some inquiries with regard to the purchase price of the trucks, did you, from local dealers? A: Yes.

10 MR. McMASTER: I would ask my friend if he would be good enough to advise to whom the trucks were sold by the Custodian.

MR. McTAVISH: The Willy's truck, your honour, was sold to Pioneer Equipment, and the other truck appears to have been sold to Johnson Motors Limited.

MR. McMASTER: Would my friend admit that both of those are dealers in trucks?

MR. McTAVISH: I am not at all certain about Pioneer Equipment, your honour; Johnson Motor Company

20 Limited is a dealer in motors and trucks.

MR. McMASTER: I would ask my learned friend to produce to me before the hearings in Vancouver any tenders that they had with respect to this property, and also a copy of any advertisements advertising the sale of them -- I am referring to the real property in this case -- and if my friend would at the same time advise me as to whether the properties were sold to persons who tendered on the property pursuant to advertisements calling

30 for tenders, or whether the purchase was made by

these persons under other arrangements. I would appreciate it if he would do that. That is all.

Just one other point:

Q: Witness, you said in your examination in chief that you consulted with your mother in regard to the values placed on these various items?

THE COMMISSIONER: Yes, he stated that.

A: Yes.

(Witness aside)

10 (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 an accurate record of the evidence adduced before me.

M.M. Colquhoun
"M.M. Colquhoun"
Sub-Commissioner.

20

30

CASE No 216

NOV 27 1947

NOTIFIED

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

7098

Kamloops
Vernon

5

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

(1) NAME (MRS.) NISHIMURA, NAKA (FEMALE) (RCMP) Reg. No. 04778
(Print) Surname — Given Name

(2) Pre-Evacuation Address 9182 HUDSON ST., VANCOUVER, B.C.

(3) Present Address C/o COLDSTREAM RANCH, VERNON, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 9182 AND 9180 HUDSON ST., VANCOUVER, B.C.
City or Municipality, Province

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

No. 1 9182 HUDSON ST. LOT 14 BLOCK 2 BLOCK "Y" DISTRICT LOT 318 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3069

No. 2 9180 HUDSON ST. LOT 15 BLOCK 2 BLOCK "Y" DISTRICT LOT 318 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3069

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

(i) ~~Farm~~
(ii) Residence No. 2 Type of business GENERAL MERCHANDISE
(iii) Business No. 1
(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.) NEXT OF KIN (CLOSEST RELATIVE) TO JUJIRO NISHIMURA AND ICHIRO NISHIMURA JOINT TENANTS BOTH DECEASED

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

(i) Land - - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - - $ 8000.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) (FIXTURES AND CHATTELS) - - $ 850.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 8850.00 8000

(v) Amount at which Custodian sold property and credited your account - - $ 5035.84 4350

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3814.16 3650

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
9180 AND 9182 HUDSON ST., VANCOUVER, B.C.

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

(c) How stored or packed at time of evacuation SMALL ARTICLES WERE ALL PACKED IN WOODEN BOXES

(over)

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

IN NO ONE'S CARE

TRUCKS ONLY LEFT IN CARE OF R.C.M.P

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

1. CHEVROLET 1½ TON TRUCK Estimated Value $ 600.00
2. WILLY'S ½ TON PANEL DELIVERY TRUCK Estimated Value $ 450.00
3. LINOLEUM Estimated Value $ 135.00
4. DRESSER Estimated Value $ 20.00
5. KITCHEN CUPBOARDS Estimated Value $ 50.00
6. DINING ROOM TABLES Estimated Value $ 15.00
7. HEATER Estimated Value $ 15.00
8. Estimated Value $
9. Estimated Value $
10. Estimated Value $

LESS AMOUNT CREDITED FROM CUSTODIAN TOTAL CLAIM FOR PROPERTY LOSS $ 810.00

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) - $ 4624.16

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

VERNON PREFERRED KAMLOOPS IF NECESARY

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

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, NAKA NISHIMURA of the DISTRICT of COLDSTREAM, VIA 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 COLUMBIA)
this 22nd day of NOVEMBER)
A.D. 1947. [signature])

Notary Public in & for the Province of British Columbia

A Commissioner &c.

Naka Nishimura

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.

NAKA NISHIMURA ~~PERSONAL~~ ON BEHALF OF THE ESTATES OF { JUJIRO NISHIMURA, ICHIRO NISHIMURA
(Claimant's Name)

REAL ESTATE
(Other than farm)

04778
Reg. No.

9180 ~~& 9182~~ Hudson 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
9180 1½ storey frame house 20'6" x 24' with 1 storey additions 6'x14' + 12'x20'6"	3 rooms 1st floor, 3 rooms 2nd floor	Concrete blocks, siding & V-joint inside.	Dwelling	33' x 96'	1½ storey dwelling on property	Sept 18/29
1 storey frame building 16'6" x 32'	2 rooms	Frame on concrete blocks	Warehouse & rice mill			
Garage (3 car) 22' x 36'		Concrete floor, sheet metal walls, corrugated iron roof & sheet metal sliding doors	Garage			

see below N.B.

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Business	$2700.00 (for ~~both~~ lots + ~~adjacent lot~~ with old building on it)	9180 In 1929 Reconstructed dwelling & Built two additions to the house 6'x14' + 12'x20'6" Built warehouse as shown above Built garage as shown above.	$8000.00
Warpole (Between Interurban tracks + Sea Island Bridge)		9182 In 1929 Tore down old building and erected buildings shown opposite N.B. Linoleum valued by us at $135.00 was sold with the premises.	I have no personal knowledge of the cost. My father told me before his death that the premises cost him $10,000 including the purchase price.

Comments re upkeep of premises:

NB. 9182 1 storey frame store 22'x60' with addition 22'x22' Concrete foundation. Siding exterior Composition roof. Interior lined with V-joint. — 5 rooms behind shop, 1 sink, 1 toilet

All buildings kept in good repair as indicated in the appraisers report.

Comments re Appraiser's report not covered above:

We rented the dwelling on 9180 for $27.50 per mo. My family operated a large general store in the store on 9182. We lived on the 5 rooms at the back. We used the warehouse on 9180 as a storehouse & rice mill and parked our two delivery trucks in the garage.

When we evacuated we rented the living portion of the store to a Mr Engen at a very low rental ($14.00 per mo.) as he undertook to look after the premises. While he had a lease "for the duration" we are certain that he would cooperate in getting out if the place was sold. In fact I believe he gave up possession to the purchasers.

I think the appraiser underestimates the commercial value of these premises. The other stores in our block, as well as ours, did a good business. The trade is largely with fishermen and the store was near the River.

We think that the two parcels should have been appraised as one parcel as the warehouse and garage were necessary to the store and of little value to the dwelling. In fact the two properties were sold to the same purchasers but at different dates (June/44 & Nov/44). Sold as one parcel at the same time they should have brought a better price.

My mother considers that a fair price at the date of sale would have been $8000.00

S. Nishimura
SIGNATURE

EXHIBIT No. 216-1
DATE 29 April '48
FILLED BY
Claimant

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

NO. 1

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 9341/3714

Dear Sir:

Catalogue No. 121
Lot 14 Block 2"Y" D. L. 318
9182 Hudson Street

We have inspected this property and beg to report as follows:-

Location In the Marpole district on the main street leading to the bridges to Sea Island and Lulu Island. There is a minor shopping centre a short distance north of this property near the Electric Railway Station but south of the Railway tracks there are only a few small shops, which do not seem at all prosperous.

Land 33' x 96' (approx) at North east corner of 76th Avenue.

Building 1 storey frame store and rooms 22' x 60' with addition 22' x 22'. Concrete foundation. Siding exterior. Composition roofs. Floors well ventilated. Interior lined V-joint. Electric wiring in conduit. 5 rooms behind shop. 1 sink, lw.c.

Condition Good.

Rent $14. per month on lease for duration of war, to Norwegian sailor, now shipyard worker.

City Assessment $2,750 (Land $950, Building $1,800)

Taxes $92.50

Appraisal The rent is only sufficient to cover taxes, insurance, water rates and cost of collection with a very small surplus. The lease prevents obtaining a proper rent for the shop, which is a good one. A purchaser would probably require possession and lease may prevent sale for occupancy except to a buyer willing to speculate on the future at a low price.

We would not recommend sacrificing the property, and are of the opinion that the fair value is $2,500.

Yours faithfully,

JOHNSON, REEVE & WATSON
per Dee Reeve

EXHIBIT No. 216-2
DATE 29 April 1948
FILLED BY Claimant on behalf of Crown

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

2
3714

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

The Custodian's Office,
Vancouver, B.C.

19th July, 1943.

File No. 9341/3714

Dear Sir:

Catalogue No. 120
Lot 15 Block 2 "Y" D.L. 318
9180 Hudson Street.

We have inspected this property and beg to report as follows:-

Location In the Marpole district on the main street leading to the bridges to Sea Island and Lulu Island. There is a minor shopping centre a short distance north of this property near the Electric Railway Station but south of the Railway tracks there are only a few small shops which do not seem at all prosperous.

Land 33 ft. lot about 96 feet long, on the east side of Hudson Street opposite the Eburne Saw Mill yards.

Buildings (1) 1½ storey frame house on street line 20'6" x 24' with 1 storey additions 6' x 14' and 12' x 20'6". Concrete blocks. Siding walls. Shingle roof. 1st floor 3 rooms. 2nd floor, 3 small rooms with lowsloped ceilings. Occupied by 2 tenants. 2 sinks, 2 hot water tanks, 1 w.c. No plaster - ceilings and walls lined with V-joint.

(2) 1 storey frame building (locked) 16'6" x 32' on concrete blocks.

(3) Garage 22' x 26' concrete floor, sheet metal walls, corrugated iron roof, sheet metal sliding doors. Rough but serviceable. Used for storage of sawdust, etc.

Condition Old and depreciated but fairly good interior of house.

Rent $27.50

City Assessment $2,630 (Land $780 Buildings $1,850)

Taxes $85.25

Appraisal We are of the opinion that the market value of this property is $1,500.

Yours faithfully,
JOHNSON, REEVE & WATSON
per

EXHIBIT No. 216-2
DATE 29 April 1948
FILLED BY Claimant on behalf of Crown

NAKA NISHIMURA on behalf of the Estates of {Fujino Nishihara / Ichiro Nishihara}
(Claimant's Name)

PERSONAL CHATTELS

04778
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
1934 Chevrolet 1 1/2 ton truck	1934	New	as far as I can find out $1300.00	Good condition	600.00
1937 WILLY's 1/2 ton Panel delivery	1937	new	as far as I can find out about $1100.00	Good condition	450.00

Description of Storage of Goods:

Handed to R.C.M.P.

EXHIBIT No.
DATE
FILED BY

General Statement ~~as to Chattels not Described above~~: My father kept the trucks in good mechanical repair. As appears on the R.C.M.P. reports they had relatively small mileage on them and I know my father considered them to have a better market value than is shown above as he made a list of his chattels when leaving Vancouver and put a higher value on them.

Additional Comments, if any:

I checked with local dealers to ascertain the approximate cost prices in the respective years of purchase.

S. Nishimura
SIGNATURE

EXHIBIT No. 216-3
DATE 29 April 1948
FILLED BY
Claimant

Form 246

ROYAL CANADIAN MOUNTED POLICE

Detachment
Seizure No. 7-37
FOR USE WHEN APPLICABLE

EXHIBIT REPORT

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

Detachment
Sub-Division
Division
Date 19

RE:- NISHIMURA, Ichiro 9182 [illegible] St. Vancouver, B.C.
NAME OF FILE

On March 9 19 42, I H.F. Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (42) C 167
		MAKE & MODEL Chev. Truck
		SERIAL NO. 627368
		ENGINE NO. T4046125
		SPEEDOMETER READING 28789
		CONDITION Appears good condition.
		TIRE NUMBERS 5
		EXTRA EQUIPMENT NONE
		DESCRIPTION & CONDITION VERIFIED
		Ichiro Nishimura
		Signature of Owner
		Japanese Registration No. 02208
		Handed over to representative of Custodian whose signature in receipt thereof appears hereunder
		E.N. Morris
		DATE: March 9/42

H.F. Price
SIGNATURE OF MEMBER SUBMITTING REPORT

Form 246

ROYAL CANADIAN MOUNTED POLICE

Detachment

Seizure No. T 35

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

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

Detachment
Sub-Division
Division
Date 19

RE:- NISHIMURA, Jujiro, 9182 Hudson St. Vancouver, B.C.
NAME OF FILE

On March 9 19 42 , I H. F. Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL

LICENSE NO. (42) C 166
MAKE & MODEL Willys Panel truck
SERIAL NO. 67895
ENGINE NO. 68780
SPEEDOMETER READING 26941
CONDITION appears dgood condition

TIRE NUMBERS 5

EXTRA EQUIPMENT

NONE

DESCRIPTION & CONDITION VERIFIED

X #04777

Signature of Owner
Japanese Registration No.

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

E. M. Morris

March 9/42

DATE:

SIGNATURE OF MEMBER SUBMITTING REPORT

EXHIBIT No. 216-4

DATE 29 April 1948

FILLED BY Claimant

NAKA NISHIMURA on behalf
(Claimant's Name)

PERSONAL CHATTELS

04778
Reg. No.

of the Estates of { Jujiro Nishimura
Tokiro Nishimura

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	~~Price Paid~~ Father's estimate of market value	Condition when Evacuated	Estimated value at Date of Evacuation
National Cash Register	1930	used	75.00	All in good working order.	50.00
Toleda Scales (30#)	1936	used	85.00		65.00
28 ft Counter	1930	new	56.00		25.00
Rice machine and attachments	1938	new	500.00		400.00
5 H. Power motor	1938	new	150.00		100.00
					640.00

Description of Storage of Goods:

All left in the store and sold by the custodian.

General Statement as to Chattels ~~not~~ Described above:

I obtained the information as to the date of purchase from my mother. My father left a list ~~of inventory~~ with his estimate of value as shown above. Due ~~to the lack of~~ personal knowledge of the market value of these chattels on the part of my mother and myself we have reduced his estimates in the manner shown.

Additional Comments, if any:

A large quantity of stock-in-trade was sold by the Custodian but as father left no inventory of this and we do not know the cost prices my mother has made no claim for these.

S. Nishimura
SIGNATURE

EXHIBIT No. 216-5
DATE 29 April 1948
FILLED BY
Claimant

216 - 6

29 April 1948

Crown

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EXTRACT TAKEN FROM APPRAISAL LIST SUBMITTED TO THE CUSTODIAN BY McDermott Motors Limited, 1200 West Georgia Street, Vancouver, B. C.

(Complete Appraisal List on File at Custodian Office)

NUMBER	MAKE	SELLING PRICE
T37	Chevrolet	$235.00

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

May 26th 1948

C. M. Scott

216 - 6

29 April 1948

Crown

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EXTRACT FROM APPRAISAL LIST SUBMITTED TO THE CUSTODIAN BY McDermott Motors Limited, 1200 West Georgia St., Vancouver, B. C.

(Complete Appraisal List on File at Custodian Office).

number	Make	Selling Price
T35	Willys	$275.00

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

Date: May 26th 1948

C.M. Scott