Name of Claimant NISHIKAWA, Shimo Case 539

Custodian File 3360

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	
					998.00						1033.82 137.00

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	

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	
			46%	105.00	48.30			48.30

TOTAL RECOMMENDATION	1219.12

CASE NO: 539.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 6th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) SHIMO NISHIKAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 539.

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 R.M. EDMANSON, SUB-COMMISSIONER).

10 Lethbridge, Alberta,

August 6th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) SHIMO NISHIKAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearingfor the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 539, Shimo Nishikawa.

MR. HUCKVALE: In this case, sir, the real property and the chattels we claim were made in the wife's name, but I believe the husband knows a great deal more about it than the wife.

THE SUB-COMMISSIONER: The name of the claimant given here is the wife, is it?

MR. HUCKVALE: Yes, the name of the claimant is the wife, but I am calling the husband because I believe he knows a great deal more about it.

INOSUKE NISHIKAWA, a witness called on behalf of the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. HUCKVALE: Before I begin, your Honour, I would like to point out one thing to my friend. I have given him a copy of this form and the second name under "from whom purchased" should read "Annetta". It should be Annetta Cooper.

MR. RICE: That was"Co-Op".

MR. HUCKVALE: Yes, it should be Annetta Cooper. Now the second thing I would like to point out is with respect to the claim for personal chattels. There were two items claimed for a sewing machine and a spraying machine. The claim is being reduced with respect to the sewing machine from $125.00 down to $65.00. With respect to the spraying machine I find that the claimant owned a half interest in it only, so, therefore, that claim has been reduced to $$40.00.

THE SUB-COMMISSIONER: All right.

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Nishikawa, you are giving evidence on behalf of your wife, Mrs. Shimo Nishikawa?

A Yes.

Q And she was the owner of the real property and chattels which this claim covers?

A Yes.

10 Q Now I believe your wife and a lady named Mrs. Morishige originally bought some farm lands in common, is that correct?

A Yes.

Q And one of those parcels of farm lands was bought from a woman named Annetta Cooper?

A Yes.

Q And it consisted of 9.95 acres?

A Yes.

Q And the other parcel was purchased from a man named

20 Frank Edgar Pullen? A: Yes.

Q And it consisted of 15.75 acres?

A Yes.

Q Now by agreement between your wife and Mrs. Morishige, your wife took over this 17.7 acres on which your claim is based?

A Yes.

Q Now you prepared a supplement to the claim which set out your valuation of the land and the buildings, is that correct?

30 A Yes.

Q Just show him that, will you, please?

A Yes.

Q Now with respect to the 17.7 acres which your wife owned, I want to show you that form?

A Yes.

Q Have you and your wife gone over that form and had it read over to you? A: Yes.

Q And is that your wife's signature on it?

A Yes.

10 Q And are the particulars given in that form true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that as Exhibit 1, your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now with respect to the 9.95 acres, I want to show you this deed from Annetta Cooper. Is that the deed under which this land was purchased,

20 that 9.95 acres was purchased?

A Yes.

MR. HUCKVALE: I tender that, sir. It simply shows that for that 9.95 acres was paid $1500.00.

(DEED MARKED EXHIBIT NO. 2).

MR. HUCKVALE: I show you this deed from Frank Edgar Pullen respecting the 15¾ acres. Is that the deed under which your wife and Mrs. Morishige purchased?

A Yes.

MR. RICE: And the price on that one?

30 MR. HUCKVALE: The price of that was $2,765.00.

MR. RICE: $2,765.00?

MR. HUCKVALE: Yes. I tender this one. It shows the purchase price as $2,765.00 for 15¾ acres.

(DEED OF LAND MARKED EXHIBIT NO. 3).

MR. HUCKVALE: It was bought in 1920. Perhps my friend would now file the real property appraisal form.

MR. SHEARS: There are two of them, one for each property.

MR. HUCKVALE: There are two of them?

10 MR. RICE: Yes, one exhibit?

MR. HUCKVALE: Yes, you can file them as one exhibit.

(APPRAISAL REPORTS MARKED EXHIBIT NO. 4).

MR. HUCKVALE: I merely wish to point out, sir, with respect to this farm appraisal report that it covers the entire acreage, that is the 15¾ acres together with the 9.95 acres whereas we only claim on 17.7 acres.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: Q: Now, Mr. Nishikawa, your wife also

20 had a claim with respect to two items of personal chattels? A: Yes.

Q And with respect to those chattels will you look at that form (indicating), please?

A Yes.

Q And have you and your wife read that form or had it read over to you?

A Yes.

Q Is that your wife's signature on it?

A Yes.

30 Q And are the particulars given in that form true and

correct to the best of your knowledge, information and belief? A: Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: I would ask my friend if he would file the personal property analysis on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. SHEARS: The sewing machine was reduced to $65.00, was it?

MR. HUCKVALE: We reduced the sewing machine to $65.00 and we admit that we only had a half interest in the other article, the spraying machine. The analysis simply shows, sir, that the sewing machine was stolen, apparently. It also shows the spraying machine as owned jointly, and the other claimant put a value on it in excess of the amount we are claiming.

Q Will you answer Mr. Rice, please, Mr. Nishikawa.

MR. RICE: I submit, your Honour, that the real property was sold for its fair value. I submit the chattels were turned over by the claimant to a person other than the Custodian and that the Custodian is not responsible for the loss of the same. Furthermore, that the claim for these lost chattels is exorbitant. I am further claiming with respect to the spraying machine that it is owned by the husband of the claimant and she has no valid claim to the same.

MR. HUCKVALE: Does my learned friend want me to call

this woman and have her admit that she will abide by his statements? They are talking about exactly the same machine, I take it.

CROSS-EXAMINATION BY MR. RICE:

Q Do you live with your wife?

A Yes.

MR. HUCKVALE: She is in the Court room now. I merely asked my friend if he wants me to put this woman in the stand and say that she will abide by what her husband says. It seems to me to be an awfully small point.

MR. RICE: It is up to my friend to prove his own case.

THE SUB-COMMISSIONER: You had better put her in afterwards.

MR. HUCKVALE: Yes, I may.

MR. RICE: Q: This place was leased to Hans Neilson, was it not? on the 14th of April, 1942?

A Yes.

Q And the buildings, livestock and implements were turned over to Neilson? A: It was just that year's crop that was sold to him.

Q Wasn't possession of the buildings given to Mr. Neilson? A: No, I didn't rent the house to Neilson, just that year's crop.

Q Neilson didn't take possession of the house?

A No.

Q Who did you leave the livestock and chattels with?

A The chattels were locked up in care of the Custodian.

Q Locked up where? A: They were locked

in the house.

Q The sewing machine and the spraying machine were locked in the house, is that it?

A Yes, the sewing machine and the spraying machine were locked up in the bedroom.

Q Locked up in the bedroom? A: Yes.

Q Who did you give the key to?

A To the post master, Mr. Whiting.

Q The spraying machine, who owned that?

10 A T. Tsuchida -- T-s-u-c-h-i-d-a, and I owned it, and with his permission it was left in my house.

THE SUB-COMMISSIONER: On this form it is T-s-u-g-i-t-a.

MR. HUCKVALE: You will find the name on the personal property analysis, sir.

THE INTERPRETER: It can be spelled either way, sir.

MR. RICE: I wish to tender this summary relative to the claim of the claimant with reference to the land showing the assessed value.

(SUMMARY MARKED EXHIBIT NO. 7).

20 MR. RICE: That is all.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Nishikawa, with respect to this spraying machine, are you prepared to assign whatever interest you have to your wife and combine that claim with hers?

A Yes.

Q And you will abide by whatever she gets as a result of these proceedings?

30 A Yes.

Q Thank you.

THE SUB-COMMISSIONER: On this analysis of personal property claim it shows here the Singer sewing machine belonging to this witness.

MR. RICE: To the wife.

THE SUB-COMMISSIONER: Unless there is an additional machine.

MR. RICE: It belongs to the wife.

MR. SHEARS: It is shown in the claim, sir.

10 THE SUB-COMMISSIONER: It says here "owned by husband".

MR. RICE: The sewing machine?

THE SUB-COMMISSIONER: "Household furniture, kitchen utensils, chinaware, farm implements and fertilizer".

MR. RICE: It was declared by the husband, I think that is what it says.

THE SUB-COMMISSIONER: It says "owned by husband" written in ink.

MR. RICE: That isn't on my copy.

THE SUB-COMMISSIONER: It is on this one.

20 MR. SHEARS: I think if I might be permitted to make a statement, the claim is by the wife and she is only claiming the sewing machine and the spraying machine, and this indication "declared by husband" was simply put on the form just in case of cross-examination.

THE SUB-COMMISSIONER: But look at the memorandum here.

MR. SHEARS: But they aren't claiming on that, your Honour.

30 MR. HUCKVALE: There is no claim for those articles.

There is a sewing machine which the wife is claiming.

MR. RICE: Oh yes, I see that there is; it is doubled up there. There is another sewing machine.

THE SUB-COMMISSIONER: There are two sewing machines, are there; I mean did he have a sewing machine as well?

MR. HUCKVALE: No, sir; the only claim is on behalf of the wife and he is giving the evidence; that is all there is to it.

THE SUB-COMMISSIONER: I see, all right.

MR. HUCKVALE: I take it this sewing machine belonged to your wife, did it not, Mr. Nishikawa?

A Yes.

Q And these two chattels about which we have been speaking of are the only chattels that either you or your wife are claiming for?

A Yes.

Q That is all, thank you.

RE-CROSS EXAMINATION BY MR. RICE:

Q Were there two sewing machines in the home, one yours and one your wife's?

A No.

MR.RICE: Then that is an error in the personal property analysis.

THE SUB-COMMISSIONER: That is all right. Is that all?

MR. RICE: Yes, that is all.

MR. HUCKVALE: That is all, thank you.

THE SUB-COMMISSIONER: How about the wife?

MR. HUCKVALE: I am not going to bother about it, sir. It is just petty.

THE SUB-COMMISSIONER: All right.

MR. HUCKVALE: I take it my friend's objection is that the husband owns the spraying machine?

MR. RICE: Yes.

MR. HUCKVALE: He will give whatever interest he has to his wife and abide by it.

THE SUB-COMMISSIONER: All right.

10 MR. HUCKVALE: That is all.

(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

S.R. HOWARD
OFFICIAL REPORTER.

20

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

30

D.M. Cameron

SUB-COMMISSIONER.

File 3360

NOV 24 1947

Case No. 539.

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

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

(1) NAME (Mrs.) NISHIKAWA, Shimo (RCMP) Reg. No. 13528
(Print) Surname Given Name

(2) Pre-Evacuation Address McKay Road, Whonock, B. C.

(3) Present Address R. R. #1, Nobleford, Alta.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
7.75 Acres of Block "A" of the NE¼ of Section 36, Twp. 11, District of New Westminster (Total acreage of this parcel of land is 15.75 Acres, 8 Acres belong to Mrs. F. Morishige and 7.75 Acres to me).
9.95 Acres of Section 1, Twp. 12, District of New Westminster
17.7 Acres (TOTAL)

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business Small-Fruit Farm
(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 of 17.7 acres as above

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $3,945.00 see schedule
(ii) Buildings - - - - - - - - - - - - - - - - $2,000.00 see schedule
(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) - $ 5,945.00
(v) Amount at which Custodian sold property and credited your account - - $ 840.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5,105.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
In the Living house of my farm, McKay Road, Whonock, B. C.

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

(c) How stored or packed at time of evacuation
Stored in one room of the house

(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. Sewing Machine Estimated Value $ 125.00
2. Spraying Machine Estimated Value $ 80.00
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 $ 205.00

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) - $5,310.00

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

Lethbridge, Alta.

(b) Do you require the services of an interpreter at the hearing? Yes or no No, my son will be there

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 Alberta)
TO WIT:)

I, Shino Nishikawa of the Village
of Noblford 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 20th day of November)
A.D. 1947.)

Shino Nishikawa

W E Huckvale 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.

15 Victoria Mansions,
Lethbridge, Alberta,
May 6, 1948.

Dear Sirs:- RE: Claim of Mrs. Shimo Nishikawa
(Reg) No.13528).

Referring to our telephone conversation - I am enclosing herewith a copy of a letter received from the Vancouver office asking for a copy of the Schedule in connection with this claim. Upon looking up the papers in my possession I find that no schedule is attached to same. I would be obliged if you would forward a copy of the Schedule to the Custodian.

The claim is No.27 on the list, as set, (August 6th, 1948).

Yours truly,

Secretary
Japanese Property Claims
Sub-Commission (Lethbridge).

W.E.Huckvale, Esq.,
Barrister, etc.,
LETHBRIDGE, ALBERTA.

15 Victoria Mansions,
Lethbridge, Alberta,
May 6, 1948.

Dear Sir:- Re: Claim MRS. SHIMO NISHIKAWA
(Reg. No. 13528((Ritchie & Huckvale)

Referring to your letter of the 5th Instant, I have looked up the file here, and find that there is no Schedule attached to my file. However, I telephoned to Mr. Huckvale, and at his request am sending a copy of your letter to his office. He informs me that he will look the matter up, and that if there is a Shhedule he will forward it to the Custodian.

Yours truly,

Secretary
Japanese Property Claims
Sub-Commission (Lethbridge)

Japanese Property Claims Commission,
The Court House,
VANCOUVER, B.C.

HONOURABLE MR. JUSTICE H. I. BIRD
COMMISSIONER

A. WATSON
SECRETARY

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

May 5th 1948.

Miss Lillie Thomas,
Secretary, Japanese Property Claims
Sub-Commission,
15 Victoria Mansions,
Lethbridge, Alta.

Dear Miss Thomas,

Re claim of Mrs.Shimo Nishikawa
(Reg.No.13528)(Ritchie & Huckvale

We understand there is a schedule attached to the claim form, and the Custodian's office lacks this schedule. If this is short, perhaps you would not mind forwarding a copy for the Custodian; otherwise, you might ask Messrs. Ritchie & Huckvale if they would kindly forward a copy.

Thanking you,

Yours truly,

F. J. White

VW.

NISHIKAWA Mrs. Shimo
(Claimant's Name)

REAL ESTATE
(Farm Land)

13528
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 5-7							
Cultivated not planted	17.7	13th Nov.1920	F.E.Pullen,	$2765.			
Cultivated and not in crop		18th June 1914	A.N.Netta Co-op.	1500.			
List Crops					All bush	Nil	$6000.
Total							

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

Description	When Made	Cost
12 acres Clearing	1917 to evacuation	$250. per acre - $3000.00
200 ft. drainage ditch	1920	100.00
Well, 24 deep - part cribbed	1918	50.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling #1.	21 x 24	Frame	1918	$600.	$400.	$200.	$400.00	$800.00
" #2.	10 x 20	"	1938	250.		200.	50.00	400.00
" #3.	12 x 20	"	1918	300.	100.	100.	100.00	400.00
Barn and Garage	30 x 40	"	1935	200.		300.	100.00	400.00

EXHIBIT No. 539-1
DATE Aug. 6/48.
FILLED BY W. S. Huckvale

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

A total of 25.7 acres were purchased in common by claimant and Mrs. Morishigi on the dates and at the prices shown. 17.7 acres claimed for are the property of claimant as agreed between the owners in common and claim is for this land only. All buildings and most of the cleared land went to claimant. The two parcelw originally bought cost in their raw state $1500., for 9.95 acres or more than $150. per acre, and $2765.00 for a parcel containing 15.75 acres, or more than $175.00 per acre. This would seem to indicate that the appraiser's valuation is far too low. On the 17.7 acres were 75 fruit trees and crops were good at date of ~~evacuation~~ evacuation. Lease of farm was made by claimant under pressure of evacuation. First parcel (9.95 acres) was paid for in cash, the other parcel was paid for out of crop proceeds. Claimant supported family of 4 children as well, only 2 of whom helped on the place. Claimant states she has had an average net income of $2000, for several years prior to evacuation and income was increasing Crop was largely sold through Pacific Co-op. Union and claimant also sent small fruits to Calgary for sale. Land was perfectly drained due to a creek which ran through it. Water supply from well was good all year round.

S Nishikawa
Signature

LATTA'S FORM (NO. 1)
DEED OF LAND (B.C.)

This Indenture

Made in duplicate the Eighteenth day of June in the year of our Lord one thousand nine hundred and fourteen

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

ANNETTA COOPER, wife of Joseph Cooper, of Whonnock, District of New Westminster, in the Province of British Columbia.

hereinafter called the Grantor,

AND

E.N.S.

INOSUKE NISHIKAWA and MORIZOH MORISHIGE

of the same place. Farmers.

hereinafter called the Grantee

WITNESSETH that in consideration of and for the sum of FIFTEEN HUNDRED ($1500.00)

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the east half of the South-east Quarter of Section numbered One (1) Township Twelve (12) East of the Coast Meridian, Maple Ridge Municipality, in the Province of British Columbia, being more particularly describedas follows:- Commencing at a point Six Hundred and Ninety Feetwesterly from and Thirty-three (33) feet north of the SoutheastCorner of said Section One (1), thence North Eighty Nine Degrees and Forty Six Minutes West (N89.46'W) and parallel to thesouth boundary of said Section One (1) Three Hundred Twenty Eight and Five Tenths Feet (328.5'), thence true North and parallel to the east boundary of said section One (1) thirteen hundred and twenty and One Tenth Feet (1320.1'), thence South Eighty Nine Degrees and Forty Six Minutes East (S89.46'E) and parallel to said south boundary of section One (1) Three Hundred Twenty Eight and Five Tenths Feet (328.5'), thence True South and parallel to said east boundary of section One (1) Thirteen Hundred and Twenty and One Tenth Feet (1320.1') more or less to point of commencement, containing in area Nine and Ninety Five One Hundredths Acres (9.95Ac) more or less asshown outlined in red on the map or plan hereto attached.

EXHIBIT No. 539-2.
DATE Aug 6/48
FILLED BY W R Hutchvale

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments, belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for their sole and only use forever; SUBJECT, NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

E. H. Savage
Broker
Mt Lod Bldg
New Westminster B.C.

Annetta Cooper

FOR MAKER OR MAKERS

I HEREBY CERTIFY that personally known to me, appeared before me, and acknowledged to me that he the person mentioned in the annexed Instrument as the maker thereof, and whose name subscribed thereto as part thereto, that he know the contents thereof, and that he executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office, at British Columbia, this day of , in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

FOR WITNESS

I HEREBY CERTIFY that
personally known to me, appeared before me and acknowledged to me that is the person whose name is subscribed to the annexed instrument as witness and that is of the full age of sixteen years, and having been duly sworn by me did prove to me that
who is of the full age of twenty-one years, did execute the same in presence voluntarily.

In Testimony whereof, I have hereunto set my Hand and Seal of Office,
at , this
day of , in the year of Our Lord
one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Dated June 18, 1914

ANNETTA COOPER

—TO—

INOSEKE NISHIKOWA
and
MORIZOH MORISHIGE

Deed of Land

SITUATE IN

Lot

Block

D.L.

LAND REGISTRY OFFICE
New Westminster, B.C.
NOT EXAMINED
JUN 19 1914
This Purports to be a duplicate
only, original should be with appl.
Certificate No.

Registered by
Mrs. Annie Shinoda
per Cotale
36 Powell St
Vancouver B.C.

10382

R. P. LATTA & CO., PRINTERS, 333 GORE AVE., VANCOUVER, B.C.

Registered by Mrs Annie Shinoda

Form No. 51. AFFIDAVIT FOR MARRIED WOMEN. The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B.C.

For Married Women

I Hereby Certify that, on the Eighteenth day of June, 19 14, at New Westminster, in the Province of British Columbia, the evidence on oath of Annetta Cooper (~~proved to me by~~) personally known to me to be the wife of Joseph Cooper appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily, without fear or compulsion, or undue influence of her said husband; and that she is of the full age of twenty-one years and competent understanding, and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at New Westminster in the Province of British Columbia, this Eighteenth day of June one thousand nine hundred and fourteen

Edward H Savage

A Notary Public in and for the Province of British Columbia.
~~A Commissioner for taking Affidavits within British Columbia.~~

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

day of , in the year of our Lord one
thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is not personally known to the officer taking the same, instead of the words "personally known to me," insert the words "proved by the evidence on oath (or affirmation) of E. F."

FOR WITNESS

I HEREBY CERTIFY that
personally known to me, appeared before me and acknowledged to me that is the person whose name is subscribed to the annexed instrument as witness and that is of the full age of sixteen years, and having been duly sworn by me did prove to me that
of the full age of twenty-one years, did execute the same in presence voluntarily.

IN Testimony whereof, I have hereunto set my Hand and Seal of Office,
, this
the year of Our Lord

FOR MARRIED WOMAN

I HEREBY CERTIFY that , personally known to me to be the wife of , appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily without fear or compulsion or undue influence of her said husband, and that she is of full age and competent understanding, and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office,
at , British Columbia, this
day of , in the year of our Lord one
thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

FOR ATTORNEY

I HEREBY CERTIFY that , personally known to me, appeared before me, and acknowledged to me that he is the person who subscribed the name of to the annexed Instrument as the maker thereof, that the said is the same person mentioned in the said instrument as the maker thereof, and that said knows the contents of the said Instrument, and subscribed the name of the said thereto voluntarily as the free act and deed of the said

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office,
at British Columbia, this
day of , in the year of our Lord one
thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is not personally known to the officer taking the same, instead of the words "personally known to me," insert the words "proved by the evidence on oath (or affirmation) of E. F."

The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B. C.

This Indenture

Made the Thirteenth day of November in the year of Our Lord one thousand nine hundred and twenty

In Pursuance of the "Real Property Conveyance Act"

Between

Frank Edgar Pullen
of Whonnock
Farmer

(hereinafter called the "Grantor")

AND

Morizoh Morishige
and Inosuke Nishikawa
of Whonnock
Farmers

(hereinafter called the "Grantees")

Witnesseth, that, in consideration of Two Thousand Seven Hundred and Sixty-five Dollars of lawful money of Canada now paid by the said Grantees to the said Grantor (the receipt whereof is hereby acknowledged by the Grantor) the said Grantor **Does Grant** unto the said Grantees Their heirs and assigns FOREVER

EXHIBIT No. 539-3
DATE Aug 6/48
FILLED BY W. Huckvale

All and Singular that certain parcel or tract of land and premises situate, lying and being A part of Block "A" of Subdivision of part of the North East quarter of Section thirty-six, in Township Eleven, in the District of New Westminster, in the province of British Columbia, more particularly described as follows:—

Commencing at a point fifty links West and fifty links South of the North East Corner of said quarter Section, thence West and parallel to the North boundary of said quarter section, eight chains and twenty-one links to the West boundary of said Block A, thence South following said West boundary Nineteen chains and eighty-one links, thence North, eighty-two degrees East eight chains twenty-nine and a half links to the West boundary of a Road Allowance, thence North following ~~#~~ said Westerly boundary of Road Allowance eighteen chains fifty-seven and six tenths links more or less to the point of commencement, and as shown outlined Red on accompanying plan signed by Kenneth L Burnet B.C.L.S. and containing by admeasurement fifteen and three quarter acres ~~to~~ the same more or less.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him the said Grantor in, to, or upon the said premises.

To have and to hold unto the said Grantees their heirs and assigns to and for their sole and only use forever;

Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the crown.

The said Grantor Covenants with the said Grantees that he has the right to convey the said lands to the said Grantees, notwithstanding any act of the said Grantor and that the said Grantees shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenants with the said Grantees that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantees that he has done no acts to encumber the said lands.

And the said Grantor **Releases** to the said Grantees **All** his **Claims** upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness } John Brodie

Address Justice of Peace
Whitemouth.

Occupation

Frank Edgar Buller

FOR MARRIED WOMEN

I Hereby Certify that, on the day of , 19 , at , in the Province of British Columbia, personally known to me (by the evidence on oath of who is personally known to me, proved) to be the wife of appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of the hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily, without fear or compulsion, or undue influence of her said husband; and that she is of the full age of twenty-one years and competent understanding and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at in the Province of British Columbia, this day of in the year of our Lord, one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.

Dated Nov 13th 1920

Frank Edgar Fuller

—TO—

Morigal Morishige and Inouke Nishikawa

Deed of Land

SITUATE IN

Township Eleven North-east quarter Sec 36 New West: District Part Block "A"

The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B. C.

FOR MAKER

I Hereby Certify that, on the 13th day of November, 1920, at , in the Province of British Columbia, (~~whose identity has been proved by the evidence on oath of~~ Francis Edgar Fuller, who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed Instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at Whonnock in the Province of British Columbia, this 13th day of November in the year of our Lord, one thousand nine hundred and Twenty

John Brodie

~~A Notary Public in and for the Province of British Columbia.~~
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.

FOR WITNESS

I Hereby Certify that, on the day of 19 , at , in the Province of British Columbia, (*whose identity has been proved by the evidence on oath of , who is*) personally known to me, appeared before me and acknowledged to me that is the person whose name is subscribed to the annexed Instrument as Witness, and that is of the full age of sixteen years, and having been duly sworn by me did prove to me that did execute the same in presence voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord, one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.

BC-88-P

BC/88-P Page 1

RP21

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

COPY

Farm Appraisal Report

File No. J.L.130

Land Description Part 15.75 acres of Blk."A" of N.E.¼ Sec.36,Tp.11,Map 978.

Containing 15.75 Acres

Owner's Name F. Morishige S. Mishikawa Post Office Address R.R. Whonnook, B.C.

Nearest Rail Point WHONNOCK, B.C. Distance 1½ miles

Market Town New Westminster (Local facilities at Haney) Distance 27 "

Church (give denomination) Haney - All Denominations Distance 7 "

Nearest School Whonnook Distance 1½ "

State how property was identified: Map location and corner posts.

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

Very tortuous steep gravel road - half mile to highway.

Is this district a good one? Only fair

Employment opportunity Very limited - 1 small sawmill in locality.

Predominating Nationality and religion: Japanese predominate.

Describe Fencing and its condition: No fences Value $

Water supply: Available from shallow well. Value $

Electricity: No power available - nearest power line 700 yards to west.

8797/3360

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x	N						
	x	O						
	x	B						
BARN	x	U						
	x	I						
BARN	x	L						
	x	D						
GRANARY	x		I					
	x		N					
	x		G					
	x		S					
	x							

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys: -

No. rooms downstairs? - Upstairs? - How finished -

Are buildings painted? - Condition of paint -

Distance from nearst bush -

EXHIBIT No. 539-N.
DATE Aug. 6/48
FILED A. E. G. Rice

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

RPV

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.23	Fairly level 1.23	Sandy loam Average 12"	Gravelly	Raspberry, Strawberry and Boysenberry	$100	$ 123.00
1.65	Undulating; slope to south 1.65	" "	"	Strawberry	$100	165.00

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

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

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	
4.5	Reasonable south slope 4.5	Sandy loam	Gravelly	Clearing and stumping; some cord-wood; timber	$150 to $175	$20	90.00

Area Unsuitable for Cultivation.

	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
8.37	Hilly - ravines and bank of ravines 8.37 15.75	Heavy bush with a certain amount of alder and fir cordwood only	$15	125.55

Total value of Land $ 503.55

Total added by buildings to value of farm $

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

Total value of farm $ 503.55

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land has been operated until recently and is only in a fair state of cultivation and general condition indicates a rather low state of fertility.

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

Noxious weeds: No serious weed situation.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipal Assessment.
1942 taxes - $35.49

Date: 20, May, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 20 day of May 19 42.

Inspector's Signature "D. DODDING"

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

Farm Appraisal Report

RPS

Remarks: This property is not a desirable holding in itself in that a large portion of it is heavily bushed gully. Only a small portion of the cleared land is reasonably level. The balance is steep banks and must be hand worked.

Access to the property is difficult in that neither No.1 Road, nor 27th Ave. is opened up and access is by a narrow dirt and corderoy road following the bottom of the gully and very steep.

There are no buildings on the property. The property on the north belongs to the same party, and the two holdings should be considered in conjunction.

Report on Pt.9.95 acres of Sec.1 is attached.

(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
Strawberries	- 1.97 acres	- Very poor	$
Raspberries	- .31 "	" "	$
Boysenberries	- .60 "	Good	$
	2.88		$
			$
			$
			$
			$
			$
			$
		Total	$

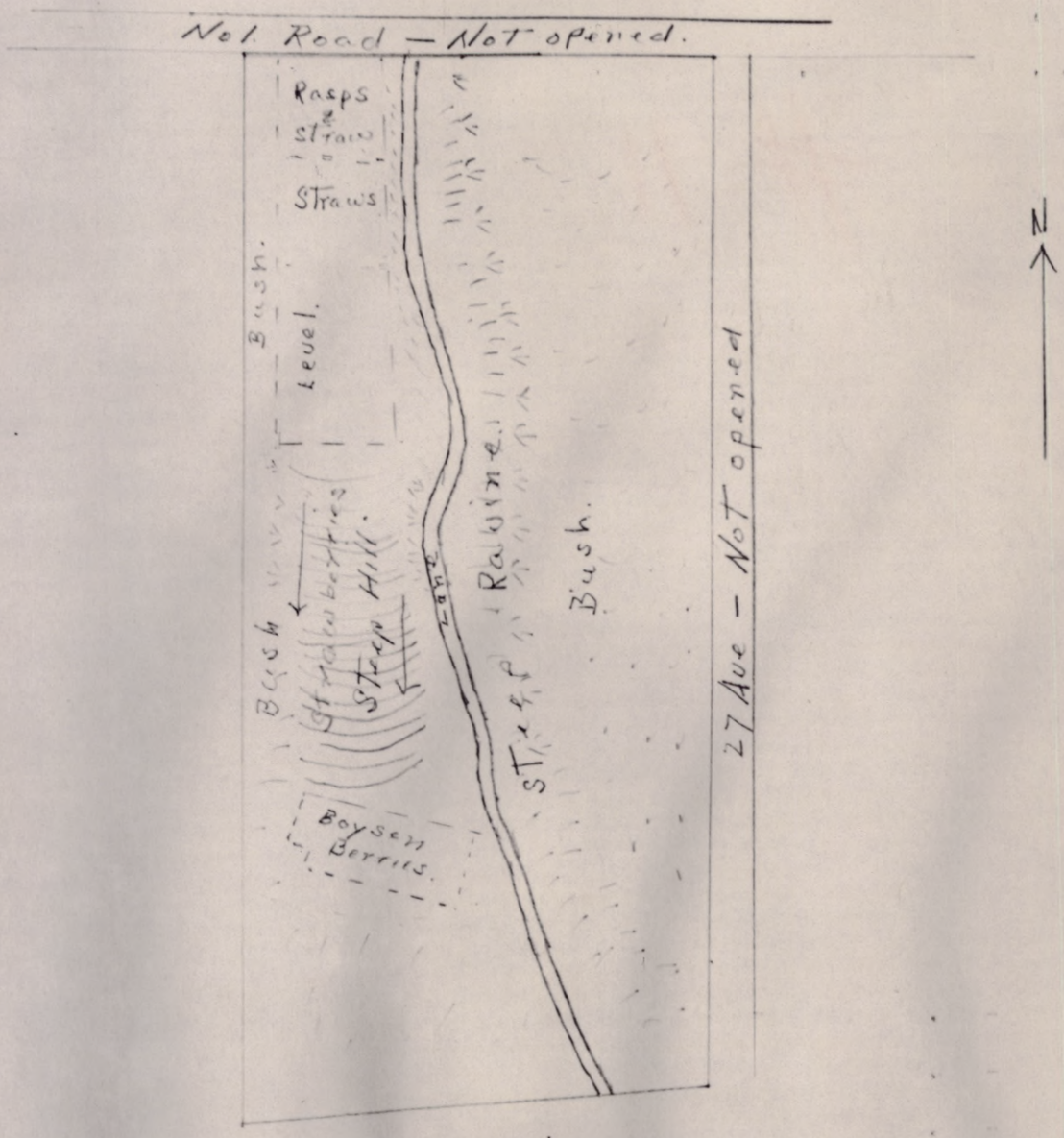
Amount fruit trees add to value of farm $

RP 2

Diagram of Property

N pt. of "A" NE ¼ Sec 36 Tp-11 Plan 4447.
F. Morishige & S. Nishikawa.

200' = 1"



Following careful review of this appraisal report, it is my opinion that the present value is $ 300.00

Date 26th May 1942.

"I.T.BARNET"

District Superintendent.

11

BC/89-P COPY

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

Farm Appraisal Report

RPI

File No. J.L.130

Land Description Part 9.95 acres of Sec.1, Tp.12, Sketch 2936.

Containing 9.95 Acres

Owner's Name F. Morishige and S. Nishikawa Post Office Address R.R. Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 1

Market Town New Westminster - local facilities Distance 27

Church (give denomination) Haney - All Denominations Distance 7

Nearest School " School bus Distance 7

State how property was identified: Map location and corner posts.

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

Very tortuous steep gravel road half mile to highway.

Is this district a good one? Co-operative marketing, but poorly developed district.

Employment opportunity Only fair - 1 sawmill in vicinity.

Predominating Nationality and religion: Immediate settlement Japanese.

Describe Fencing and its condition: No fences Value $

Water supply: From shallow well Value $

Electricity - No power available; nearest power line 700 yards west.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE #1	21 x 24	Frame	1 st.	Shingle	12	Wood	Poor	$ 300.00
" #2	18 x 33	"	1 "	"	15	"	V. "	100.00
Shack	12 x 18	"	1 "	"	5	"	Fair	80.00
BARN	x							
Packing shed	33 x 45	Pole & shake	1 "	Shake	10	"	"	60.00
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 540.00

Total Value Buildings add to farm $ 300.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Buildings are of poor type and structure, but serviceable for a time.

$

Describe the basement and chimneys: No basement - stove pipe chimney in both houses.

No. rooms downstairs? #1 - 4 #2 - 3 Upstairs? - How finished both houses wood only

Are buildings painted? None Condition of paint

Distance from nearst bush directly adjacent

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.02	Slight south slope 2.02	Gravelly loam	Gravel	Hops, boysenberry & strawberries	$80	$ 161.60
2.02	Level 2.02	Sandy loam average 12"	Gravelly	Strawberries	$100	202.00

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

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

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
5.86	Undulating 5.86 ~~9.90~~	Sandy to Gravelly	Gravelly	Clearing, stumping and levelling	$150 to $175	$10	58.60

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 $ 422.20

Total added by buildings to value of farm $ 300.00

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

Total value of farm $ 722.20

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

Property been vacant for three weeks. Land appears to be in good state of fertility and in reasonably good condition.

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

Suitable for small fruit only.

Noxious weeds:

No serious weed condition.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality Assessment 1942 taxes - $27.67

Date: 20th May, 1942
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 20 day of May 1942.

Inspector's Signature "D.DODDING"

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

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

RP1

Farm Appraisal Report

Remarks: This is a fair small holding, but is not capable of any further development. The north portion is inclined to run to gravel over gravel, while the lower portion is quite good sandy loam. Access to this property is difficult, and it must be approached either by narrow lanes from No.3 road to the north, or by a narrow steep dirt and corderoy road from the south. Buildings are very poor type of construction and in poor condition. Generally speaking this is a low grade holding, as a unit. In considering this property it should be viewed in conjunction with the property adjoining on the south which belongs to the same person.

Report on Pt.15.75 acres of Blk."A" of Sec.36, is attached.

(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.

nil.

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

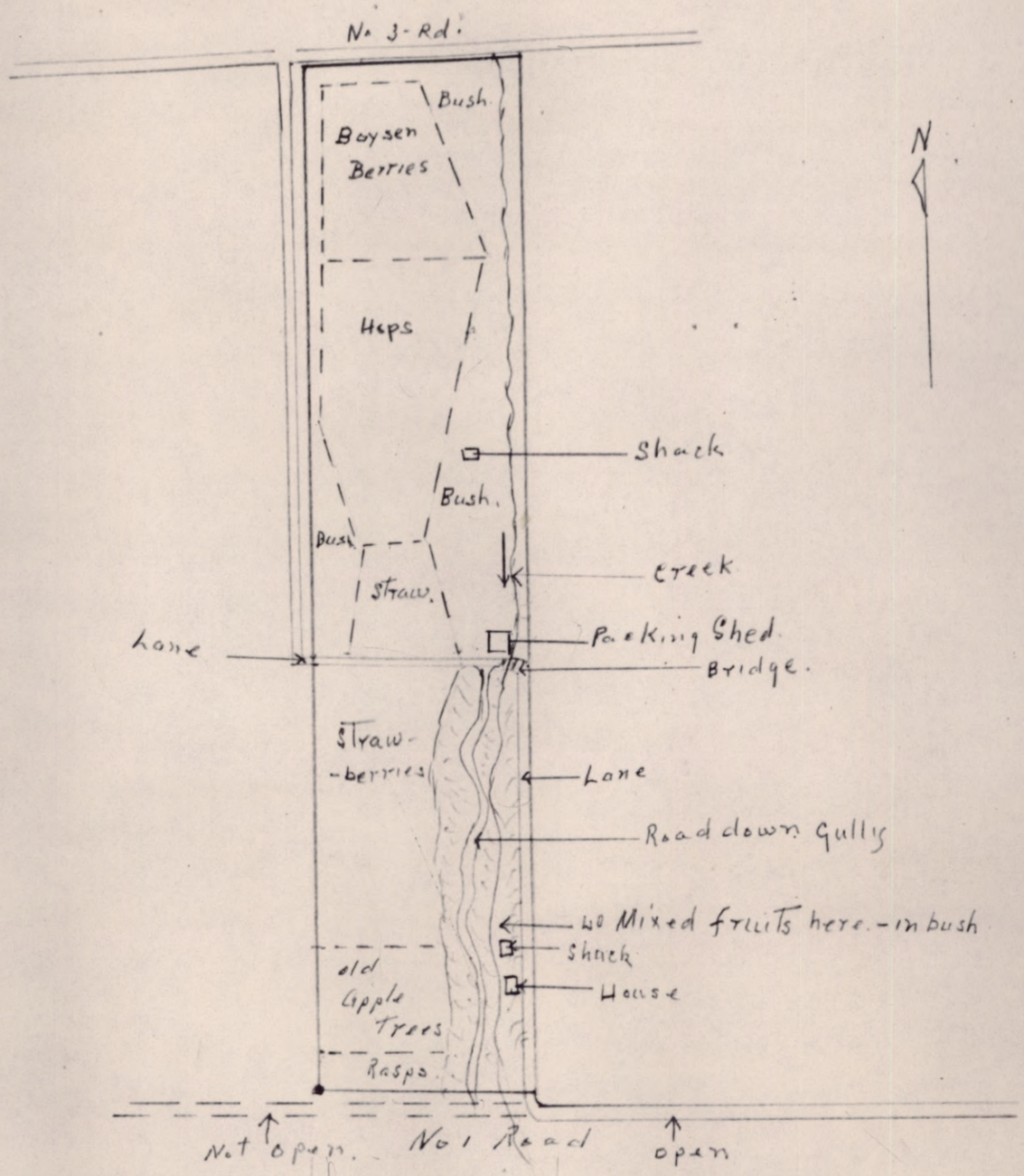
		Present Value
Boysenberries	.49 acres	$
Hops	1.12 "	$
Strawberries	1.75 "	$
Raspberries	.16 "	$
Old apple trees - useless	.52 "	$
	4.04 "	$
		$
There are also 40 mixed kinds of fruit trees planted near the house location; in poor condition but fair for domestic use.		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

RP1

Diagram of Property

Part 9.95 ac of Sec 1, Tp 12, Sketch 2936
F. Mirishiga & S. Nishikawa.



Following careful review of this appraisal report, it is my opinion that the present value is $ 700.00

Date 26th May 1942.

"I.T.BARNET"

District Superintendent.

NISHIKAWA Mrs. Shimo
(Claimant's Name)

PERSONAL CHATTELS

13528
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
Sewing Machine (Singer)	1920	New	$125.00	Good	$65.00
Spraying Machine (Power)	1938	New	100.00	"	80.00

Description of Storage of Goods:

Left in #1. Dwelling. Custodian was advised.

EXHIBIT No. 539-5
DATE Aug 6/48
FILLED BY W R Stackvale

General Statement as to Chattels not Described above:

Claim for sewing machine has been reduced to $65.00. While machine was old it had been left in excellent running condition.

Additional Comments, if any:

Spraying machine was owned jointly with T. Tsujita and this claim should have been for $40.00 (half share) instead of $80.00.
Both above articles appear to have been stolen while in possession of Custodian.

S Nishikawa
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5560

EXHIBIT No.

NAME Shimo NISHIKAWA

REG. No. 13528

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration Apr. 13/42 Evacuation Apr. 16/42	Taken by I.C. Bardwell Date May 22/42			Auction	Tender &c		
1 Singer sewing machine		1. Sewing machine	$125.00	Reduced to $65.00			
		2. Spraying machine	80.00	Reduced to 40.00			
Declared by husband April 13/42			$205.00	—			
Household furniture Kitchen utensils Chinaware Farm implements Singer sewing machine Fertilizer							

Not owned by husband

FILE No. 5500

REG. No. 13528

EXHIBIT No.

CASE No.

VENUE Lethbridge

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
Reduced to $165 Reduced to 40						$125 00 80 00 ⊗		Stolen. NISHIKAWA's advised Dec. 13/43 Jointly owned with T. Tsujita. Stolen.

(The spraying machine on this claim was jointly owned by Inosuke NISHIKAWA, Regn. No. 13529, husband of claimant, and Takeji TSUJITA, Regn. No. 13557.

Mrs. NISHIKAWA claims $80.00, while TSUJITA claims $130.00. This machine was stolen.)

⊗ Letter July 7/43 Mrs. Nishikawa agrees to accept $80 for sprayer.

EXHIBIT No. 539-6
DATE Aug. 6/48
FILLED BY G. R. A. Rice

539 - 7

EXHIBIT No. Aug 6/48

DATE

FILED BY G.E.A.Rice

File No.3360

SUMMARY RELATIVE TO CLAIM OF
Mrs Shimo NISHIKAWA - Regn No.13528

May 14/48

This claim for loss of $5105.00 covers 17.7 acres only of two parcels of real property of 9.95 acres and 15.75 acres respectively and described below, and which were owned as tenants in common by Mrs Shimo NISHIKAWA and Mrs Fumiye MORISHIGE.

These properties were sold to the Director, Veterans' Land Act for a total of $1203.00, and the proceeds were distributed as agreed by the tenants in common as follows:-

Mrs NISHIKAWA received the sale price of 9.95 acres, ie. $709.00 plus 8/26ths of the sale price of 15.75 acres (RP 2) ie. $152.00 making a total of $861.00.

The balance of $342.00 for 18/26ths of $494.00 was paid to Mrs MORISHIGE.

Mrs MORISHIGE was repatriated on 2nd August 1946, and no claim has been received on her behalf.

R.P. 1 Part 9.95 acres of Sec. 1, Tp 12, Sketch 2936, Mun of Maple Ridge, D.N.W.

and

R.P. 2 Part 15.75 acres of Block "A" of NE¼, Sec. 36, Tp 11, Map 978, Mun. of Maple Ridge, D.N.W.

		Assessed Value	S.S.Bd Appraisal	V.L.A. purchase.	
R.P.1	Land	$650.00	$422.20		
	Improvements	650.00	300.00		9.95 acres
		1300.00	$722.20	$709.00	
R.P. 2	Land	960.00	503.55		15.75 acres
	Improvements	400.00			
		$1360.00	$503.55	$494.00	
	Gand Total	2660.00	1225.75	1203.00	

Claimant's valuation for land (9.95 acs R.P. 1 & 7.75 acs of RP 2)		$3945.00	
" " " Improvements		2000.00	
		5945.00	
	Less sale price	840 .00	($861.00)
	Amount claimed	$ 5105.00	($5084.00)

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

September 20th 1948

_____

May 10th 1948.

The Custodian,
Department of Secretary of State,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

Re claim of Mrs.Shimo Nishikawa Reg.No.13528
(Lethbridge)

With reference to our telephone converstion of the 5th inst. when you informed us that your claim form did not include schedule,- In response to our request to the Sub-Commission Secretary at Lethbridge, we have today received from Messrs.Ritchie & Huckvale the enclosed schedule.

Yours truly,

Enc.
VW.

#539

Ritchie & Huckvale

BARRISTERS, SOLICITORS, NOTARIES, &C.

J. NORMAN RITCHIE, K.C.
W. E. HUCKVALE

OFFICES: ACADIA BUILDING
612 THIRD AVENUE S.

Lethbridge, Alberta,
CANADA

7th May, 1948.

Japanese Property Claims Commission,
Court House,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. S. Nishikawa - No. 13528.

Miss Lillie Thomas has forwarded to us for reply your letter of May 5th. As requested, we enclose a copy of the Schedule attached to the claim.

Yours truly,
RITCHIE & HUCKVALE
Per

WEH/JT.
Enc.

SUPERFINE LINEN RECORD

HONOURABLE MR. JUSTICE H. I. BIRD
COMMISSIONER

A. WATSON
SECRETARY

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

15 Victoria Mansions,
Lethbridge, Alberta,
May 6, 1948.

Dear Sir:- Re: Claim MRS. SHIMO NISHIKAWA
~~Reg~~ No. 13528((Ritchie & Huckvale)

Referring to your letter of the 5th Instant, I have looked up the file here, and find that there is no Schedule attached to my file. However, I telephoned to Mr. Huckvale, and at his request am sending a copy of your letter to his office. He informs me that he will look the matter up, and that if there is a Shhedule he will forward it to the Custodian.

Yours truly,

Lillie Thomas

Secretary
Japanese Property Claims
Sub-Commission (Lethbridge)

Japanese Property Claims Commission,
The Court House,
VANCOUVER, B.C.

May 5th 1948.

Miss Lillie Thomas,
Secretary, Japanese Property Claims
Sub-Commission,
15 Victoria Mansions,
Lethbridge, Alta.

Dear Miss Thomas,

Re claim of Mrs.Shimo Nishikawa
(Reg.No.13528)(Ritchie & Huckvale

We understand there is a schedule attached to the claim form, and the Custodian's office lacks this schedule. If this is short, perhaps you would not mind forwarding a copy for the Custodian; otherwise, you might ask Messrs. Ritchie & Huckvale if they would kindly forward a copy.

Thanking you,

Yours truly,

VW.