

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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					794.00		928.63			928.63
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 & 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 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%	403.08						
					185.41					185.41
TOTAL RECOMMENDATION										1114.04

CASE NO. 720.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,  
September 27th, 1948.

IN THE MATTER OF THE CLAIM OF  
TOKUSABURO NISHIZAKI.

PROCEEDINGS AT HEARING.

Original

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,  
September 27th, 1948.

IN THE MATTER OF THE CLAIM OF  
TOKUSABURO NISHIZAKI.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the  
Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the  
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

T. Nishizeki,  
In Chief.

THE SECRETARY: Case No. 720, Tokusaburo Nishizeki.

TOKUSABURO NISHIZEKI, the claimant herein,  
being first duly sworn, testified,  
through the Interpreter, as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q& Mr. Nishizeki, I am showing you a document entitled  
"summary of evidence in support of claim". You are  
familiar with the contents of this document?

A Yes.

10 Q You supplied the information and the figures that  
went into the preparation of this document?

A Yes, after consultation with my wife.

Q This is your signature at the end (indicating)?

A Yes.

Q You believe this document is true to the best of  
your knowledge, information and belief?

A Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED AS EXHIBIT ONE)

20 MR. RUSSELL: I wonder if my learned friend would let me  
have the 1942 assessment which he has in his file.

MR. RICE: This is a tax notice, but it shows the  
assessment.

(Document to Mr. Russell)

MR. RUSSELL: I have a tax statement from the Corporation  
of the District of Pitt Meadows for the year 1942  
showing the assessed value of 50% of the improvements  
as \$500.00 and of the land \$1200.00.

(STATEMENT MARKED EXHIBIT NO. 2).

30 MR. RUSSELL: Q: Mr. Nishizeki, you prepared a proof

T. Nishizeki,  
In Chief.

of claim in November of 1947?

A Yes.

Q And in paragraph 5 (d) you inserted a small list  
of personal property? A: Yes.

THE SUB-COMMISSIONER: The proof of claim that I have  
has no list at all.

MR. RUSSELL: Does it not show that claim there?

THE SUB-COMMISSIONER: All it says here is this,  
"Location at which property was left by claimant at  
10 date of evacuation: 2331 Hammond Road, Pitt Meadows,  
B.C." There is nothing in the shape of a list there.

MR. RICE: I think my learned friend means 5 (d); it is  
set forth there.

THE SUB-COMMISSIONER: Oh, pardon me. Yes, there is.

MR. RUSSELL: Q: Now, in your summary of evidence which  
you have prepared recently there is a very con-  
siderable list of personal property that is shown  
on page 6? A: Yes.

Q How was it these items were not listed in your  
20 proof of claim made last year?

A At that time I only listed the larger ones; I  
didn't think it was necessary to make a full,  
complete list.

Q That was at the time of making your proof of claim?

A At the time of making the proof of claim, yes.

Q When you prepared your declaration, your J.P. form,  
on the 10th of April, 1942, which I am now showing  
you, you didn't make any big long list either?

A No, I didn't list the small things.

30 Q But you did show an item "farmer's implements" in

S. Nishizeki,  
In Chief.

your J.P. form? A: I loaned the farm implements and the kitchen utensils and other personal chattels to a Chinaman intending to take them back on my return.

Q Well, what I want to know is this: Are the household goods which you now list here and the farmer's implements which you now list here, the farm implements which you list here in your summary of evidence, are they the same thing as you listed as "farmer's implements" and "kitchen utensils" in the J.P. form, or are they different things?

10

A They are the same things.

Q These in your summary of evidence are the ones mentioned but not listed in your J.P. form, is that right?

A Yes, they are the same.

Q Yes. I will put in this J.P. form, sir.

MR. RICE: He has acknowledged his signature to that, has he?

MR. RUSSELL: I don't believe he has.

20

THE SUB-COMMISSIONER: He inferentially did.

MR. RUSSELL: Q: Is this your signature (indicating) to that J.P. form? A: Yes.

(J.P. FORM MARKED EXHIBIT NO. 3).

MR. RUSSELL: I believe my learned friend has a picture of the real estate. (Photograph to Mr. Russell)

Q Do you recognize that picture at all, Mr. Nishizeki?

A Yes.

Q. What does that picture show? A: That is my house.

30

Q The building in the center is your house, is it?

S. Nishizeki,  
In Chief.

A That is the only one, isn't it?

Q Well, there are some other buildings over here.  
I mean this big building here (indicating)?

A Yes.

Q The light isn't very good, but there is apparently another building here. What is that? Do you know what it is, just to the right of the house there is another building?

A That is a shed where I kept the farm implements.

10 Q Can you see a fence running to the right of the house there? Can you see a fence there?

A Yes, that is along the road.

Q Along the road? A: Yes.

Q And your property is to the left of that fence?

A The fence is in the front.

Q Over to the left of the fence there is some brush and your house and so on; is that your land?

A I haven't my glasses so that I can't see very well. My daughter is sitting there; she may know. If you  
20 show it to my daughter, she might know.

MR. RUSSELL: All right, I will put that picture in.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. RUSSELL: That is all, thanks.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels were turned over by the claimant to a person other than the Custodian and the Custodian is not responsible for their loss; if he is responsible, I contend that the  
30 claim made to the various articles that the claimant

T. Nishizeki,  
Cross Exam.

is claiming for is exorbitant.

I submit, your Honour, as an exhibit a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5)

MR. RICE: I tender as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. RICE: I also tender as an exhibit two summaries respecting the real property.

(SUMMARIES MARKED EXHIBIT NO. 7).

10

CROSS EXAMINATION BY MR. RICE:

Q I show you a proof of claim form dated the 13th of November, 1947 (indicating); does that bear your signature? A: Yes.

MR. RICE: I tender the proof of claim form as an exhibit.

(CLAIM FORM MARKED EXHIBIT NO. 8).

MR. RICE: Q: Before you were evacuated you leased your place to Chang Tong? A: Yes.

20

Q For a rental of \$300.00 for one year?

A No, I just sold the crop for the year that I was evacuated.

Q Did you turn your chattels over to him to look after for you or use until you came back?

A Yes.

Q And the following year the place was leased to C. C. Dan, was it not, for \$20.00 a month, or the lease was for \$20.00 a month, I believe?

30

A It was loaned for no charge except that the land was



T. Nishizeki,  
Cross Exam.

to be kept free of weeds and fertilized and in good condition, so that it could be farmed on my return.

Q In your proof of claim form you valued your three beds with mattresses and springs, dresser set, two tables and ten chairs, gramophone, dressing table, kitchen stoves and two heaters at \$350.00, but in the claim you have filed today you have about twenty articles, and they all add up to \$350.00. How long did it take you to work that out?

10

THE SUB-COMMISSIONER: You see, he has in the proof of claim form, which has been filed as Exhibit 8, just a few things which he valued at \$350.00, and then in Exhibit 1, the summary, there is another list, and those are items with the values set opposite them, and they come to \$350.00. Mr. Rice wants to know, How long did it take you to work that out?

A In the original claim only the main items were listed, but the total value, including the smaller things, was \$350.00. On page 6 of the summary, I thought it would be better to itemize all the things, including the small ones, which also totals \$350.00.

20

MR. RICE: Q: Well, all right. I will point out that the massaging machine, which you value at \$25.00, is not included in your claim, nor are Japanese dolls, valued at \$36.00, nor the trunk with clothing, \$50.00. Three of the largest items you have in your claim are not mentioned in your original claim?

30

A Well, I have pointed out that these items are not

S. Nishizeki,  
Cross Exam.

mentioned to him.

Q Three of the largest items are not mentioned in your proof of claim form and are mentioned in your summary of evidence; can you give an explanation of that?

A Well, when the original proof of claim was filed, I thought it would be better to mention or all right to just mention the total amount, a few of the main items in there.

10 Q Well, when you filed your claim you must have had a list in front of you where you valued your household effects \$350.00 and your farm tools \$150.00, did you not? A: Yes.

Q You had a list, or did you just estimate or guess at the value of the household effects at \$350.00 and the value of your farm implements at \$150.00?

A It was an estimate at that time.

Q It was an estimate at that time? A: Yes.

20 Q And when you started to fix up your summary of evidence, you hit the nail on the head twice in the value of these household goods, \$350.00, which was your estimate in the claim filed, or in the claim that you filed, and again you hit the value of the farm implements at \$150.00, or totalling up to \$300.00, to correspond with the claim that you filed?

A Well, the \$350.00 -- as I submitted \$350.00 for household effects and \$150.00 for farm implements, I marked the other things and made them cheaper, marked them down so that...

S. Nishizeki,  
Cross Exam.  
Re Direct.

Q ...So that it would add up to those figures?

A \$350.00.

Q And you made your summary of evidence jibe with the claim that you filed? A: Yes.

Q All right.

I would point, your Honour, to the analysis for the record and it shows some values taken from Simpson's catalogue of various articles.

10 THE SUB-COMMISSIONER: I notice here on Exhibit 6 that the values of the farm implements new are shown as \$53.08, whereas the claim is \$150.00.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Nishizeki, these various lists here, did you just make them out of your head, or where did they come from? These lists in your summary of evidence, Exhibit 1? A: After consulting with my wife together, the two of us made up these lists and consulted as to what would be a fair price.

20

Q Did you have any original list to go to, or did you just make it out of your head?

A No, no original list.

Q All right, thanks. I will call Miss Nishizeki for the purpose of identifying the photograph.

MR. RICE: Didn't he identify it?

MR. RUSSELL: He identified it, but I just wanted him to explain it and he wasn't able to make it out.

MR. RICE: I mean, I am not denying the photograph at all.

30

MR. RUSSELL: I thought it might be helpful, what part

K. Nishizeki,  
In Chief.

of the land was his own; he couldn't tell that,  
and I am not sure myself.

(Witness aside)

(MISS) KAZUE NISHIZEKI, a witness on behalf  
of the claimant, having been first  
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Here is a photograph, Miss Nishizeki, of it looks  
to be a farm. Can you identify that farm of which  
10 it is a picture of?

THE SUB-COMMISSIONER: That is Exhibit 4?

MR. RUSSELL: Yes, Exhibit 4.

A Yes, I can.

Q Just tell us what everything is? Just describe it?

A This is our house right here.

Q That is the big building in the center of the picture?

A Yes, that is our house.

Q Yes? A: But that wasn't  
there when were there; I don't know what that is.

20 Q You mean that group of buildings way over to the  
right in the distance, they weren't there?

A No, they weren't. It is just the house and the  
shed around here, and this is our garage here.

Q Just a minute now. The shed, you say, is just to  
right of your house, is that right?

A Yes. And that tall building back there, that was  
a brand new building built before we left.

Q Well, those three buildings here. There is a  
house on the left? A: Yes, there  
30 is a house and another shed behind the house.

K. Nishizeki,  
In Chief.

Q Just directly to the right? A: Yes, and then  
it is behind this shed, that big building there.

Q Then there is a third building?

A Yes.

Q What is that third building? Q: That there?

Q Yes? A: We used to  
taking like wood, and there was an upstairs to that,  
and we had all the old furniture and one thing and  
another put up there that we didn't use every day.

10 Q And you were going to speak about the garage?

A That was a garage, our garage; you can't see it very  
well.

Q It is about halfway between the house and the edge of  
the picture on the left, that is the garage?

A Yes; and I can't see the rest. There were buildings  
behind this house away back behind the trees there.

Q Well, there is a fence shown there, isn't there?  
You can see a fence and there is a post and so on  
running besides your house? Is that a fence there?

20 It looks to me to be one?

A No, the fence isn't shown on this. No, that is just  
the post there that was there. They did have a fence,  
but there is just posts there. The fence ran away  
back here some place; it isn't in the picture at all.

Q Well, is all this land here in the foreground your  
land? A: Yes, I think it  
is, but I don't know what that is (indicating); that  
wasn't there when we left.

Q You mean those buildings in the background?

30 A Yes.

K. Nishizeki,  
In Chief.

Q But all this land in the foreground was yours?

A Yes.

Q How about these trees and brush to the left of  
the house?

A: They are  
all our fruit trees anda great big maple tree there.

Q I see. Thank you very much.

THE SUB-COMMISSIONER: Any cross-examination, Mr. Rice?

MR. RICE: No, your Honour.

THE SUB-COMMISSIONER: That is all, thanks.

10

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*S.R. Howard*  
"S.R. HOWARD" Official Reporter.

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

*P. M. Lamanson*  
SUB-COMMISSIONER.

ACKNOWLEDGED

4200

Case No. 720

NOV 27 1947

# Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

*Leth*

1. Name of Claimant in full: **Tokusaburo Nishizeki**

Registration No. 14135

2. Claimant's address at the time of his evacuation from the protected area:

**Pitt Meadows, B. C.**

3. Claimant's present address:

**c/o Mr. A. Burch, Shaughnessy, Alta.**

4. Claim relating to real property:

(a) Street address of real property: **2331 Hammond Rd.,**

(b) Legal description of property:

**Block "B" of Lots 1 to 7 Block "C" of Lot 283 Group 1  
Map 3531, D. of N. W. Mun. of Pitt Meadows, C. of E. 50670.**

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Farm

- (d) Title or interest held by Claimant in the real property:

Title No. 49693E, issued from the Land Registry Office at New Westminster, B. C. on June 1st. 1923.

- (e) Fair market value of real property at date of sale:

(I) Land— \$2500.00

(II) Buildings— \$ 800.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 3300.00

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

2331 Hammond Rd., Pitt Meadows, B. C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Furnitures were left in the house just the way it would be if we were living in it, Tools were put away in the wood shed, and in the basement of the house. A trunk full of different things packed away in a room upstairs of the house.



- (c) In whose care was property left by the Claimant at date of evacuation?

In care of the Custodian

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

3 beds with mattresses and springs  
dresser set  
2 tables and 10 chairs  
Gramophone  
Dressing table  
Kitchen Stoves  
Heater 2  
I value the above furnitures at \$350.00  
5 hoes  
4 shovels  
1 hand cultivator  
3 axes  
Rakes  
4 Cross-cut saw  
Sprayer 2  
Wheel Barrow  
I value the above farm tools at \$150.00

- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$500.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will Yes be required.

DATED this 13th day of ~~October~~ November, A.D. 1947.

*M. Tanaka*

Witness to Signature of Claimant.

*J. Nishiyoshi*  
Signature of Claimant.

STATUTORY DECLARATION

I, Tokusaburo Nishizeki .....  
(Full Name of Claimant)

of c/o Mr. A. Burch ..... Beat worker .....  
(Present Address) (Occupation)  
Shaughnessy, Alta.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

\$235.00 for maintenace while in relocation centre(Tashme)

\$80.00 for repayment of loan to Mr. M. Uyeno.

\$350.00 cheque for the remainder.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte

in the Province of Alberta,

this 13<sup>th</sup> day of November

A.D. 1947.

T. Nishizeki

Russell D. Virtue

A Commissioner for Oaths in and for the Province of Alberta.

Virtue & Russell  
Barristers & Solicitors  
Lethbridge, Alberta

IN THE MATTER OF Order-in-Council  
P.C. 1810, as amended by Order-in-Council  
P.C. 3737; and

(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES  
ACT" being Chapted 99 of the Revised  
Statutes of Canada, 1927, and

(Occupation)

IN THE MATTER OF a Commission  
appointed to inquire into and report upon  
the claims of persons of the Japanese Race  
under said Orders-in-Council.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than

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## Proof of Claim

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And I make this declaration conscientiously believing the same to be true and knowing it to be of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at

in the Province of Alberta,

this \_\_\_\_\_ day of \_\_\_\_\_

A.D. 1947.

A Commissioner for Oaths in and for the Province of Alberta.

**VIRTUE & RUSSELL**  
Barristers & Solicitors,  
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 83

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Tokusaburo NISHIZEKI

2. Registration Number: 14135

EXHIBIT No. 720-1.  
DATE Sept. 27/48  
FILED BY W. S. Russell

3. Present Address: c/o Mr. A. Burch, Box 55 Picture Butte, Alta.

4. Address Prior To Evacuation: Pitt Meadows, B. C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Block "B" of Lots one (1) to seven (7) Block "C"  
of Lot 283 Group one (1) Map 3531, District of  
New Westminster. Municipality of Pitt Meadows,  
C. of E. 50670.

- (a) Nearest Post Office adjacent to land. Pitt Meadows
- (b) Number of acres: 11
- (c) When purchased: 1919
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bush and woodland

No buildings

(e) Purchase Price .....\$ 1333.33

6. IMPROVEMENTS:

(a)	Clearing.....8.....acres at \$..100.....per acre	\$	800.00	
(b)	Fencing	\$		
(c)	Tillage	\$		
(d)	Drainage	\$		
(e)	Weed Eradication	\$		
(f)	Planting			
	3 ac. strawberries	\$200.00	\$	
	3 ac. asparagus	150.00		
(g)	20 fruit trees	50.00	\$	
		<u>\$400.00</u>		
(h)		\$	400.00	
			<u>400.00</u>	
	Total	\$	1200.00	\$ 1200.00
	Carried Forward	\$		\$ 2533.33

Brought forward

\$ 2533.33

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			\$	\$	\$
dwelling	14 x 22	1919	500.00	350.00	850.00
	10 x 22	1919			
garage	12 x 16	1922	50.00	40.00	90.00
shed	10 x 20	1922	150.00	120.00	270.00
3 packing-sheds	8 x 10	1919			
1 " "	9 x 16	to	100.00	100.00	200.00
2 " "	6 x 10	1939			

Total Cost of Buildings \$1410.00 1410.00

Total Cost of Land and All Improvements ..... \$ 3943.00

Fair Market Value ..... \$ 3300.00

Sold by Custodian for ..... \$ 794.00

Loss Claimed on Parcel 1 ..... \$ 2506.00

8. Assessment for 1942:

Land ..... \$ 1200.00

Improvements .... \$ 500.00

Total ..... \$ 1700.00

9. Appraisal or Valuation (by Custodian):

Lands .....	\$ 509.58
Improvements .....	\$ 300.00
Total	\$ 809.58

10. Rental Value per Year: \$ 300.00

*(see lease) for crop for 1 yr only, and lease to pay costs.*

11. Fire Insurance on Buildings:  
(List amount on each building):

<i>Furniture &amp; Dwelling</i> .....	\$ 1000.00	<i>Monthly Fire Insurance.</i>
.....	\$	
.....	\$	
.....	\$	

12. Documents in Support:

(a) Photographs:

(b) Deeds **G. H. Ray to Tokusaburo Nishizeki**  
*TITLE # 49693E.*

(c) Agreements to Purchase

(d) Leases **Tokusaburo Nishizeki to Chan Tong**

(e) Insurance Policies

(f) Correspondence **Statement from Custodian of Sale**  
**dated April 19, 1944**

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 .....	\$ 2506.00
Parcel 2 .....	\$
Parcel 3 .....	\$
Parcel 4 .....	\$

TOTAL:

\$2506.00



PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
<u>Household goods</u>				
1 bed and spring	1940	\$ 45.00	\$ 35.00	good condition
1 bed and spring with mattress	1920	35.00	15.00	good condition
1 bed and spring with "	1925	30.00	15.00	good condition
1 bed and spring with "	1930	25.00	10.00	good condition
dresser	1940	30.00	25.00	good condition
dresser	1935	20.00	15.00	good condition
cupboards	1935	15.00	10.00	good condition
2 tables	1925	10.00	5.00	good condition
10 chairs	1925	7.50	3.50	good condition
gramophone	1928	30.00	10.00	good condition
cooking stove	1935	55.00	35.00	good condition
1 heater	1920	12.50	7.00	good condition
1 heater	1940	10.00	7.50	good condition
trunk with clothing	1938	100.00	50.00	good condition
dinner ware	1938	35.00	25.00	good condition
2 crocks 10 gal. size	1935	5.00	3.00	good condition
1 crock 12 gal. size	1935	3.50	2.00	good condition
1 crock 8 gal. size	1935	2.50	1.00	good condition
linoleum	1938	10.00	8.00	like new
curtains	1940	5.00	2.00	good condition
6 blinds	1940	8.00	5.00	good condition
massaging machine	1938	45.00	25.00	good condition
Japanese festival dolls	1938-40	75.00	36.00	like new
<u>Farm implements</u>				
5 hoes	1940	6.25	4.00	good condition
4 shovels	1939	8.00	4.00	good condition
hand cultivator	1938	15.00	10.00	good condition
1 axe	1920	2.00	1.00	good condition
2 axes	1930	4.50	3.00	good condition
2 rakes	1920	2.70	1.25	good condition
2 rakes	1930	3.00	2.00	good condition
2 cross-cut saw	1920	8.00	4.00	good condition
2 cross-cut saw	1935	10.00	6.00	good condition
2 sprayers	1938	31.50	25.00	good condition
wheel barrow	1930	12.50	7.30	good condition
200 berry trays	1920-40	56.00	30.00	good condition
200 ft. cable & blocker	1938	10.00	5.00	good condition
4 wedge	1928	4.00	2.80	good condition
wedge hammer	1928	2.50	1.50	good condition
3 small sprayers	1938	6.00	3.00	good condition
wire	1938	12.00	8.15	good condition
horse cultivator	1935	15.00	10.00	good condition
water pump	1933	25.00	11.00	good condition
pipe	1933	20.00	11.00	good condition
			\$ 500.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON  
PERSONAL PROPERTY

Item:                      Year:                      Month:                      Amount.



Total: \$                       
~~665.00~~ NIL

Total Claim for Personal Property ..... \$ ~~NIL~~ 500.00

Deduct Payments from Custodian ..... \$ ~~665.00~~ NIL

Net Loss on Personal Property ..... \$ ~~665.00~~ 500.00

I Certify the above to be True and Correct.

Chas H. Verlin  
.....  
Witness

Hokusabaro Nishizeki  
.....  
Signature of Claimant.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

Tax Demand

1942

The undermentioned taxes are due and payable at the Municipal Hall, Pitt Meadows, B.C.

Details of Taxation

Land  
General Rate 10 $\frac{1}{2}$  Mills  
School Rate 10 $\frac{1}{2}$  "

50% Improvements  
School Rate 10 $\frac{1}{2}$  Mills

Block	Township			Assessed Value		1942 Taxes if paid by 15th Oct 1942	Arrears of Taxes 1941	Delinquent Taxes 1940	Interest at 6% per annum	Total Amount to 15th Oct. 1942	
	Roll No	Subdivision	Sec	Acres	50% of Improvements						Land
87.	Lot B of Bl. C. DL. 283.		11.01	500 -	1200 -	30 45					
							PAID	May 8 1942.			
EXHIBIT No. <u>720-2</u> DATE <u>Sept 27/48</u> FILED BY <u>W. S. Russell</u>											

Current Taxes must be paid on or before the 15th October to avoid penalty of 5% and on the 16th November a further 5%.  
 PAYMENT BY CHEQUE - Cheques must be certified and payable at par at Haney, B.C. and made payable to the Corporation of the District of Pitt Meadows.

PAYMENT BY MONEY ORDER - Money Orders should be payable at Pitt Meadows, B.C.

INTEREST ON ARREARS - Taxes are in arrears after the 31st December of the year in which they are levied, and 6% per annum to date of payment must be added.

MINIMUM - Fifty (50) Cents is the minimum for taxes on any parcel of land.

Please return this notice when paying taxes.

Date of issue. **JUL 13 1942**

W.T.A. THOMPSON  
Collector

OFFICE HOURS: Daily except Saturday - 9 a.m. to noon, 1 p.m. to 5 p.m.  
 SATURDAY - 9 a.m. to 12 noon.

4200  
 M/R  
 T. NISITZAKI  
 PITT MEADOWS, B.C.

## OFFICE OF THE CUSTODIAN

## JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

## PERSONAL INFORMATION

NAME: NISHIZEKI, Tokuseburo.HOME ADDRESS: 233I, Hammond Rd., Pitt Meadows, B.C.REGISTRATION NUMBER: I4I35 SEX: Male AGE: 60OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: TakaADDRESS OF WIFE OR HUSBAND: 233I, Hammond Rd., Pitt Meadows.NAMES OF ANY LIVING CHILDREN: Kazue(F).

EXHIBIT No. 720-3  
DATE Sept. 27/48  
FILLED BY W.S. Russell

ADDRESS OF CHILDREN: 233I, Hammond Rd., Pitt Meadows.AGE OF CHILDREN: 14

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

1. LOCATION AND DESCRIPTION: TITLE No. 49693 E. Mun. Pitt Meadows.  
Blk. "B" Lots I to 7 of Blk "C" of Lot 283 Group I, Map 353I. Dis. New Westminster.  
(situated at 233I, Hammond Rd., Pitt Meadows)

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey 5 room frame house, shack,  
garage, woodshed packinghouses (4), chickenhouse.

3. INSURANCE (Give particulars; state where policies are) Mercantile Ins. Co. Toronto.  
Pol: 442567. Amt. \$1,000. Paid to May 14, 1943. Agent: J.A. McIver, Port Hammond, B.C.  
Pol. in owner's possession.

4. TAXES (Amount and where payable) \$27.05, payable at Pitt Meadows. 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
- 9. IF FARM LAND STATE CROPS SOWN: Strawb., asparagus, peas, gooseb., fruit trees,

- 4. INSURANCE CARRI
- 5. MORTGAGES, LIEN
- OTHERS:

**STATEMENT OF REAL PROPERTY OCCUPIED**

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

- 6. MONEYS OWING T
- 7. BONDS, DEBENTU
- War Saving Cert: 5 @
- Pacific Co-op Un. I
- Hatz
- 8. BANK ACCOUNTS:
- 9. LIFE INSURANCE:
- (Joint Pol. of NIS
- 10. INTEREST IN ANY
- 11. SAFETY DEPOSIT

**STATEMENT OF PERSONAL PROPERTY OWNED:**

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: 3 beds, 3 dressers, 12 chairs, 3 tables, lawn-mowers, kitchen utensils, 3 stoves. All in house. farmer's implements, etc.

- LIABILITIES:**
- 1. PERSONAL DEBTS
- 2. TRADE DEBTS:

REMARKS: Key c

- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 dog. To be taken to Manitoba.

I certify that the above every description in any and indirect.

Dated this 10th.

- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

*[Signature]*

With

FOR DEPARTMENTAL

possession.

4. INSURANCE CARRIED ON ABOVE PROPERTY: *As stated on page I #3*

one

house, fruit trees,

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: *None \$125.00 by Johnston Motor Co (L) see their letter 14.9.42*

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom).....

*None*

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

*None*

*War Saving Cert: 5 @ \$5.  
Pacific Co-op Un. II shares @ \$10 each. Pacific Co-op Un, Mission, 18 shares @ \$10 each.  
Hatzicg*

8. BANK ACCOUNTS: *None*

*None*

9. LIFE INSURANCE: *Crown Life Ins. Co. Vancouver Bch. POL. # 141.767. Amt. \$1,500. 1941 paid.  
(Joint Pol. of NISHIZEKI, Tokusaburo & NISHIZEKI, Taka.) Pol. in possession of  
NISHIZEKI, Tokusaburo.*

10. INTEREST IN ANY ESTATES OR TRUSTS. *None*

11. SAFETY DEPOSIT BOX: *None*

**LIABILITIES:**

1. PERSONAL DEBTS: *None*

TURE, FIXTURES,  
NAL EFFECTS:

2. TRADE DEBTS: *None*

ails, 3 stoves.  
lements, etc.

REMARKS: *Key of house to be left in care of Custodian.*

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

Dated this *10th.* day of *April* 1942.

*[Handwritten Signature]*

(Signature) *Tokusaburo Nishizeki*

Witness

FOR DEPARTMENTAL USE

INTEREST IN, OR

NISHIZEKI, Tokusaburo  
Pitt Meadows, B. C.  
Evac. File 4200



EXHIBIT No. 720-14  
DATE Sept. 27/48  
FILED BY W. J. Russell

NISHIZEKI, Tokusaburo  
Pitt Meadows, B. C.  
Evac. File 4200

NISHIZEKI, T  
# 14135 file 4200  
Pitt Meadows

EXHIBIT No. 720-14  
DATE Sept. 27/48  
FILED BY W. J. Russell



BC-506-P  
BC-2661-B

# Farm Appraisal Report

File No. JL 411

Land Description Lot "B" of Blk. "C", D.L. 283, Map 3531.

Containing 11.008 Acres

Owner's Name NISHIZAKI, Tokusabura Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 15 miles

Church (give denomination) Protestant Distance 1 mile

Nearest School Pitt Meadows Distance 1 mile

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

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

Has direct access to Hammond Road, paved road.

Is this district a good one? Fairly good, co-operative marketing.

Employment opportunity Fair, 2 sawmills, brick yard, peat plant.

Predominating Nationality and religion: Immediate neighbours Japanese.

Describe Fencing and its condition: Fenced on south only. Value \$

Water supply: Water from well. Value \$

Electricity:- Power available, no lights used.

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 28	frame	1½	shgl.	20	wood	poor	500.00
Shed	18 x 36	"	1	"	20	"	"	30.00
Shed	10 x 12	"	1	"	20	"	"	20.00
<del>BARN</del> Shed	12 x 18	"	1	"	20	"	"	25.00
Garage	12 x 18	"	1	"	15	"	"	15.00
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT NO. 720-5  
DATE Sept. 27/48  
FILED BY Dr. Price

Total present day value \$ 590.00

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? \$

Describe the basement and chimneys: Dugout basement, posts and logging. Brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? 2 How finished Wood.

Are buildings painted? None. Condition of paint -

Distance from nearest bush Approx. 200 yards.

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
7.99	level <i>7.99</i>	sdv.loam 12" to 18"	hardpan	mixed small fruits.	60.00	479.40
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
<del>3.018</del>						
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	
<sup>3.018</sup> 6.018	bush <i>3.018</i> <i>11.008</i>		limited amount of firewood timber		10.00	30.18

Total value of Land \$ 509.58

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 \$ 809.58

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

Property occupied by owners family. Land is in fair condition but growth indicates a low state of fertility.

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

Only suitable for small fruits.

Noxious weeds: No serious weed condition.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Pitt Meadows Municipality  
Improvements \$1000.00  
Land 1200.00  
\$2200.00 1942 Taxes - \$30.45

Date: July 2/42

Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 1st day of July, 19 42.

Inspector's Signature

"D. DODDING"

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

Farm Appraisal Report

20.411

Remarks: This is a poor type of holding generally, it is long and narrow and therefore not capable of being worked to the best advantage. The soil is of a sandy nature from the south boundary to about midway of the property, it then tapers to a clay formation that appears wet and cold with indications of a sour condition.

Growth generally indicates a low state of fertility.

The buildings, while of poor construction, are considerably better than those on Lot "C".

(FOR ORCHARD LANDS ONLY)

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

Nil.

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.)

		<u>Present Value</u>
No crop	2.35 acs.	\$
Strawberries	3.34	\$
Garden & Bldgs.	.64	\$
Truck	.41	\$
Asparagus	.81	\$
Peas	.44	\$
	<u>7.99</u>	\$
Bush	3.018	\$
	<u>11.008 acs.</u>	\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$

Total \$

Amount fruit trees add to value of farm \$

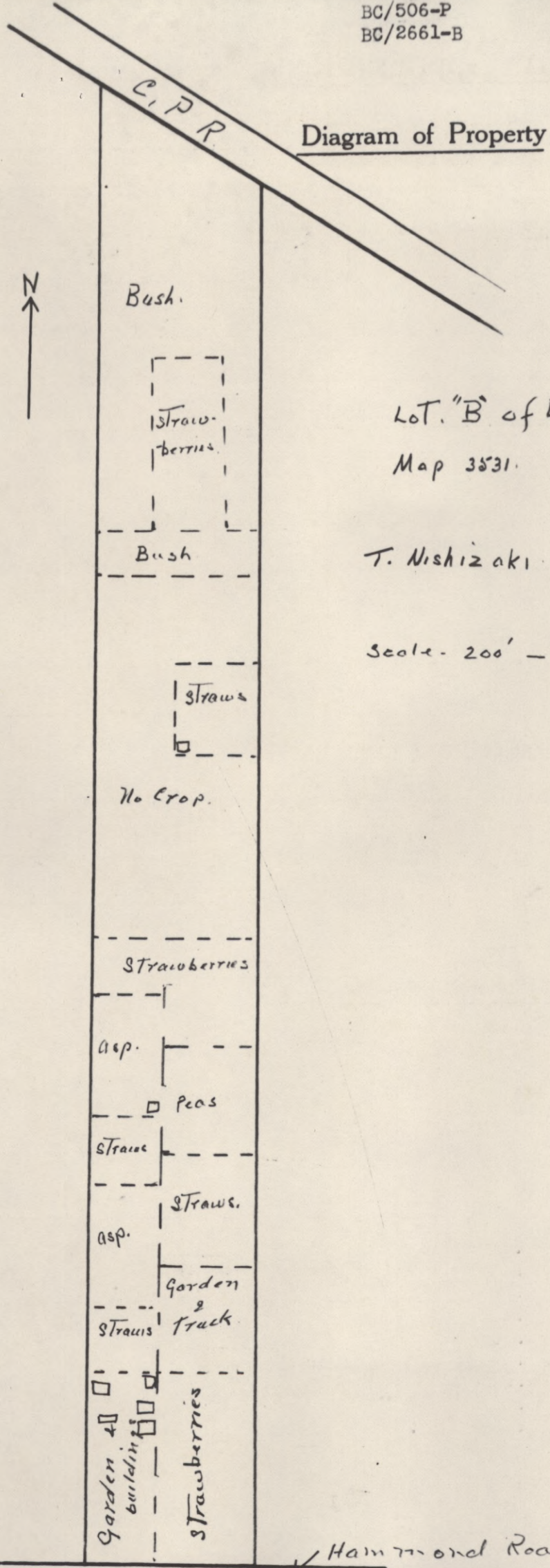


Diagram of Property

Lot "B" of Blk "C" DL. 283.

Map 3531. — 11.008 ac.

T. Nishizaki

Scale - 200' - 1"

Hammond Road.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 800.00

Date 3rd July, 1942

"I.T. BARNET"  
District Superintendent.

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4200

EXHIBIT No. \_\_\_\_\_

NAME Tokusaburo NISHIZEKI

REG. No. 14135

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION <u>May 10/42</u>	TAKEN BY _____		AUCTION	TENDER &c		
EVACUATION <u>Sept. 22/42</u>	DATE _____					

3 beds  
3 dressers  
12 chairs  
3 tables  
Lawn mower  
Kitchen utensils  
3 stoves  
Farmer's implements

1. 3 beds with mattresses & springs  
2. Dresser set  
3. 2 tables & 10 chairs  
4. Gramophone  
5. Dressing table  
6. Kitchen stoves  
7. Heater 2

350 00

Aug. 31/42 Additional

1 bureau  
1 double bed & spring  
1 baby carriage

8. 5 hoes  
9. 4 shovels  
10. 1 hand cultivator  
11. 3 axes  
12. Rakes  
13. 4 cross cut saws  
14. Sprayers 2  
15. Wheelbarrow

150 00

\$500 00

We have extracted from Simpson's Catalogue (1948), prices for tools similar to those for which \$150.00 is claimed. We have given the claimant preference as to quality in all cases.

5 hoes @ 65¢	3 25
4 shovels @ 1.19	4 76
1 hand cultivator	1.30
3 axes @ 1.89	5.67
Rakes (2) @ 60¢	1.20
4 Cross cut saws at 4.45	17.80
1 wheelbarrow @ 9.10	9.10
2 sprayers @ 5.25 (Comp. air)	10.50
	53.08

Ref: Simpson's R413-R417. \$53.08

No. 4200

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

No. 14135

VENUE Lethbridge

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS

					(2) x	x		
					(3) x	x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		
						x		

RECEIVED BY THE COURT

EXHIBIT No. 720-6  
 DATE Sept. 27/48  
 FILED BY J. A. Rice

REAL PROPERTY SUMMARY

720-7

EXHIBIT No. \_\_\_\_\_

File 4200  
V.L.A. B.C. 506-P

DATE Sept. 27/48

FILED BY G.E.A. Rice

JAPANESE NAME: Tokusaburo NISHIZEKI - Reg. No. 14135

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: 233 Hammond road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Block "B" of Lots 1 to 7 of Block "C" of Lot 283 Group 1  
Map 3531 Municipality of Pitt Meadows in the District of  
New Westminster.

TITLE: In the name of Tokusaburo NISHIZEKI.

ENCUMBRANCE: Vesting 25057, 10th December 1942.

ASSESSED VALUE: 1942 - 11.01 acres.  
Land \$1000.00  
Improvements \$1200.00 Total \$2200.00 Taxes \$30.45.

CLASSIFICATION: Berry and vegetable farm. There is on file no report by inspector.  
Owner declared unstated area in strawberries, asparagus, peas,  
gooseberries and fruit trees with 2 storey 5 room house, garage,  
woodshed, chicken house and 4 packing sheds.

HISTORY OF ADMINISTRATION: Was rented by the owner to Chang TONG from the 1st May 1942 for 1  
year at \$300.00 with option to renew, the lessee to pay taxes  
and insurance. This lease was renewed to C.C. Dan for 8 months  
from the 1st May 1943 to the end of the year for a rental of  
\$20.00. Both leases were passed to the Director, The Veterans'  
Land Act on the 27th July 1943.

SOLD: To The Director, The Veterans' Land Act for \$794.00 as at 1st  
January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tokusaburo NISHIZEKI sale price \$794.00  
less Certificate of Encumbrance \$1.00 taxes \$37.50, registration  
fee \$3.00, legal fee \$15.00, total \$56.50. Net amount released  
\$737.50.

TITLE: Included in C. Of T. 166853-E and payment of consideration in-  
cluded in cheque to Custodian dated February 28th, 1944.

The above summary is certified to be in accordance with the in-  
formation on file and on record by accounting department.

DATED April 27th, 1946.

"Ian Macpherson".

IM:ML

I hereby certify the foregoing words to be a  
true copy of the original whereof they purport  
to be a copy.  
Nov. 17/48 *I May* *let*

File No. 4200

SUMMARY RELATIVE TO CLAIM OF  
Tokusaburo NISHIZEKI - Regn. No. 1413

2nd June, 1948.

REAL PROPERTY:

Block "B" of Lots 1 to 7, Block "C" of Lot 283, Gp. 1, Map 3531,  
 Municipality of Pitt Meadows.

	<u>Assessed Value</u>	<u>S.S.Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land	\$1200.00	\$509.58	\$	\$2500.00	11.01
Improvements	<u>500.00</u>	<u>300.00</u>	<u>          </u>	<u>800.00</u>	acres
	\$1700.00	\$809.58	\$794.00	\$3300.00	
		Less V.L.A. Sale		<u>794.00</u>	
		Amount of Claim		\$2506.00	

Claimant values land at \$227.00 per acre.

Fire Insurance was carried on house and contents with Mercantile Insurance Co. Policy No. 442567 for \$1000.00, expiring 14th May, 1943. Policy renewed under No. 445222 for the same amount expiring 14th May, 1946.

"\$500.00 on house & \$500.00 on contents."

"MLB"

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

Nov. 17/48

*S. May*  
*EH*



PROOF OF CLAIM

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese race under said Orders-in-Council.

1. Name of Claimant in full: Tokusaburo Nishizeki  
registration No. 14135
2. Claimant's address at the time of his evacuation from the protected area:  
Pitt Meadows, B. C.
3. Claimant's present address:  
c/o Mr. A. Burch, Shaughnessy, Alta.
4. Claim relating to real property:
  - (a) Street address of real property:  
2331 Hammond Rd.,
  - (b) Legal description of property:  
Block "B" of lots 1 to 7 Block "C" of Lot 283 Group 1  
Map 3531, D. of N.W. Mun. of Pitt Meadows, C. of E. 50670.

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Farm

- (d) Title or interest held by Claimant in the real property:

Title No. 49693E, issued from the Land Registry Office at New Westminster, B. C. on June 1st. 1923.

- (e) Fair market value of real property at date of sale:

(1) Land - \$2500.00

(11) Buildings - \$800.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$3300.00

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

2331 Hammond Rd., Pitt Meadows, B. C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Furnitures were left in the house just the way it would be if we were living in it. Tools were put away in the wood shed, and in the basement of the house. A trunk full of different things packed away in a room upstairs of the house.

- (c) In whose care was property left by the Claimant at date of evacuation?

In care of the Custodian.

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

3 beds with mattresses and springs  
dresser set  
2 tables and 10 chairs  
Gramophone  
Dressing table  
Kitchen Stoves  
Heater 2  
I value the above furnitures at \$350.00  
5 hoes  
4 shovels  
1 hand cultivator  
3 axes  
rakes  
4 Cross-cut saw  
Sprayer 2  
Wheel Barrow  
I value the above farm tools at \$150.00.

- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$500.00.

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.
7. An Interpreter will ...**"Yes"**...be required.

November  
DATED this 13th day of ~~October~~ A.D. 1947.

"M. Tanaka"  
Witness to Signature of Claimant

"T. Nishizeki"  
Signature of Claimant

STATUTORY DECLARATION

I, Tokusaburo Nishizeki  
(Full Name of Claimant)

of c/o Mr. A. Burch Beet worker  
(Present Address) (Occupation)

*Stanhurst, Alta.*

DO SOLEMNLY DECLARE:

1. I am the above named claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above claim other than the following:

\$235.00 for maintenace while in relocation centre (Tashme)

\$80.00 for repayment of loan to Mr. M. Uyeno.

#350.00 cheque for the remainder.

"\$665.00"

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte )  
 )  
 in the Province of Alberta )  
 )  
 this 13th day of November )  
 )  
 A.D. 1947. )  
 )  
 )  
 )  
"Signature Illegible" )  
 A Commissioner for Oaths in )  
 and for the Province of Alberta )  
 )

"T. Nishizeki"

IN THE MATTER OF Order-in-Council  
P.C. 1810, as amended by Order-in-Council  
P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES  
ACT" being Chapted 99 of the Revised  
Statutes of Canada, 1927, and

IN THE MATTER OF a Commission  
appointed to inquire into and report upon  
the claims of persons of the Japanese race  
under said Orders-in-Council.

PROOF OF CLAIM

VIRTUE & RUSSELL  
Barristers & Solicitors,  
Lethbridge, Alberta.

I hereby certify that the foregoing words  
are a true copy of the original whereof  
they purport to be a copy.  
Nov. 17/48 *J. May*