Name of Claimant NISHIYAMA, Kiyuji Case 490

Custodian File 2865

REAL PROPERTY

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 % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					2343						1367.28 200.00

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	
125.	31.25							31.25

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

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	
366.61	161.65	48.49	44.09	580.84	256.09	421.75	50.61	355.19

TOTAL RECOMMENDATION	1953.72

CASE NO: 490.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 31st, 1948.

IN THE MATTER OF THE CLAIM OF
KIYUJI NISHIYAMA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 490.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Lethbridge, Alberta,

March 31st, 1948.

IN THE MATTER OF THE CLAIM OF

KIYUJI NISHIYAMA.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

MR. HUCKVALE: The next one, sir, is Nishiyama, No. 36 on your Lordship's list.

THE SECRETARY: This is case No. 490, Kiyuji Nishiyama.

KIYUJI NISHIYAMA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Nishiyama, you have a claim for real property covering Lot 5, south-west quarter of Section 20, Township 17, Map 905, District of New Westminster?

A Yes.

Q And respecting that real property you have instructed me to prepare that form. Is that your signature on it? A: Yes.

Q And have you had it read over to you?

A Yes.

Q And are the particulars given in that form true and correct tothe best of your information, recollection and belief? A: Yes.

MR. HUCKVALE: I submit that as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now, Mr. Nishiyama, with respect to this land you have valued the land alone at roughly $1000.00 an acre; is that correct?

A Yes.

Q Now, a large part of that sum is made up of fruit trees, some 250 fruit and nut trees, am I right?

A Yes.

Q Will you just explain how you arrive at the value you have given for those fruit trees? Tell us when

you planted them, how you cultivated them, and what they would produce?

A I think I planted the trees in 1935. From January until March every year I pruned them carefully, and then from March onward--I, also, up until March sprayed them all carefully.

Q What conditionx were they in at the time you were evacuated? A: At the time I left they were in splendid condition. They were all in bloom and they were in very fine condition.

Q Now you say in your return in your form that those trees would produce on an average of $10.00 per tree per year gross crop, is that correct?

A I would say it was more than that, but I put $10.00 in the estimate.

Q Now have you had much experience with the growing of fruit and the marketing of it?

A Yes, I had 30 years experience, plenty of experience.

Q Was there a readily available market for the produce of those trees? A: Yes, very easily saleable, very easily marketable.

Q Is that true of the apples as well as the prunes and other trees? A: Yes, I was concentrating on pears for canning and for prunes, a special type of prunes for jam, for making jam.

Q And have you had experience with that kind of tree before? A: Yes, I have been able to produce a type of grapes and of different crop that the canneries were very glad to have.

Q Perhaps you could break down those 250 fruit trees a

bit more than youhave on the form. How many trees did you have other than the prune trees? How many apples and so on?

A The apples, one dozen; and the sour cherries, 2 kinds, one dozen each; and there were one dozen of Maynard plums which were for the table and which were ripened for an early market;and then the sweet cherry, Royal Anne, 4 of those trees that I have just named, and also one dozen of yellow table prunes, of which I have forgotten the name for a moment; and then there were 6 dozen filbert nut trees that came in from America and which I increased as they grew. These filbert trees produced about 100 pounds each for the three years prior to my evacuation.

Q Now, the other crops that you have listed in this form, what condition were they in at the time you left?

A They were all in very fine condition.

Q Was your land suitable for the growing of asparagus?

A Yes, it was very suitable for asparagus. At the time I left there were about three-quarters of an acre under asparagus.

Q Now you claim for a house that you say you built in 1937. I want to show you this picture. Is that a picture of your house? A: Yes.

Q When was that picture taken?

A This picture was taken by the tenant and I think it was taken in 1943.

Q About 1943? A: Yes.

Q And is that stone wall which appears in the picture the stone wall you had built yourself or had built

for you? A: No, this was done by a professional whom I hired.

Q But it is on your property, is it?

A Yes.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Now, perhaps my friend would produce, on behalf of the Crown, the appraiser's report at this time, sir.

(REPORT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: I would just like to make one or two comments on this, my lord. On the first place, on page 3, the appraiser says he has 213 trees which he values at only $1.00 each. Then also on page 3 I extract this remark, "It is on the whole almost a show place with decent lawn, flower garden, concrete walk, concrete and stone wall around front yard".

Q Now, Mr. Nishiyama, in your form with respect to your house and garage, you state that most of the materials were purchased wholesale. Will you tell me how you could get material for the house and garage at wholesale rates? A: I owned a hardware and grocery store and a 15 cent store, and as an operator of such stores I could purchase material at wholesale prices.

Q And are those figures you have given for the material that went into your house actual cost at wholesale prices? A: Yes, those are the wholesale prices.

Q Now when you left your place, Mr Nishiyama, you

entered into a lease with a woman named Annie Gauthier? A: Yes.

Q And this is the copy, your copy of the lease which bears your signature and Annie Gauthier's signature?

A Yes.

MR. HUCKVALE: I am going to put this in, my lord, and I am merely going to point out that the lease is for Lot 5, excepting 2 acres to hops that he reserved himself, and it is subject to his re-entry at any time. It is for a term of 10 months and under the lease the lessee covenants to pay rent and to repair. And further down, the lessee further covenants to surrender the said house to the lessor immediately on his return. Again the lessee acknowledges receipt of certain farm implements and equipment identified by a written list signed by the lessee. And the lessee goes on to covenant to protect and preserve all orchard and fruit trees. I tender that document, sir.

(LEASE MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Did you live in the Mission District for many years before evacuation, Mr. Nishiyama?

A I came there when I was 29.

Q You came there when you were 29?

A Yes.

Q How old are you now? A: Therefore I was there for about 23 or 4 years.

Q What would you say about this farm in comparison with other farms in that district?

THE COMMISSIONER: He has stated all that in the statement.

MR. HUCKVALE: Yes, sir.

THE COMMISSIONER: Then why repeat it?

MR. HUCKVALE: I just wanted to get his experience on the record.

THE COMMISSIONER: It is on the record now in his statement.

MR. HUCKVALE: If that is good enough, it is good enough for me.

THE COMMISSIONER: There is no reason to go into that detail unless you are very anxious to do it.

MR. HUCKVALE: No, I don't want to take any longer than necessary, sir.

Q Now, you also, Mr. Nishiyama, filed a claim for personal property? A: Yes.

Q And you attached to your claim a list of those items?

A Yes.

Q Are you prepared to swear that all those items were left on the farm at the time you left?

A Yes, they were all left there.

Q And with respect to those chattels, you instructed me to prepare that form (indicating)?

A Yes.

Q And that is your signature on the form? And is it true and correct, according to your best recollection and belief? A: Yes.

MR. HUCKVALE: I tender that, my lord.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: My learned friend is filing the analysis of the personal property claim.

MR. HUNTER: Yes.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Perhaps I could call your attention, my lord, to a very minor error in the personal property analysis. It is down as 10 cords of 9-foot wood, it should be 8-foot wood. I think it is a typographical error on the Custodian's part. And then the next item, 16-foot long, that should be 16 inches.

Now, sir, I am in a quandary with respect to certain matters in this analysis, and perhaps one of the most important concerns items 24 to 28 inclusive, and from the analysis it appears that eventually a sale of that pump was made but no moneys were collected. Now where the pump is, or where the money is, the analysis seems to be silent.

THE COMMISSIONER: Is this another case of the sale of this pump as a fixture?

MR. HUCKVALE: No, it was sold as a chattel. It is on the Custodian's file, my lord, and there is certain correspondence on that file dealing with this pump and pipe, and apparently there was a controversy between the claimant and the Custodian over the proper value of it. Eventually the pipe was stolen but the pump was sold for $200.00 to somebody who apparently never paid the money.

MR. HUNTER: If your Lordship wishes, I will explain what did happen.

THE COMMISSIONER: It might be as well to put it on the record.

MR. HUNTER: It was appraised at $250.00, my lord, and advertised for sale and the highest offer we could get -- I am sorry, it was put up for sale by auction

with a reserve bid of $250.00. We didn't get any bid high enough and it finally was sold for $200.00 to Mr. Harkies. Mr. Harkies forthwith re-sold it, promptly died, and his estate was insolvent or at least had no assets, so that we were never able to collect the money. And the pipe was lost or stolen, most of it.

THE COMMISSIONER: Under those conditions I suppose the Custodian concedes that the claim to the amount of the sale price should be charged to the Custodian; is that the situation?

MR. HUNTER: No, my lord, I think it is the proceeds from such sale is the way that it reads.

THE COMMISSIONER: Well that is something that I will have to wrestle with later, but I would rather have expected that the Government would acknowledge responsibility for the amount of the money that was not collected. However, that is a matter that can be dealt with later. We have got the facts now in any case.

MR. HUNTER: It might be later that the Government will take that position, but I have no instructions in that regard.

THE COMMISSIONER: There is nothing involves you personally, Mr. Hunter.

MR. HUCKVALE: I take it, it is admitted that the pipe that went with this pump was largely stolen.

THE COMMISSIONER: That is what I understood Mr. Hunter to say when the pump was sold.

MR. HUCKVALE: mI might say that there was an appraisal made

by a firm named Lawrence's of certain goods and implements. The firm is from Mission, B.C.. I would like my learned friend to file this. It merely sets out the value of those items and it corresponds nearly exactly with the amount that this claimant says they are worth in his original claim.

THE COMMISSIONER: I take it, Mr. Hunter, in relation to this pump, that the pump was delivered before payment was made; is that the situation? I presume it must have been if the purchaser was able to deliver it to somebody else.

MR. HUNTER: By inference, I think your Lordship is probably correct. I can't say one way or the other.

THE COMMISSIONER: Yes. Very well.

MR. HUCKVALE: That appraisal, sir, is dated the 14th of January, 1944. I take it that will go in as an exhibit.

THE COMMISSIONER: That is an appraisal of the pump?

MR. HUCKVALE: No, sir, this is an appraisal made by Lawrence's of certain farm implements and household goods. I am simply putting it in to compare this appraisal with this claimant's own valuations.

THE COMMISSIONER: Very well.

(APPRAISAL MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: Now, Mr. Nishiyama, I am referring you to your claim which starts with "one check valve", and goes all the way down to here (indicating). Can you tell me whether those were part of the real property or whether they were stored or anything else about them? A: The pipe and the pump

and all these items were left with the Pacific Union.

Q Were they boxed up or loose or what?

A They were boxed in butter boxes.

Q Now you claim also, I am referring to items 85 to 92, certain light globes, and so on; it is items 85 to 92, my lord.

A These were left in my house.

MR. HUCKVALE: My lord, I have stated on the analysis that those are claimed by the Custodian as forming part of the realty. He claims them as chattels. That is items 30 and items 85 to 92 inclusive. Now, the only other comment, sir, that I can make with reference to this analysis and I have put it on the form, is that in many cases the analysis shows no disposition of any kind. I have listed them as far as I have been able to on the form that is filed.

MR. HUNTER: Where is that shown?

MR. HUCKVALE: If you will look at the back of the copy of the form I gave you.

That is all I have to ask, sir, except to point out that item 99 is admitted as part of the real estate and I have given a short analysis here, sir. That was a sink that was a fixture.

THE COMMISSIONER: Yes.

MR. HUCKVALE: I just wanted to point out that there were certain things I couldn't follow at all in the analysis.

THE COMMISSIONER: Yes, I notice your comment in Exhibit 5.

MR. HUCKVALE: Yes, sir.

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

was sold for its fair market value. Similarly it is submitted that the personal property was sold for its fair market value. It is submitted that claims made for personal property which was lost, destroyed or stolen was exorbitant. The assessed value of this property was land, $624.00; improvements, $1250.00; a total of $1874.00. The sale price was $2343.00. I think my learned friend has mistaken the meaning of the analysis. Many of the items which he indicates show no disposal. There was disposal. I have put the letter "T" after them indicating "tools". We haven't shown individual amounts but they are summarized at the bottom, my lord.

THE COMMISSIONER: I see.

MR. HUNTER: May I see Exhibit 4, which I believe is a lease to Mrs. Gauthier. (Lease, Exhibit 4, to Mr. Hunter). The repair clause is the usual one, my lord, reasonable wear and tear, etc.

THE COMMISSIONER: Yes.

MR. HUNTER: I wonder if my learned friend has the inventory which is mentioned in the lease.

MR. HUCKVALE: The only inventory I have got is that attached to the original claim, sir.

THE COMMISSIONER: Is that the same inventory that is referred to in the lease?

MR. HUCKVALE: I wouldn't like to answer that categorically, sir. I beg your pardon, I have got it, and perhaps if I could ask the witness to identify this, sir.

THE COMMISSIONER: Yes.

MR. HUCKVALE: Q: Would you ask him if that was the

list attached to the lease with Annie Gauthier?

A Yes, this is the list of stuff that we agreed to loan.

Q Is that the whole list? A: Yes.

MR. HUNTER: I will put that in, if you like, on your behalf. I think, my lord, that should be attached to the lease, and form part of Exhibit 4.

THE COMMISSIONER: You propose it should be made part of Exhibit 4?

MR. HUNTER: I think it should be.

MR. HUCKVALE: I think perhaps that is sensible.

THE COMMISSIONER: Yes, that will be part of Exhibit 4.

(LIST IN QUESTION MARKED PART OF EXHIBIT NO. 4).

MR. HUNTER: It is submitted, my lord, that the items enumerated on the inventory attached to the lease, Exhibit 4, were left in the custody, control or management of some person other than the Custodian appointed by the owner, and that accordingly only those which came into the possession, custody, care, control or management of the Custodian come within the terms of reference.

THE COMMISSIONER: That is to say if claim is made in respect of any article shown in Exhibit 4 which was not subsequently taken possession of or inventoried by the Custodian, that that cannot be the subject of a claim under the terms of reference, is that it?

MR. HUNTER: Yes, I even except the word "inventory", my lord, because they could be inventoried without coming under the custody, control or management of the Custodian.

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q This wood, 10 cords of 8-foot wood, and 2 cords of 16-inch long wood, was that firewood?

A There were 10 cords of 8-foot, 10 cords each 8-foot long of firewood.

Q And the two cords of 16-inch long wood, was that firewood? A: Yes, that was the dried firewood.

Q And did you say anything to your tenant about that firewood? A: No, there was nothing said. I received a letter from the tenant saying that they had received permission from the Custodian to use it and that they had used it.

Q I see. Have you that letter?

A No, I believe it is lost now.

Q I see. Well now, this 2000 feet or 2000 inches, it says here, but I presume it means 2000 feet, of all sizes and lengths of lumber, which you have there, or which we have at $50.00, where was that left?

A That was left in the root house. No, in the rhubarb house.

Q Was that used for repairs around the property, is that why you had it?

A Yes, that was material for repairs.

Q And did you say anything to the tenant about that?

A No, there was nothing said.

Q One bookcase with all kinds of books, $25.00, what is the bookcase worth? That is item 105, my lord.

A $25.00.

Q Pardon? A: $25.00.

Q Yes. It says here, "bookcase with all kinds of books, $2500"; what was it worth?

A It was a 4 piece bookcase with glass doors which lifted up.

Q Yes. And what was the bookcase worth?

A About $16.00 or $17.00. It may have been a little more.

Q And were the books Japanese books?

A Yes, there were some Japanese books and some books of this country.

Q What were they, novels or textbooks? What were they?

A Some of them were old Japanese literary classics.

Q Now item 140, Mr. Nishiyama, one gasoline motor sprayer and equipment, $140.00. When did you buy that? I am sorry, that is shown in there as 1941. Never mind that question. That is all I have.

THE COMMISSIONER: Any re-examination?

MR. HUCKVALE: No, no re-examination, my lord.

THE COMMISSIONER: That is all then, thank you, Nishiyama.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
Official Reporter.

Case 790

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
2865 [illegible] Lethbridge

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

(1) NAME NISHIYAMA (Print) Surname KIYUJI Given Name (RCMP) Reg. No. 13237

(2) Pre-Evacuation Address 574 Hurd Road, R.R.# 1, Mission City, British Columbia.

(3) Present Address c/o Marty's Asparagus Farm, Lethbridge, Alberta, or 1412-4th Ave. S., Lethbridge, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) 574 Hurd Road, R.R. #1, Mission City, B. C. (City or Municipality, Province)

(b) Legal description (lot number, block number, section number, etc.) Municipality of Mission Lot 5, S. W. ¼ Section 20, Township 17, Map 905, District of New Westminster, Certificate of Title 42618E.

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

(i) Farm
(ii) ~~Residence~~ Type of business Farming
(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 - - - - - - - - - - - - - - - - - $ 9500.00
(ii) Buildings - - - - - - - - - - - - - - - $ 5725.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 15,225.00
(v) Amount at which Custodian sold property and credited your account - - $ 2,343.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 12,882.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation Left for disposition by Custodian.

(over)

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

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

1. See list attached — 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) - $ 12,382.00 2028.75 $14910.25

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

(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)
of)
TO WIT:)

I, KIYUJI NISHIYAMA, of the City of Lethbridge, in the Province of Alberta

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 Lethbridge, in the Province of Alberta, this 13th day of November, A.D. 1947.

K. Nishiyama

W. E. Hucklevale 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.

RE: Mr. Kiyuji Nishiyama, Reg. #. 13237,
Japanese Evacuee from 574 Hurd Road, R. R. 1
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
10 cords	8' long	Wood	40.00	
2 "	16' long	Wood	16.00	
2000 "	All sizes & lengths	Lumber	50.00	10.00
70'	1" x 4"	Water Trough) Lumber		
90"	1" x 6"	Water Trough) made	5.00	
7 gal.		Motor Oil (Marvelube) and can	4.50	
200 lbs.		Cynamid)		
50 lbs.		Nitrate Soda) Price	100.00	
50 lbs.		Agriculture Lime) unknown		
50 lbs.		Black Leaf 40)		
4 oz.		Corrosive Sublimate)	1.00	
1		Umbrella Stand	2.50	.25
1		Chamois	1.75	
2		Sponges	1.60	
1		Hop Pole	1.50	
6		Bamboo Baskets (.60 ea.)	3.60	
1 doz.		Hop Baskets	18.00	
3	5 gal.	Barrels	3.00	
13		Soy Tubs	3.25	
5		Bamboo Tubs	5.00	
70		Hoyt House Rhubarb crates	12.60	3.00
5		Raspberry Crates	1.60	
6		Asparagus Crates	1.20	
25		Strawberry Crates	7.50	
200		Strawberry Harrocks	2.50	
8		Plum Crates	1.20	
1	Quart	Jug	1.00	
30	Le	Lettuce Crates	3.60	
			286.90	13.25

RE: Mr. Kiyuji Nishiyama, Reg. #13237,
Japanese Evacuee from 574 Hurd Road, R. R. 1,
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
		FORWARD	286.90	13.25
1		Beatty Irrigation Pump & 80 gal. tank	293.00	
117½'	1½"	Galvanized Pipes 72'	85.00	
318¾'	1½"	Iron Pipe 31"	99.00	
403¼'	1"	Iron Pipe 12'	48.50	
12'	1¼"	Canvas Hose)		
25'	1¼"	" ")		
50'	1¼"	" ")	30.00	
1	Large	Sprinkler	12.00	
1	1½"	Check Valve with T 1½" union)		
3	1½" & 1¼"	Sleeve)		
1	1¼"	Elbow)		
1	1¼ x 1"	Collar)		
2	1¼"x ¾"	Collar)		
2	1"	Elbow)		
1	1"	T Pipe)		
2	1"	Sleeve Pipe)		
2	1"	Cap)		
1	1¼"	Cap)		
2	¾"	Coupling (Copper))		
1	¾"	Coupling)		
1	1¾"	Coupling)		
1	1¼"	Copper Coupling)		
6		Thread each end sleeves)		
1	1½"	Copper Valve)		
1	1"	Copper Valve)		
		also including other small pipe ware)	95.00	
2		Electricity Swith & meter)		
700'	Gauge 10	Electric Wire)		
1025'	Gauge 8	Electric Wire)		
1025'	Gauge 6	Electric Wire)	175.00	
		Labor)		
1	1 Ton	Old Ford Truck	175.00	125.00
			1,299.40	138.25

RE: Mr. Kiyuji Nishiyama, Reg. #13237,
Japaense Evacuee from 574 Hurd Road, R. R. 1.
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
		FORWARD	1,299.40	138.25
1	1600 lb.	Male Horse (Barney) x/4	125.00	35.00
2 Sets		Harness & Collar	45.00	11.00
1	12"	Lawn Mower	14.00	9.00
3	50' ea.	Rubber Hose	8.50	8.50
1	240 lb.	Scale with weights	10.00	10.00
3	Large	Hoes)		
1	Small	Hoe)	1.00	
4		Potatoe forks (sold 2/1.00)	2.00	1.00
2		Rakes	.75	.75
1		Grind Stone	2.50	.50
1	Long	Sythe	1.00	
5	Small	Sythes	3.75	
1		Sprinkler, Rain-King	2.50	2.50
1		Lawn Shear	1.10	1.10
1		Long Handled Pruning Shear	1.50	1.50
1		Spring tooth Cultivator	15.00	15.00
1		Wheelbarrow	2.00	2.00
1		Plough	15.00	15.00
2		Shovels	2. 00	2.00
2		Matlocks	2.00	
1		Spike Cultivator	7.00	7.00
1		Spring Harrow	4.50	4.50
2		Single Trees	1.05	1.05
1	14"	Stellson Pipe Wrench	2.60	
1	10"	Monkey Wrench	1.25	
11	¼"-1½"	Wrenches	9.50	
1		Wide Wrench	1.50	
2		Pruning Hand Shears	3.50	
			1,584.80	266.65

.4

RE: Mr. Kiyuji Nishiyama, Reg. #13237.
Japanese Evacuee from 574 Hurd Road, R. R. 1,
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
		FORWARD	1,584.80	266.65
1	8"	Punch	2.25	
1		Sliding Tree Level	.75	
2		Cross-cut Saw Handles	1.50	
1		Pickloom	.75	
1	3 lb.	Sledge Hammer	1.50	
1		Draw Knife	2.00	
1		Foot Level	1.25	
3		Nail Hammers	3.00	
3		Car Grip Chains	3.50	
1	14'	Logging Chain	12.00	
1	2½'	Pinch Bar	2.00	
1	2'	Nail Bar	1.75	
3		Double Axes	6.00	
1		Lantern	1.00	
11		Flower Pots, Crockery	1.25	
1	5 gal	Crock	2.50	
1		Watering Can	1.50	.10
1		Wash Tub	.75	
1		Shallow Tub	3.50	
1		Boiler	1.25	
3		Lawn Sprinklers (Sold 1.00 ea.)	3.00	1.00
			1,637.80	267.75

..5

RE: Mr. Kiyuji Nishiyama, Reg. # 13237,
Japanese Evacuee from 574 Hurd Road, R. R. 1
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
		FORWARD	1,637.80	267.76
1		Hammock	.75	.75
1 box	12" x 14"	Glass Plate	3.25	3.25
1	10 lb.	Wedge	2.50	
4 pair	4"	U Bolts	3.00	
1 pair	4"	Hinges	.50	
1 doz.	30 Watt	Light Globes	1.80	
1 only	100 "	" "	.35	
2 "	60 "	" "	.70	
2 "	10 "	" "	.25	
1	20'	Electric Line Extension	.50	
1	30'	" " "	.50	
1	12'	" " "	.50	
1	5 bulb	Drop Style Fixture	12.00	
1		Table Lamp (Electric)	1.75	
2		Block Pulley with Rope	18.00	4.00
50 lbs.	#1 gauge	Block Wire (4½¢ per lb.)	2.25	
½ gal		Crockery Hot Water Bottle	1.50	
1		Gas Stove	3.50	1.10
			1,691.90	276.85

..6 RE: Mr. Kiyuji Nishiyama, Reg. # 13237,
Japanese Evacuee from 574 Hurd Road, R. R. 1
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
		FORWARD	1,691.00	276.85
1		Kitchen Table	5.00	
1		Enamel Sink	12.00	
1		Wall Clock	12.00	3.50
1		Clothes Dryer with pulley	2.00	
1		Blackboard	1.00	
5		Trays	7.00	
2		Glass Cake Plates	2.50	1.90
1		Bookcase with all kinds of books	25.00	
1		Japanese adding machine (Wood)	.75	
1		Bread Box	2.50	
4	balls	Twine	.50	
5		Wine Tumblers	.75	
14		Glass Tumblers	2.40	
10	all sizes	Milk Jugs	2.50	
1	big	Water Jug	2.50	
2	doz.	Tea Cups	3.00	
3	doz.	Tea Cups (Japanese Style)	3.50	
14		Berry Dishes	3.50	
2		Bamboo baskets (fancy)	2.50	
7		Flower Vases	10.00	
5		Window Screens	4.00	
2	doz.	Dinner Plates	10.00	
½	doz.	Forks & Knives	5.00	
1		Ice Cream Scoop	2.50	
9		Egg Cups	.50	
41		Rice Bowls	7.00	
			1,820.90	282.25

RE: Mr. Kiyuji Nishiyama, Reg. #13237,
Japanese Evacuee from 574 Hurd Road, R. R. 1,
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
		FORWARD	1,820.90	282.25
24		Soup Bowls	5.25	
1 doz.		Saucers (fancy)	3.60	
		(Dishes 13.90)		13.90
33		Saucers	1.65	
1 doz.		Egg Shaped Saucers (.35 ea.)	4.20	
16		Egg Shaped Saucers (.35 ea.)	5.60	
17		Bowls and lids (.75 ea.)	12.75	
37		Mustard Bowls (.05 ea.)	1.85	
4	big	Platters (2.00 ea.)	8.00	
1		New Shovel Handle	.50	
1		Step Ladder	2.00	
1		Step Ladder with wheels	5.50	
1		Kitchen Step Ladder	1.00	1.00
~~100'~~		~~Washline & pulley~~		
1	7'	Crosscut Saw	12.50	1.50
1	36"	Crosscut Saw (buck)	1.25	.50
1	50 lb.	Beam Scale with weight	8.00	
1	20"	Heater	23.00	23.00
1		Gasoline Motor Sprayer & equipment	140.00	50.00
1	3 gal.	Sprayer (Bobin)	3.50	3.50
1		Duster Pump (Torpilli)	27.00	5.00
1	½ gal.	Hand Sprayer (galv.)	2.50	
1		Horse cart on rubber wheels	10.00	2.00
2		Stone Boat	4.00	
			2,114.55	382.65

.8

RE: Mr. Kiyuji Nishiyama, Reg. #13237,
Japanese Evacuee from 574 Hurd Road, R. R. 1,
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
		FORWARD	2,114.55	382.65
1 Ton		Hay	22.00	
2		Hay Forks	2.00	
2		Manure Forks	2.50	
1		Dining Table	5.00	5.00
6		Dining Chairs	12.00	12.00
1		Electric heater with line & plug	1.50	1.50
1		Electric Iron	2.50	
1		Ironing Board & glass case	2.50	.50
1		Mirror	1.40	1.40
1		Dresser	3.75	3.75
1		Dresser with four drawers	7.00	7.00
1		Rocking Chair	8.00	8.00
1		Razor Strop	3.50	
1		" "	7.00	
1		Razor	3.25	
1		Single Wooden bed & mattress	2.50	
2		Double Bedstead (1 sold)	1.25	1.25
1	4½ x 7	Rug	7.00	
1	9 x 12	Rug	22.00	
			2,221.20	423.05

9

RE: Mr. Kiyuji Nishiyama, Reg. #13237,
Japanese Evacuee from 574 Hurd Road, R. R. 1,
Mission City, B. C.

Quantity	Size	PERSONAL PROPERTY	Value	Sold
		FORWARD	2,221.20	423.05
1	6 x 9	Linoleum	2.50	2.50
1		Card Table	.70	.70
1	3 piece	Chesterfield (Mohair)	85.00	17.00
1		Ashtray Stand	.75	.75
7		Picture Frames	.35	.35
1		Kitchen Stove	7.50	
11		Chimney & elbow	2.50	
1		Living room table	3.50	1.20
7		Window Shades	1.50	1.50
1		Peavie	2.00	2.00
1		Picker's stove	7.50	7.50
1		Picker's Bed & Springs	7.00	7.00
1		Pipe Collar	4.50	4.50
3 boxes		Sealers	.35	.35
1	10 gal.	Barrel	1.50	1.50
2		Carpets	8. 50	8.50
6		Chairs	1.80	1.80
2		Bicyle Carriers	1.75	1.75
4		Chairs	1.60	1.60
		Curtain Rods	.50	.50
			2,362.50	483.75
~~15 Shares~~		~~The Western Canada Hop Co-operative Union~~	150.00	
			2,512.50	483.75

Nishiyama K.

(Claimant's Name)

REAL ESTATE
(Farm Land)

13237

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Nil Cultivated not planted Nil Cultivated and not in crop Nil List Crops 250 fruit trees 3 rows grapes 1acre asparagus 2 acres hops 1¼ acres strawberries ½ acre raspberries 1 acre loganberries 3 rows blackberries vegetable garden rhubarb planted between fruit trees	Total 9½	1918	?	$1950.00	all bush	nil	$15825.00

EXHIBIT No. 490-1
DATE 31 MAR 1948
FILED BY W. E. Anderson

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

Description	When Made	Cost
Clearing, Stone fence and landscaping . 250 fruit trees. Fencing.	1918-1925 1937 Fruit trees planted 1934 . Fencing built 1920 and kept renewed	$3500.00 ($400.00 per acre not including own labor, but $900.00 incldding hired help.) Cost approximately 75¢ each. Does not know cost of caring for trees since. $150.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling	26 by 28	Stucco	1937	Labour and material cost $3500.00. Most of materials purchased wholesale				$3500.00
Garage	12 by 18	Stucco	1937	"	$250.00	"		$250.00
Wood shed & bath house	18 by 24	Cedar siding	1927	Material only cost $120.00				$120.00
Hen house	8 by 12	Cedar siding	1928	Material only cost $35.00				$ 35.00
Packing shed	16 by 18	Cedar siding	1923	Material only cost $50.00				$ 50.00
Pickers house	18 by 30	Cedar siding	1924	Material only cost $500.00				$ 300.00
Rhubarb house	32 by 50	Fir siding	1937	Material alone cost $700.00				$ 700.00
Barn	18 by 24	Ship lap	1924	" $200.00				$ 100.00
Pump house	8 by 16	Ship lap	1940	" $ 50.00				50.00
Small Packing Shed	8 by 12	Cedar Shakes	1939	" $ 35.00				$ 35.00
								$4640.00

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

Between 800-900 rhubarb plants purchased at 25¢ each planted in 1942. 250 fruit trees purchased when two years old and planted about 1934. Just beginning to bear. Claimant says these would produce a gross of $10.00 per tree per year. He values these at $20.00 per tree, or $5000.00. No sign of house settling at time of evacuation. Appraisers report indicates that Pickers house and Rhubarb house were one building. This is not the fact. The two houses were approximately 12 feet apart. As I spent over $700.00 for material alone in building the rhubarb house in 1937, and as it was in excellent shape when I left, I feel that a value of $200.00 for both these buildings is ridiculously low. Canada Permanent Mortgage Corp. (Vancouver Office) place $500.00 insurance on rhubarb house alone. I do not understand why appraiser values buildings at $2570.00 , and then reduces their value as an addition to the land to $1485.00, particularly when he admits my farm to be "almost a show place." Appraiser says house had "cheap stucco out". This stucco was put on by a reputable occidental contractor and while I am not an expert on stucco finishes this job seemed to me well done and equal to others I have seen.

In 1918 I bought this land for $1950.00 cash and I paid $3500.00 cash to have it cleared in the following years up to 1925. I helped in

Signature

K. Nishiyama

the clearing but have not charged my own labour. In 1918 I was farming rented land. In 1922 I peddled groceries for a living and in 1923 I opened a grocery store and ran it until 1935. All my profits went into improving this farm. From 1935 on, this farm has been my only source of income. I have been a widower since 1934 and only one child has been any help on the farm. The farm made a good living for me and my family of four children. At the time I was evacuated the farm was just reaching it's maximum production. In my opinion as an experienced farmer this land is the most valuable inthe Mission District and in addition one of the few with adequate water for irrigation. I have farmed six places in the Mission District and this is by far the best. Any good farmer could make 2000-$3000.00 per year clear off this place even at prices prevailing before 1940 and could keep a family off the place as well. As a revenue producing property, which it became due to the capital I invested in it over many years- and as it had just reached the position of a sure yearly profit, I value the land including plands and trees at $1000.00 per acre, and I believe I could have sold it for that price exclusive of any buildings.

Appraiser says hen house and pack shed were in poor dondition. This was certainly not true at date of evacuatioh



427

EXHIBIT No. 490-2
DATE 21 Mar 1948
FILED BY
W. E. Brockwalk

672 P
Bc

BC/672-P (1)

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. 23/17 Jh 2

Land Description Blk. 5, SW¼ Sec20. Tp.17- Mission Mun.

Containing 9.56 Acres

Owner's Name K.Nishyama Post Office Address Mission, B.C.

Nearest Rail Point Mission. Distance 1¾ m.

Market Town Mission Distance 1¾m.

Church (give denomination) All denominations Distance Mission.

Nearest School Mission (Bus available) Distance 1¾ m.

State how property was identified: Tenant Gauthier pointed out line, map, fences.

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

On vary fair graveld road. Too steep for access south of here must go round by Dewdney Trunk.

Is this district a good one? When berries are good in price, yes, when not it is not

Employment opportunity Seasonal berry picking, some cannery work available. Steady sawmill and logging work about 8 miles away for a few.

Predominating Nationality and religion British. Many Jap farms scattered. Protestant.

Describe Fencing and its condition: Well and serviceably fenced on 3 lines Value $ With land

Water supply: City water and electric light Value $ With land

2865

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
1½st	8x12x 12	Stucco	9'eave		4 yrs	Conc.	V.Fair)	
HOUSE Stucco	24x28x25	Stucco	16'eave	Shgle	4 yrs	Conc.	V.Fair)	2000.00
Stucco Garage	14x28x9	Stucco	8' "	"	"	"	Good	150.00
W. Shed&BathH.	14x22x11	Frame	8' "	"	Med.	Wood	Fair	100.00
BARN & shed	14x22x10	"	8'	"	Old	Wood	Fair)	Nil
attached	L.T.-8x14x7&	"	6' "	"	Old	"	")	
BARN Henhouse	8x14x7	"	6'	"	"	"	Poor	10.00
Pack.Shed	18x24x9	Fr. No floor	6'	"	Med.	Wood	Poor	10.00
GRANARY Pickers House	15x24x12	Frame	9'	"	Med.	Wood	Fair	100.00
Pickers house and below Rhubarb							Fair.	
Shed.	16x48x13	Frame	11	" "	Med.	Wood&Conc	Fair	200.00
LtO.	16x48x8	"	6'	"	"	" "		
	x							

Total present day value $ 2570.00

Total Value Buildings add to farm $ 1480.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Settling around chimney. $35.00 to jack up.

$

Describe the basement and chimneys: 8x8 basement conc. floor and walls trap entrance.

No. rooms downstairs? 5 Upstairs? 3 How finished plaster in, cheap stucco out.

Are buildings painted? House & garage only Condition of paint Good

Distance from nearst bush None near.

EXHIBIT No. 490-3
DATE 31 mar 1948
FILED BY
J W G Hunter

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land BC/672-P (2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.41	Und. & Rolling at back	8" lt.loam	Clay	Good berries hops, rhubarb, asparagus	75.00	705.75

9.41 acres

2 acs straws, ¼ asapragus, 1 ac. logans, blackberries, 1¾ acs hops.
~~Orchard interplanted blacks etc.~~

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $705.75

Total added by buildings to value of farm $1480.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 200.00

Total value of farm $2385.75

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
In excellent tilth, fertility looks alright though place probably heavily commercial fertilized.

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

Poultry and small fruit. With added acreage could be made into a good mixed farm.

Noxious weeds: None.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Mun.-$35.72.

Date: May 11, 1942
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 6th day of May 1942.

Inspector's Signature B. L. Ramsay

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

2317 - K. Nishyama

BC/672-P (3)

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: This property is nicely located on a very fair but untravelled road. It is situated fairly close to Highway #7 but there is such a steep drop cars must go northward over a road known as Sawdust Road which is also quite a good gravelled road.
Soild is a nice friable upland loam with good subsoil and looks suitable for berries or other ordinary purposes. It is in med. early belt for berries.

The buildings for most part are suitable. House is quite a good one but has settled quite a bit in centre though quite habitable as it stands. It is on the whole almost a show place with decent lawn flower garden, concrete walk, conc and stone wall around front yard. Garage is similarly built. Other buildings are fairly ordinary run of Jap farms though serviceable for most part on a berry farm. Pickers houses are in none too good shape for that purpose with large one set up high and a rhubarb forcing shed below partly below level of ground I have reduced building value added to farm as a suitable house could be built for less money than this, pickers houses would be rebuilt by some whites doing away with rhubarb shed in one and a sort of a stable or storage basement under the other.

The place is served with city water piped into kitchen no bath in house and also has electric light in use.

It is quite likely the place has built this valuable house.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

	Present Value
213 mixed fruit trees mostly prune	$ 200.00
	$
	$
	$
	$
	$
	$
	$
	$
	$

Total $ 200.00

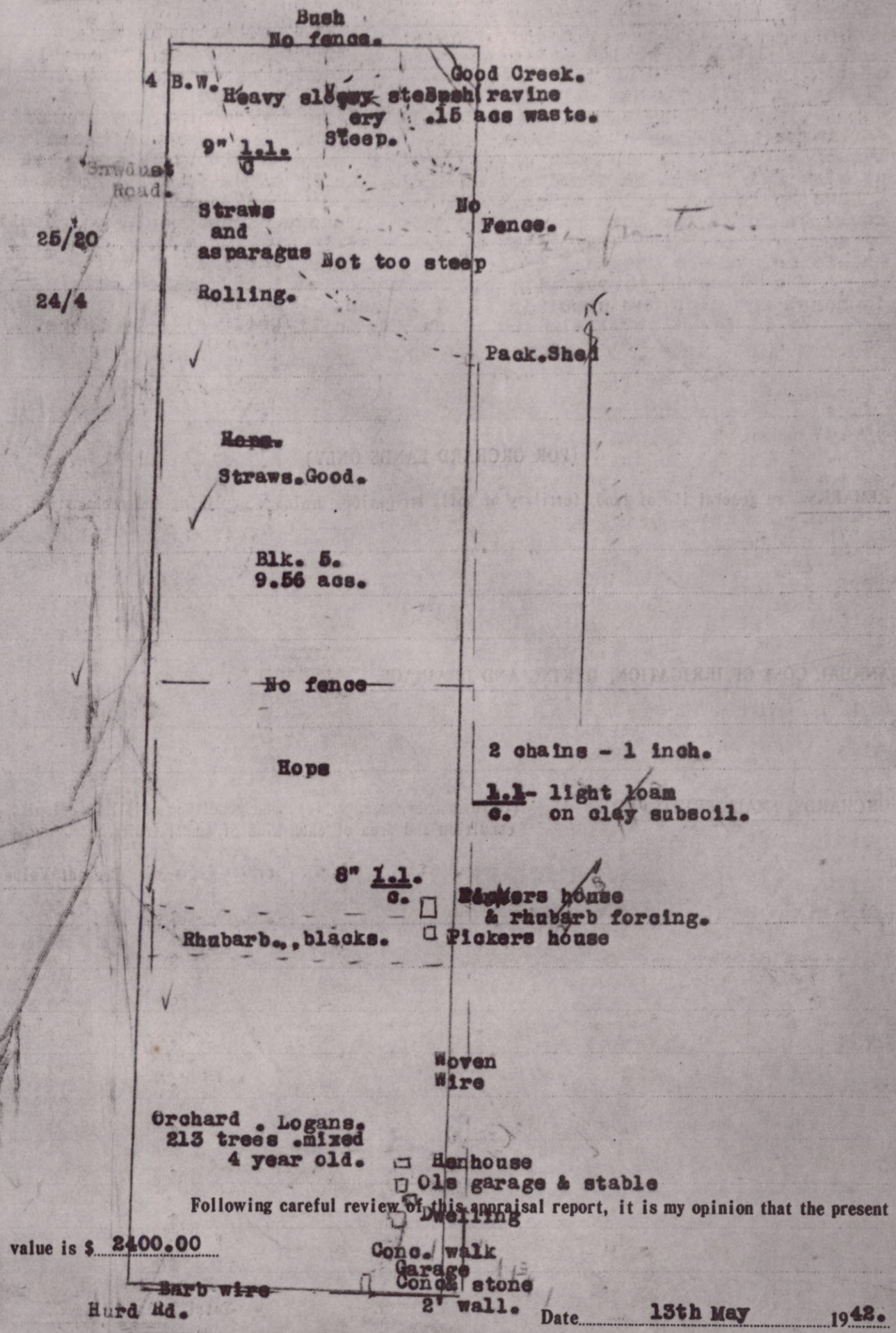
Amount fruit trees add to value of farm $

28/17

(4)

BC/672-P

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 2400.00

Date 13th May 1942.

"I. T. BARNET"

District Superintendent.

#3

EXHIBIT No. 490 - 4
DATE 31 mar 1948
FILED BY W.E. Rockvale

FARM LEASE

THIS INDENTURE made in duplicate this sixth day of April A.D.1942;

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT".

Between:-

KIYUJI NISHIYAMA of Mission City in the Province of British Columbia - Farmer (hereinafter called the Lessor)

Of the First Part

-and-

ANNIE GAUTHIER wife of Harold Gauthier of Deroche in the Province aforesaid- Farmer - (hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT;-

for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all that certain parcel or tract of land and premises situate, lying and being in the Municipality of Mission in the District of New Westminster and Province of British Columbia, more particularly described as:-

Block Five (5) of Section Twenty (20) in Township Seventeen (17) containing 9.5 acres more or less excepting thereout and therefrom that portion of the said land which is in hops and estimated to be about two (2) acres;

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being; AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or appertaining; subject to the right of the Lessor by himself or his agent or assigns to enter upon

the aforesaid lands for the purpose of cultivating, harvesting or marketing the aforementioned two (2) acres of hops;

TO HAVE AND TO HOLD the said premises unto the said Lessee and and during the term of ten (10) months to be computed from the first day of April A.D.1942 and from thenceforth next ensuing and fully to be completed and ended;

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Five hundred ($500.00) Dollars of lawful money of Canada in cash (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted); and to keep up the fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not assign or bub-let without leave; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

~~THE XX LESSEE XX covenants X that X he X will~~

The Lessor shall have the right to the use and occupation of the dwelling house on the said lands until he and his family are evacuated and the Lessee further covenants to surrender the said house to the Lessor immediately on his return to the said lands and premises.

The Lessee acknowledges receipt of certain farm implements, equipment, one horse and some household furniture which is identified by a written list signed by the Lessee which articles she agrees to use carefully and return to the Lessor or his Agent at the termination of his lease.

The Lessee further covenants with the Lessor that she will, during the said term. properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops

consist of the following approximate acreages:-

Two(2) acres of strawberries
One (1) acre of loganberries
One qr. (¼) acre of raspberries
One qr. (¼) acre of Asparagas
One qr. (¼) acre of blckberries
some grapes
250 fruit trees

and that she will not impoverish, depreciate or injure the soil and that she will cultivate the aforesaid lands after the said crops have been marketed, in a good and husbandmanlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on the premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

The Lessee covenants with the Lessor that she will market all of the aforesaid crops with Pacific Co-operative Union and will assume all the obligations of the Lessor under a certain co-operative marketing agreement entered into by the Lessor with the said co-operative association and will herself enter into a marketing contract with the said Pacific Co-operative Union.

PROVIDED that, if the Lessee shall properly operate the aforesaid lands and premises during the year 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid), and for this purpose Pacific Co-operative Union is hereby appointed the agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

Proviso for re-entry by the Lessor on non-payment of rent or non-performance of covenants. The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED also that in case of any breach of any of the covenants and conditions herein contained it shall be lawful for the Lessor or his Agent to re-enter upon the lands and premises aforesaid and the same to have again, repossess and enjoy.

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined.

And it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by KIYUJI NISHIYAMA and ANNIE GAUTHIER in the presence of

K. Nishiyama

M M Fletcher

Annie Gauthier

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of the Village of Mission City in the Province of British Columbia, Stenographer, Make Oath and Say;-

1. That I was personally present and did see the within instrument duly signed and executed by Kuyiji Nishiyama and Annie Gauthier the parties thereto for the purposes therein named.

2. That the said instrument was executed at Mission City aforesaid.

3. That I know the said parties and they are each,,in my belief, of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in the Province of British Columbia this 6th. day of April A. D. 1942.

M M Fletcher

A Commissioner for Taking affidavits within British Columbia.

Dated April 6th A.D. 1942

KIYUJI NISHIYAMA

- to -

ANNIE GAUTHIER

FARM LEASE

James M.Campbell
Barrister Solicitor
Mission City B.C.

1. Lawn mower 3. Rubber Garden Hose
1. 240 lbs Scale 3 Big hoes 1 small hoe
3 Potatoe forks. 2 Garden Rakes
1 grind stone 1 Big Scythe
2 small scythes 1 Garden Sprinkler
1 Hedge Shear 1 Long Handled Pruning Shear.
1 horse 1 harness 1 collar
1 Spring Toothed Cultevator
1 Wheelbarrow 1 Plough
2 Shovels 2 Mattocks 2 Step ladders
25 straw Berry Crates Empty
1 Spike Cultevator
1 Spring Harrow 2 Singletree
Kitchen Stove
Dinning Table + 6 chairs.

These are the list of tools which Anne Gauthier could use while on this farm.

Parks Ex 490-4

100
60
40
5

仁 50
井 35
100
185

Nishiyama K.
(Claimant's Name)

PERSONAL CHATTELS

13237
Reg. No.

Claims Analysis 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
1.	10 cords 8' wood	1942	New	$4.00 per cord	Good	$40.00
2	2 " 16' "	1941	"	$8.75 "	"	$16.00
12	1 doz. hop baskets	1941	"	$1.50 each	"	$18.00
19	25 strawberry crates	1941	"	35¢ "	Good	$ 7.50
29	1 large sprinkler	1939 or 1940	"	Approx. $15.00	"	$12.00
98	1 kitchen table	1937	"	$6.00 or $7.00	"	$ 5.00
93	1 table lamp (electric)	1934	"	$2.50	"	$1.75
100	Wall clock	1934	"	$25.00	"	$12.00
140	1 Gasoline Motor Sprayer	1941	"	$170.00	"	$140.00
161	1 Single Wooden bed and mattress	1932	"	$ 12.00	"	$ 2.50
167	1 3pce. mohair chesterfield suite	1938 or 39	"	$170.00	Excellent	$ 85.00

Description of Storage of Goods:

Farm tools etc. left in Pickers House, Household goods left stored in house.

EXHIBIT No. 490 - 5
DATE 31 mar 1948
FILED BY W.L. Huckvale

General Statement as to Chattels not Described above:

Claimant refers to inventory attached to his original claim.

Additional Comments, if any:

Custodian's file shows that on Jan. 14, 1944 Lawrence's (Mission City B.C.) made an appraisal of certain of my household goods and farm tools. In practically every instance this appraisal agrees with my own valuation . I cite this to show that I have tried to place very conservative valuations on all chattels claimed for.

Signature
K. Nishiyama

Original claim was for	$2364.00	
	483.75	sold and credit given
	$1880.25	
	219.35	no record
	$1661.90	Balance
Less item 31	50.00	
	$1611.90	
	12.00	see item 99
	$1599.90	

Certain chattels are shown on analysis as abandoned. viz: items 61, 133, 134, 163, 164, and 170. These total $45.50. All these were in good shape when I was evacuated. Items 133 and 134 were home made, and had very little use. Items 163 and 164 (rugs) were valued by me considerably below cost price, e.g. item 164 cost $37.00 three years before evacuation.

Re Items 24- 28 Inclusive.	It appears as a sale was made for $200.00 but no collection made, and anlaysis is silent as to what became of either money or property. From Memo on Custodian's file dated Oct. 30/44 from Mr. Anderson to Mr. Spears it appears pump was in excellent condition but greater portion of pipe had disappeared and must have been stolen. This pipe cost $235.00 in 1941.
Item 29	Analysis shows no disposition of any kind.
Item 30	Analysis shows this pipe etc. sold with real property. This was loose and boxed and did not form any part of realty. I therefore claim it should be treated as a chattel.
Item 31	Admitted. Claim reduced $50.00. See above
Item 35	This horse cost $125.00 in 1931. I broke it myself to harness and it was quiet and gentle when I left.
Items 41,42,50, 60. Incl. 63-66 Incl. 71,79,82	Analysis shows no disposition of any kind.
Items 85-92 Incl.	These items were stored and formed no part of realty. I clai. them as chattels.
Item 99.	Admitted as part of realty.
Items 104, 107,109-115 incl. 117-132 incl., 147,148	No disposition of any kind shown.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2865 EXHIBIT No.

NAME Kiyuji NISHIYAMA REG. No. 13237

DATE

DECLARATION 7th April, 1942

EVACUATION Apr. 11/42

INVENTORY

TAKEN BY D. Smith May 21/42 & J. Moryson July 22/42

DETAILS OF CLAIM

SALES

AUCTION | TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND

Left at 574 Hurd Rd. Mission.	3 pc. chesterfield set	1. 10 cords 8' Wood	40.00				
	1 bureau	2. 2 cords 16" long Wood	16.00				
Sewing machine	Gramaphone	3. 2000 " All sizes & lenghts Lumber	50.00		10 -		
Chesterfield 3 pc.	Rocker						
Dining room set	4 beds & springs	4. 70' 1" x 4" Water Trough)					
2 sml. tables	Library table	90' 1" x 6" Water Trough) Lumber made	5.00			5 00	
Gramaphone	1 heater						
Vacuum cleaner	1 9 x 12 rug	5. 7 gal. Motor Oil(Marvelube) and can	4.50				
Electric heater	1 sectional book case						
Kitchen stove	Rocking chair	6. 200 lbs. Cynamid	100.00				
20 chairs	3 cartons	50 lbs. Nitrate Soda					
Book case	Vacuum cleaner	50 lbs. Agriculture Lime					
Ultra Violet Ray treatment apparatus	9 kitchen chairs	50 lbs. Black Leaf 40					
	Mantel clock	4 oz. Corrosive Sublimate	1.00				
Diabetes Insulin Equip.	Chest of drawers	7. 1 Umbrella Stand	2.50	25			
9 beds	utensils	8. 1 Chamois	1.75				
7 rugs	Lawn mower	9. 2 Sponges	1.60				
3 carpets	3 Garden hose	10. 1 Hop Pole	1.50				
Box carpenters tools	Platform scales	11. 6 Bamboo Baskets (60.ea.)	3.60				
Lawn mower	4 hoes	12. 1 doz. Hop Baskets	18.00				
Box garden tools	Grind stone	13. 3 5 gal. Barrels	3.00				
2 cultivators	6 scythes	14. 13 Soy Tubs	3.25				
1 Bp Plough	Lawn sprinkler	15. 5 Bamboo Tubs	5.00				
1 harrow	Hedge shears	16. 70 Hot House Rhubarb Crates	12.60	3 00			
1 cart	Long pruning shears	17. 5 Raspberry Crates	1.60				
158 Empty fruit crates	Horse & harness	18. 6 Asparagus Crates	1.20				
12 cords wood,	Spring tooth cultivator	19. 25 Strawberry Crates	7.50				
26 cedar poles	Spike tooth cultivator	20. 200 Strawberry Harrocks	2.50				
1scale	1 plough	21. 8 Plum Crates	1.20				
Old Ford truck,immovable	2 shovels	22. 1 Quart Jug	1.00				
	2 step ladders	23. 30 Le Lettuce Crates	3.60				
	1 spring tooth harrow	24. 1 Beatty Irrigation Pump & 80 gal. tank	293.00				
	Dining room set						
	Kitchen range	25. 117½' 1½" Galvanized Pipes 72'	85.00				
	Wheelbarrow						
	2 mattocks	26. 318¾' 1½" Iron Pipe 31'	99.00				
	1 ton Ford truck 1931 Model T.	27. 403¼' 1" Iron Pipe 12'	48.50				
	Linoleum rug(on floor)	28. 12' 1¼" Canvas Hose) 25' 1¼" " ") 50' 1¼" " ")	30.00				
	Shrine						
	Table lamp	29. 1 Large Sprinkler	12.00				
	Card table	30. 1 1½" Check Valve with T1½" niton)					
	2 rugs						
	2 Linoleum rugs	3 1½" & 1¼" Sleeve)					
	4 sml. floor mats	1 1¼" Elbow)					
	Electric apparatus (heavy 1' square box, wired for electricity, 3 light sockets.)	1 1¼" x 1" Collar)					
		3 1¼" x ¾" Collar)					
		1" Elbow)					
		1 1" T Pipe)					
	Duster	2 1" Sleeve Pipe)					
	150 lbs. hop wire	2 1" Cap)					
	Handsprayer	1 1¼" Cap)					
	35 Hot house rhubarb crates (knockdown)	2 ¾" Coupling (Copper))					
		1 ¾" Coupling)					
	2 axes	1 1¾" Coupling)					
	Crow bar	1 1¼" Copper Coupling)					
	Peavey	6 Thread each end sleeve)					
	10 berry crates	1 1½" Copper valve)					
	5 beds	1 1" Copper Valve)					
	3 cross cut saws	also including other small)					
	2 kitchen stoves (poor)	pipe ware)	95.00			95 00	
	Box (cont. few carpenters tools & misc. artic)	2 Electricity Switch & meter)					
	2000' mixed lumber	700' Gauge 10 Electric wire)					
		1025' Gauge 8 " ")					
		1025' Gauge 6 " ")					
		Labor	175.00			175 00	
		31.1 1 Ton Old Ford Truck	175.00		125.-		

No. 2865 EXHIBIT No. CASE No.

No. 13237 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
CTION	TENDER &c							
						40 00		
						16 00		
	10 -							800 ft. sold
		5 00						
				4 50				
				100 00				
				1 00				
25								
				1 75				
				1 60				
						1 50		)10 berry crates & 35 rhubarb crates
						3 60		)only inventoried. The 10 berry crates
						18 00		)were missing when other goods moved
				3 00				)to auction, see Mr. Ure's memo Jan.19/44.
				3 25				)
				5 00				)
3 00								)
						1 60		)
						1 20		)
						7 50		)
						2 50		)
						1 20		)
				1 00				)
				3 60				)
							567.50	This pump & equipment valued by NISHIYAMA at $500.00, was stored with the P.C.U. P.C.U. advised us 26th Feb.43, that they could sell it for $300.00. NISHIYAMA advised us Apr. 27/43, did not wish it sold. P.C.U. advised us greater portion of pipe missing (See Mr. Anderson's memo of Oct. 30/44.) Advertised for sale by tender, 30th Apr. & 3rd May, 1945. No replies received. Advertised for sale by auction with a reserve price of $250.00. No sale. Sold ~~by auction~~ by J. Harkies, Auctioneer, Mission, for $200.00, but no collection made as Mr. Harkies died See Mr. Anderson's memo of Mar. 10/47.

EXHIBIT No. 490-6
DATE 31 mar 1948
FILED BY Peter Murdoch

95 00

175 00

125.-

NISHIYAMA authorised sale at this price, see lr. July 19/43

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2865 EXHIBIT No.

NAME Kiyuji NISHIYAMA REG. No. 13237

DATE
DECLARATION Apr. 7/42
EVACUATION Apr. 11/42

INVENTORY
TAKEN BY Smith, May 21/42
&
DATE J. Moryson, July 22/42

	DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
		1300.40				
32.	1 1600 lb. Male Horse (Barney) 4	125.00		35 00		
33.	2 Sets Harness & Collar	45.00	1 50	9 50		
34.	1 12" Lawn Mower	14.00		9 00		
35.	3 50' ea. Rubber Hose	8.50		8 50		
36.	1 240 lb. Scale with weights	10.00		10 00		
37.	3 Large Hoes) 1 Small Hoe)	1.00		1 00		
38.	4 Potatoe forks(sold 2/1.00)	2.00		1 00		
39.	2 Rakes	.75		75		
40.	1 Grind Stone	2.50	50			
41.	1 Long Sythe	1.00	T			
42.	5 Small Sythes	3.75	T			
43.	1 Sprinkler, Rain-King	2.50		2 50		
44.	1 Lawn Shear	1.10	1 10			
45.	1 Long Handled Pruning Shear	1.50		1 50		
46.	1 Spring tooth Cultivator	15.00		15 00		
47.	1 Wheelbarrow	2.00		2 00		
48.	1 Plough	15.00		15 00		
49.	2 Shovels	2.00		2 00		
50.	2 Matlocks	2.00	T			
51.	1 Spike Cultivator	7.00		7 00		
52.	1 Spring Harrow	4.50	4 50			
53.	2 Single Trees	1.05	1 05			
54.	14" Stellson Pipe Wrench	2.60	T			
55.	1 10" Monkey Wrench	1.25	T			
56.	11 ¼"-1½" Wrenches	9.50	T			
57.	1 Wide Wrench	1.50	T			
58.	2 Pruning Hand Shears	3.50	T			
59.	1 8" Punch	2.25	T			
60.	1 Sliding Tree Level	.75	T			
61.	2 Cross-cut Saw Handles	1.50				
62.	1 Pickloom	.75	T			
63.	1 3lb. Sledge Hammer	1.50	T			
64.	1 Draw Knife	2.00	T			
65.	1 Foot Level	1.25	T			
66.	3 Nail Hammers	3.00	T			
67.	3 Car Grip Chains	3.50				
68.	1 14' Logging Chain	12.00				
69.	1 2½' Pinch Bar	2.00				
70.	1 2' Nail Bar	1.75				
71.	3 Double Axes	6.00	T			
72.	1 Lantern	1.00				
73.	11 Flower Pots, Crockery	1.25				
74.	1 5 gal Crock	2.50				
75.	1 Watering Can	1.50		10		
76.	1 Wash Tub	.75				
77.	1 Shallow Tub	3.50				
78.	1 Boiler	1.25				
79.	3 Lawn Sprinklers (Sold 1.00 ea.)	3.00	1 00			
80.	1 Hammock	.75		75		
81.	1 box 12" x 12" Glass Plate	3.25	3 25			
82.	1 10 lb. Wedge	2.50	T			
83.	4 pair 4" U Bolts	3.00				
84.	1 pair 4" Hinges	.50				
85.	1 doz. 30 Watt LightGlobes	1.80			1 80	
86.	1 only 100 Watt " "	.35			35	
87.	2 only 60 " " "	.70			70	
88.	2 only 10 " " "	.25			25	
89.	1 only 20' Electric Line extension	.50			50	
90.	1 only 30'Elec. Line exten.	.50			50	
91.	1 only 12' " " "	.50			50	
92.	1 5 bulb Drop Style Fixtures	12.00			12 00	
		1665.50				

EXHIBIT No._____ CASE No._____

VENUE Lethbridge

R &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
35 00								Horse unmanageable, see Lr. of Nov. 17/43.
9 50								
9 00								
8 50								
10 00								
1 00								
1 00								
75								
2 50								
1 50								
5 00								
2 00								
5 00								
2 00								
7 00								
		1 50						See Mr. Ure's memo Jan. 19/44
			3 50					
			12 00					
			2 00					
			1 75					
			1 00					
			1 25					
			2 50					
			75					
			3 50					
			1 25					
			3 00					
			50					
1 80								
35								
70								
25								
50								Fixtures
50								
50								
12 00								

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2865 EXHIBIT No.

NAME Kiyuji NISHIYAMA - 3 - REG. No. 13237

DATE
DECLARATION Apr. 7/42
EVACUATION Apr. 11/42

INVENTORY
TAKEN BY D. Smith, May 21/42
DATE J. Moryson & July 22/42

	DETAILS OF CLAIM			SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DEC NO FOU
		$1665.50					
93.	1 Table Lamp (Electric)	1.75					
94.	2 Block Pulley with Rope	18.00		4 00			
95.	50 lbs. #1 gauge Block Wire (4½¢ per lb.)	2.25					
96.	½ gal Crockery Hot Water Bottle	1.50					
97.	1 Gas Stove	3.50		1 10			
98.	1 Kitchen Table	5.00					
99.	1 Enamel Sink	12.00				12 00	
100.	1 Wall Clock	12.00		3 50			
101.	1 Clothes Dryer with pulley	2.00					
102.	1 Blackboard	1.00					
103.	5 Trays	7.00					
104.	2 Glass Cake Plates	2.50	K				
105.	1 Bookcase with all kinds of books	25.00		7 90			
106.	1 Japanese adding machine (wood)	.75					
107.	1 Bread Box	2.50	K				
108.	4 balls Twine	.50					
109.	5 Wine Tumblers	.75	K				
110.	14 Glass Tumblers	2.40	K				
111.	10 all sizes Milk Jugs	2.50	K				
112.	1 big Watter Jug	2.50	K				
113.	2 doz. Tea Cups	3.00	K				
114.	3 doz. Tea Cups (Japanese style)	3.50	K				
115.	14 Berry Dishes	3.50	K				
116.	2 Bamboo baskets(fancy)	2.50	(1)		30		
117.	7 Flower Vases	10.00	K				
118.	5 Window Screens	4.00	K				
119.	2 doz. Dinner Plates	10.00	K				
120.	½ doz. Forks & Knives	5.00	K				
121.	1 Ice Cream Scoop	2.50	K				
122.	9 Egg Cups	.50	K				
123.	41 Rice Bowls	7.00	K				
124.	24 Soup Bowls	5.25	K				
125.	1 doz. Saucers (fancy)	3.60	K				
126.	33 Saucers	1.65	K				
127.	1 doz. Egg Shaped saucers (.35 ea.)	4.20	K				
128.	16 Egg Shaped Saucers (.35 ea.)	5.60	K				
129.	17 Bowls and lids (.75ea.)	12.75	K				
130.	37 Mustard Bowls (.05ea.)	1.85	K				
131.	4 big Platters (2.00 ea.)	8.00	K				
132.	1 New Shovel Handle	.50	T				
133.	1 Step Ladder	2.00					
134.	1 Step Ladder with wheels	5.50					
135.	1 Kitchen Step Ladder	1.00			1 00		
136.	1 7' Crosscut Saw	12.50			1 50		
137.	1 36" Crosscut Saw(buck)	1.25			50		
138.	1 50 lb. Beam Scale with weight	8.00					
139.	1 20" Heater	23.00			23 00		
140.	1 Gasoline Motor Sprayer & equipment	140.00					50 00 (50.00)
141.	1 3 gal. Sprayer(Dobin)	3.50			3 50		
142.	1 Duster Pump(Torpilli)	27.00			5 00		
143.	1 ½ gal. Hand Sprayer (galv.)	2.50					
144.	1 Horse cart on rubber wheels	10.00			2 00		
145.	2 Stone Boat	4.00					
146.	1 Ton Hat	22.00					
147.	2 Hay Forks	2.00					
148.	2 Manure Forks	2.50					
149.	1 Dining Table	5.00					5 00
		2137.55					

EXHIBIT No. _____ CASE No. _____

VENUE Lethbridge _____

SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
				1 75			
		2 25					
		1 50					
				5 00			
12 00							Fixture
		2 00					
		1 00					
		7 00					
		75					
		50					
		2 00					See Mr. Ure's memo Jan. 19/44
		5 50					" " " " "
		8 00					
00 (50.00)							Left with John I.Haas Hop Co. Sold by them, payment rec'd Aug. 10/45
				2 50			
		4 00					
		22 00					
00							

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2865 EXHIBIT No.

NAME Kiyuji NISHIYAMA REG. No. 13237

DATE
DECLARATION Apr. 7/42
EVACUATION Apr. 11/42

INVENTORY
TAKEN BY D. Smith May 21/42
DATE J. Moryson & July 22/42

	DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
		2137.55				
150.	6 Dining Chairs	12.00		12 00		
151.	1 Electric heater with line & plug	1.50	1 50			
152.	1 Electric Iron	2.50				
153.	Ironing Board & glass case	2.50	50			
154.	1 Mirror	1.40	1 40			
155.	1 Dresser	3.75	3 75			
156.	1 Dresser with four drawers	7.00	7 00			
157.	1 Rocking Chair	8.00	8 00			
158.	1 Razor Strop	3.50				
159.	1 " "	7.00				
160.	1 Razor	3.25				
161.	1 Single Wooden bed & mattress	2.50				
162.	2 Double Bedstead (1 sold)	1.25	1 25			
163.	1 4½ x 7 Rug	7.00				
164.	1 9 x 12 Rug	22.00				
165.	1 6 x 9 Linoleum	2.50		2 50		
166.	1 Card Table	.70	70			
167.	1 3 piece Chesterfield (Mohair)	85.00	17 00			
168.	1 Ashtray Stand	.75	75			
169.	7 Picture Frames	.35	35			
170.	1 Kitchen Stove	7.50				
171.	11 Chimney & elbow	2.50				
172.	1 Living room table	3.50	1 20			
173.	7 Window Shades	1.50		1 50		
174.	1 Peavie	2.00		2 00		
175.	1 Picker's stove	7.50		7 50		
176.	1 Picker's Bed & Springs	7.00		7 00		
177.	1 Pipe Collar	4.50		4 50		
178.	3 boxes Sealers	.35	35			
179.	1 10 gal. Barrel	1.50	1 50			
180.	2 Carpets	8.50	8 50			
181.	6 Chairs	1.80	1 80			
182.	2 Bicycle Carriers	1.75	1 75			
183.	4 Chairs	1.60	1 60			
184.	Curtain Rods	.50	50			
		2,364.00	129 70	346 75		
		T	17 55			303 60
		K	14 40			
185.	15 Shares 'The Western Hop Co-operative Union	150.00	161 65			
			346 75			
		2,514.00	$508.40			

The Western Canada Hop Co-op. is a Japanese Co-operative and has not been liquidated.

Note:- from total of $2514.00, the amount $483.75 should be deducted by claimant, making Chattel Claim $2030.25.

EXHIBIT No._____ CASE No._____

VENUE Lethbridge

ER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
12 00								
			2 50					
			3 50					
			7 00					
			3 25					
					2 50			
				7 00				See Mr. Ure's memo Jan. 19/44
				22 00				" " " " " "
2 50								
				7 50				See Mr. Ure's memo Jan. 19/44
					2 50			
1 50								
2 00								
7 50								
7 00								
4 50								
346 75	303 60		218 35	45 50	111 95		567 50	

Goods valued at $1117.10 sold for $508.40 by appraisal or auction.

"	"	"	303.60	fixtures
"	"	"	218.35	no record at anytime
"	"	"	45.50	abandoned
"	"	"	111.95	no account, theft, etc.
"	"	"	567,50	(See note about sale at $200.00)
				$2364.00

The amount # 483.75, this being goods sold, but proceeds not deducted should be deducted
Latter Claim #2030.25.

Of the goods valued at $1117.10, $186.10 worth were sold by the Custodian at $186.10.

LAWRENCE'S

490 - 7

EXHIBIT No.

DATE 31 Mar 1948

FILED BY J.W.G. Hunter

P.O. Box 316
Phone 93, Night 3813
Mission City, B.C.
January 14, 1944.

Under instructions from the Office of the Custodian we have appraised and sold the following list of goods of K. Nishiama, 574 Herd Rd., Mission, to Mrs. A. Gauthier, same address:

HOUSEHOLD

7 Window Shades	$ 1.50	"173"
1 Square Table	5.00	149
6 Chairs	12.00	"150
1 Wool Rug 6 x 9	2.50	165

FARM TOOLS, ETC.

1 Peavie	2.00	174
4 Hoes (old)	1.00	37
2 Shovells	2.00	49
2 Rakes	.75	39
2 Potatoe Drags	1.00	38
1 Long Pruner	1.50	45
3 Pc. Garden Hose	8.50	35
1 Sprinkler	2.50	43
1 Oliver Plow	15.00	48
1 Spring Tooth Cultivator	15.00	46
1 Lawn Mower	9.00	34
1 Wheel Barrow (old)	2.00	47
1 Picker's Stove	7.50	175
7 Picker's Beds and Springs	7.00	176
1 Set Single Harness w/Collar	9.50	32
(Pipe Collar)	4.50	177
1 Straw Cultivator	7.00	51
1 Set 240-Lb. Scales	10.00	36
TOTAL	$ 126.75	

Certified a just and fair appraisal as made by me this 14th day of Jan. 1944

Signed "A.N. Lawrence"
Appraisor

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

May 8, 1948

M. Macdonald m.a.

CLAIM NO. 490 - Kiyuji NISHIYAMA

This claim relates to chattel property in respect of which Counsel have agreed upon various adjustments providing for some additions to the list of lost goods, the ratio between the claim made for goods actually sold and the price realized on sale being 44.09 per cent.

Included in the amount proposed is the sum of $200.00 in respect of a pump sold by the Custodian's agent for $200.00, the proceeds of sale being received by the agent but not remitted to the Custodian, the agent having subsequently died and recovery having been found impossible.

In the circumstances Counsel jointly recommend payment to the claimant of the sum of $555.19. I concur in the proposal made, and RECOMMEND payment of $555.19 to the claimant.

H. I. BIRD
Commissioner.

February 1st 1950.