

(1900-1901)
1900-1901

1936

1936

**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: NISHI Hidetaro
 HOME ADDRESS: Argyle Street 11th Ave. Port Alberni
 REGISTRATION NUMBER 0722 SEX: Male AGE: 36
 OCCUPATION: Language Teacher

(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: Japanese Language School 3rd Ave.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Fumiko NISHI 364

ADDRESS OF WIFE OR HUSBAND: Argyle Street 11th Ave

NAMES OF ANY LIVING CHILDREN: Torun (Boy) Shinoen (Male) Kunihiko (Boy)

ADDRESS OF CHILDREN: Argyle Street 11th Ave.

AGE OF CHILDREN: 7, 4, 2

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

1. LOCATION AND DESCRIPTION: Land House Greenhouse and Barn
4 Acres House \$900 Greenhouse \$1200, Barn \$60.00,

2. BUILDINGS AND OTHER IMPROVEMENTS:

3. INSURANCE (Give particulars; state where policies are)

House \$1000. Agent Turner Bros. Argyle St. Port Alberni

4. TAXES (Amount and where payable) \$47.50 per yr. Payable at the City Hall 1941 paid

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

Bought under agreement of Sale Liability for future payments

6. OCCUPANCY AND LEASES (If vacant so state)

Self

note: will send name of vendor.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Wife owns contract of sale
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes - Vendor in sum of \$320 unpaid due to purchase price.
9. IF FARM LAND STATE CROPS SOWN: 50 Fruit Trees 5000 Tomatoes
Grown in the Greenhouse

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- Beds, tables Chairs Sewing Machine (pedal) Carpenters Tools Garden Tools
Steel Bath and Water Tank Fencing rolls mesh Furnishings for 4 rooms
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- 1 Cat
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
\$100 from Emuro Imachi

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
War savings Stamps held in Wife's name About \$14.00

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 in the Sun Life Paid up for 3 years in arrears for 3 years in name of Wife.

10. INTEREST IN ANY ESTATES OR TRUSTS:
None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Owing to Mrs. T. Sakashita ^{Sakashita 1220⁰² 72638} \$1200 for greenhouse

2. TRADE DEBTS: None

REMARKS:

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 24 day of March 1942.

(Signature) H. Nishi

W.H. Norman
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Aug. 13/43

File No. 1936

Full Name NISHI, Hidetaro
(Surname in Block Letters)

Registration No. 07622

Male - Female
(Check)

Age May 18/1904

Former Address 3rd. Ave., Port Alberni, B.C.

Date Evacuated Mar. 17/42

Naturalized - Canadian-Born - National
(Check)

Present Address Lemon Creek, Slocan, B.C.

Married - Single
(Check)

Name of Wife ^{nee} (MATUSHTA) Fumiko #07623

Name of Husband _____

Name of Mother ^{nee} (KOMORI) Toki n/r

Name of Father Saichi # n/r

Names of Children under 16 _____

See Over

Requested by C. Girard

Registered with Custodian yes
(Yes or No)

Additional Information School Teacher. Owner of Bldg. House & 4 acres.

[Handwritten signature]

CHATELAIN SUMMARY

File 1936
3614

Hidetaro
Fumiko (Mrs. Hidetaro) NISHI

Reg. No. 07622
07623.

The husband, Hidetaro (File 1936), declared (Mar. 16/42): "Beds, Tables, Chairs, Sewing Machine (pedal), Carpenter's Tools, Garden Tools, Steel Bath, Water Tank, Fencing Posts and Hark, Furnishings for 4 rooms".

Custodian Agent (E. S. Hinton) reported (May 6/42) that from information given him by the tenant, Ernest Joubert, the declarants disposed of their personal belongings prior to evacuation with the exception of the following, which have little value:

- (1) 2 Beds with Springs and Mattresses
- (2) 1 Small Kitchen Range
- (3) 1 Small Heater.

The wife, Fumi (File 3614) declared (Apr. 10/42): "None", but under date of May 16/42 applied for "5 pieces", 4 (Sewing Machine, a Carton and two Boxes) were shipped to her (see July 18 & 24/42), and were found to be "satisfactory and in order." (Aug. 8/42).

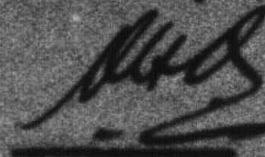
A list of items (1), (2) and (3) above, dated July 21/42 and signed by the wife, shows (3) to be "sold and abandoned", leaving (1) and (2) only to be accounted for. The tenant (Ernest Joubert) acknowledged holding these on August 10th, 1942, and under date of Aug. 20/42 the wife acknowledged these two items as the only chattels remaining in the protected area.

On February 8th, 1944, the wife applied for shipment of Fencing Equipment (left with a friend), Shoya and Rice. Mr. Joubert shipped the Shoya but could not trace the fencing equipment. He stated he had had to destroy the rice.

There is no evidence on these files as to the ultimate fate of (1) and (2) above, but in view of Custodian Agent's comments regarding the value of these articles the time, expense and doubtful value of any efforts to follow up the matter would appear to be not justified at this late date. Apart from this, Chattels appear to be satisfactorily accounted for.

The above summary is certified to be in accordance with the information on file.

11th October, 1946.



CLAIM

File No. 1936

DATE

Oct. 28/43

CREDITOR

Kozo KITAGAWA

DEBTOR

Hidetaro NISHI

AMOUNT OWING

\$16.55

AGENT

nil

ORIGINAL FILE

1380/2

CLAIM

File No. 1936

DATE

First List

CREDITOR

Dr. M. Uchida

Withdrawn

DEBTOR

Hidetaro NISHI
Steveston, B. C.

AMOUNT OWING

\$5.50

AGENT

ORIGINAL FILE

G/48

January, 1943

I.F.

File

1936

CLASS

DATE

April 1, 1941

CR. DITOR

Tadao John ^KTAKESHITA

DEBTOR

H. NISHI
Port Alberni, B. C.

AMOUNT OWING

\$900.00 at 2% per annum secured
by Promissary note in possession of Mother,
Mrs. Tsui TAKESHITA

AGENT

ORIGINAL FILE

1492

(See Brother's file #1494)

December 14, 1942.

Janet Hale

E. Budson

*Likely part of 1220⁰⁰ loan
by Mrs. Tsui Takeshita
15-2-42*

6th May 1942.

Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. Dewry.

Dear Sir:

re: Mrs. (Fumiko) Hidetaro Nishi. Registration No. 07623.
My File No. 85.

re: Hidetaro Nishi. Registration No. 07622.
My File No. 90.

In accordance with your request dated 20th April 1942,
I have investigated and taken control of the following property
as recorded on the registration forms of the above man and wife
dated 16th March 1942 and 10th April 1942 respectively.

Real Property:

Land, house, greenhouse and barn.
4 acres. 50 fruit trees; 5,000 tomatoes
grown in the greenhouse.

Personal Property:

Beds, tables, chairs, sewing machine
(pedal), carpenter's tools, garden tools, steel
bath and water tank, fencing foils, mask, fur-
nishings for four rooms.

In connection therewith I have to report as follows:

1. Location:

This farm property consists of 5.03 acres at the corner
of Argyle Street and 11th Avenue, Port Alberni, B. C., with a
four-room cottage, greenhouse and outhouse, and is only a few
minutes drive from the Post Office.

8. Land and Buildings:

The property is known as Lot "A" of Lot 1, Alberni District, Plan 3280, and is advantageously situated, being on one of Port Alberni's main streets, with water and electric light. The land is all cleared and the soil is good. There are about 50 fruit trees, mostly apples, approximately half of which are about ten years old and are bearing. The property has the shape of an isosceles triangle and is fenced on each side. It has a high situation and commands good views of the surrounding mountains. The house is a four-room shingled roof cottage with bathroom in which there is a water closet but no bath. The husband declarant stated that there was a steel bath but information given to me is that this was removed before evacuation. The house is built on cement blocks and is of frame construction. Inside, the walls and ceiling are of unpainted lumber in rather a rough state, the owner having built part of the house himself. The rooms and dimensions are as follows:

Living-room	(12' x 11')	(Recent)
Bedroom	(12' x 11')	(Recent)
Bedroom	(10' x 10')	
Kitchen	(10' x 10')	
Bathroom	(5' x 6')	(Recent)
Scullery	(4' x 6')	

The main part of the house has been built within the past year and consists of the rooms marked "recent".

The greenhouse is about 20 feet wide by 110 feet long. The sides are about 4 feet high, the roof (of glass) sloping up to about 8 feet high. It is heated by two drum stoves. It is kept under padlock when the tenant, Mr. Joubert, is absent, he having the key.

The barn is about the size of a one car garage and could be converted into one with little expense.

The dwelling house, greenhouse and barn are adjacent to each other and are near the corner of Argyle Street and 11th Avenue.

2. Land and Building: (continued)

The assessed value of the land and improvements is as follows:

Land	\$ 500.00
Improvements	\$ 450.00

Taxes amounting to \$41.89 for 1941 and \$46.62 for 1942 are not paid. The estimated sales value is between \$2,500.00 and \$3,000.00.

3. Personal Property:

From information given to me by the present tenant - Mr. Ernest Joubert - the declarants disposed of their personal belongings prior to evacuation with the exception of the following which have little value:

- 2 Beds with springs and mattresses
- 1 Small kitchen range
- 1 Small heater.

The tenant stated that he was given the use of these.

There are approximately 800 tomato plants being forced in the greenhouse. Turner Brothers Ltd. have informed me by letter that Mrs. Nishi agreed to rent the property for the duration to Mr. Ernest Joubert at \$5.00 per month and that he will look after the greenhouse, sharing the profit on a 50-50 basis. I am informed by Mr. Joubert that any plants over and above the 800 in the greenhouse must have been sold by the Nishis before evacuation. There were 40 used flats on the premises, apparently the property of the Nishis. These have small value.

Turner Brothers Ltd. have further informed me that there is no written lease, but Mr. Joubert on the 17th March 1942 signed a letter agreeing to pay the above-mentioned rent. Turner Brothers Ltd. have received from Mr. Joubert the sum of \$50.00 to be given to the Nishis before evacuation should they need it. They made no application for it, however, and it stands to the credit of the Nishis on Turner Brothers Ltd. books and will be applied on the rent.

3. Personal Property: (continued)

The tomato crop will be marketed before the end of June, the returns from which will be then known. The writer saw the growing plants which appear to be in good condition and well tended.

I have no means of confirming the debt due from Kametaro Iwasaki amounting to \$100.00.

4. Insurance:

The following policy of insurance is in force:

Assured - The Custodian of Enemy Property,
on behalf of Fumiko Nishi.
Amount - \$200.00.
Covering - Dwelling House.
Expiring - 30th April 1948.
Premium - \$4.80 (three years).
Company - Ohio Farmers Insurance Company of LeRoy, Ohio.
Policy No. - B. O. 1891.

This is a non-board company. Turner Brothers Ltd. effected this insurance when they were advised by the board company previously carrying this risk that the policy was cancelled.

5. Liabilities:

These are recorded by the declarants as follows:

Husband: Owing to Mrs. T. Takeshita for greenhouse -
\$1,200.00.
Wife: \$330.00 to Mr. Ernest Joubert, Port Alberni,
Balance on property.

In respect to the first item: Turner Brothers Ltd. have shown me a letter signed by Mrs. Fumiko Nishi dated 15th March 1948 reading as follows:

"Turner Brothers Ltd.,
Port Alberni, B. C.

"Further to our conversation in which I requested you to look after my property for me, should you sell this property the amount of \$1,200.00 is to be paid to Kazuo Takeshita, which is to be deposited at the Bank of Montreal, Port Alberni, B. C."

You will note that the husband acknowledges the debt while the wife disposes of it. You will also note that the husband mentions Mrs. T. Takeshita whilst the wife mentions Kazuo Takeshita. The latter name is probably correct although I have no means of confirming it or the relative liability, or ascertaining how this liability is to be liquidated.

5. Liabilities: (continued)

In respect to the second item: I have seen a copy of an Agreement for Sale dated 17th April 1941 between Ernest Joubert and Mrs. Fumiko Nishi, the consideration of \$300.00 being met by the payment of \$400.00 cash and the balance at the rate of \$10.00 per month. The payments of \$10.00 were made for the first eight months but nothing has been paid since 5th November 1941. The agreement states that interest shall be computed at 5% on overdue payments.

I have ascertained that in addition to the stated liabilities and the taxes as mentioned, there is an account due to E. H. Grand, Plumber, Fort Alberni, B. C., in the sum of \$29.55. Mr. Grand did not know what happened to the bath and said that when he was in the house before the owners were evacuated he noticed that the bath was not there. The disconnection looks like an amateur's job and may have been done by Hidetaro Nishi.

6. Recommendations:

I recommend:

1. That Turner Brothers Ltd. be confirmed in their appointment as agents for this property and that they be instructed to check the accounts of the tenant operations to see that the proceeds are reasonable and that they receive the full share as agents for the Nishis.
2. That from the share received, the back payments on the agreement be met, together with any interest accruing thereon.
3. That the tenancy of Ernest Joubert be approved.
4. That an undated conveyance be obtained from the vendor, Mr. Joubert, this to be held in escrow by Turner Brothers Ltd. and to be registered by

4. Recommendations: (continued)

4. then when the Agreement for Sale has been consummated.
5. That Kazuo Takashita be communicated with to confirm the liability of \$2,200.00 and to ascertain how this is to be paid.

Yours faithfully,
H. Hinton

ENCLOSURE

W. B. Hinton

A

MEMORANDUM FOR THE DIRECTOR

RE: [Illegible]

April 21, 1944

[Illegible text]

[Illegible text]

[Illegible text]

April 17, 1946

Mr. J. E. Campbell
Mr. J. E. Campbell
Mr. J. E. Campbell

I received your letter of the 14th and was glad to hear from you. I am sorry that I cannot do more for you at this time. I will be glad to see you when you are in the city.

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