

4966



INFORMATION FROM R.O.M.P.

DATE May 14/43

Air File No. 4966

Full Name NISHII, Kichinosuke  
(Surname in Block Letters)

Registration No. 03896

☒ Male - Female  
(Check)

Age Nov. 23, 1876

Former Address

P. O. Box 40, Steveston, B. C.

Date Evacuated

May 15/42

☒ Naturalized - Canadian-Born - National  
(Check)

Present Address

c/o Allan & Harriet Johnson, Picture Butte, Alta.  
*1/2 D & Quint. Thompsony Acted*

☒ Married - Single  
(Check)

Name of Wife Iyo - #03895

Name of Husband -----

Name of Father -----

Name of Mother -----

Names of Children under 16 -----

Requested by

E.C.T.

Registered with Custodian Yes  
(Yes or No)

Additional Information

Farmer. Owner of House & land at Richmond. Lot

#7-10-11.



## 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: NISHII, KichinosukeHOME ADDRESS: 122 Moncton St., Steveston, B. C.REGISTRATION NUMBER 03896 SEX: Male AGE: 66OCCUPATION: 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: SelfMARRIED? yesNAME OF WIFE OR HUSBAND: Iyo (Mrs)ADDRESS OF WIFE OR HUSBAND: 122 Moncton St., Steveston, B. C.NAMES OF ANY LIVING CHILDREN: Fusa (F) Shizu (F) Torakichi (M)Kichiji (M) Yoshiko (F)ADDRESS OF CHILDREN: Fusa, 353 Cordova St., Vancouver, B. C.Shizu, Japan. Rest of children live at 122 Moncton St., Steveston, B.C.AGE OF CHILDREN: 35, 29, 27, 23, 20.

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

1. LOCATION AND DESCRIPTION: Lot B of Lots 7, 10, and 11 of Block 8,  
of part of Section 11, Block 3, North Range 7, West Map 4466,  
in the District of New Westminster, B. C., Municipality of  
Richmond, B. C. Title No. 82660-E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 8 room frame house,  
2 barns.

3. INSURANCE (Give particulars; state where policies are) North West Fire Ins. Co.\$1,500.00. Policy No. 206197. Policy in owner's possession.Fire Ins. with unknown co. Agt. D. D. Munro, 846 W. Hastings, Vancouver.4. TAXES (Amount and where payable) \$2,000.00. Policy No. unknown. Policy  
in the Agent's (D. D. Munro) possession.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner. Leased to  
Mr. Alfred Jarvis, Steveston, B. C. for the duration. Lease  
papers drawn up. by T.H. King Steveston



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 Strawberries, loganberries,  
boison berries.

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: none
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

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Household furnitura as per attached list. Furniture is going to be used ~~the~~ by Mr. A. Jarvis, Steveston, the lessee when the declarant is evacuated.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none



Household Furniture

1	Chesterfield suite
7	End tables and stands
1	Electric heater
2	table lamps
12	Cushion sets
1	Electric clock
2	Ash tray tables and stands
1	Bamboo book and shelf
2	Rugs
1	Electric lighter
25	Chairs
3	Round tables
1	Four cornered table
1	book cupboard
2	bureau
1	Sofa
2	dressers
2	trunks
1	Vacuum cleaner
1	bedroom suite
1	wall clock
2	cupboards
1	sewing machine
1	washing machine
4	beds with mattresses
2	hat stands
2	prs. Bronze statuettes
1	Buddhist Shrine
1	kitchen range with hot water tank.
1	Camp stove
1	Lawn mower.
1	100 ft. rubber hose.
1	Fairbanks scale
60	pcs. Farming implements
8	Flower vases
400	pcs. Chinaware
45	pcs. Kitchen utensils
4	Cushioned chairs

The above articles are to be left in house at 122 Moncton St., Steveston, B. C. to be used by the Lessee, Mr. A. Jarvis, Steveston, B. C. for the duration of the War.



4. INSURANCE CARRIED ON ABOVE PROPERTY: \$500.00 fire ins. on household furniture by an unknown company. Agent is D. D. Munro, 846 W. Hastings, Vancouver, B. C. Policy in agent's possession. No. unknown.

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)

none

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

\$50.00 Victory Bond and \$5.00 War Savings Certificate in owner's possession.

8. BANK ACCOUNTS: Royal Bank, Steveston, B. C. \$250.00. Acct. No. N-130.

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

**LIABILITIES:**

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 20th day of April 1942.

*A. D. Munro*

Witness

(Signature)

*K. J. G. G. G.*

FOR DEPARTMENTAL USE



1.  
PAGE NO. 103  
IN THE MATTER OF "THE INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 97

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,  
27th September, 1948.

IN THE MATTER OF THE CLAIMS OF

KICHINOSUKU NISHII

20 PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq.,      Appearing for the  
                                 Dominion Government.  
S.M. CHERWACK, Esq.,      Appearing for the  
                                 Claimant.

G.H.R. UPTON, Esq., Official Interpreter

30 MARK H. PEARCE, Esq., Sr., Official Reporter.



E. Nishli,  
In Chief.

ALONHOSURS NISHLI, the claimant herein, being first  
only sworn, testified as follows:

10 MR. CHERNIACK: I ask leave to amend with regard to the  
personal chattels to show the total value of - I really  
don't know that it is amended, but I would like to  
clarify the personal chattels claim, value is \$205.25,  
the Custodian's sale price is \$106.30 and the claim is  
therefore \$158.95. My copy of the claim is hand-  
written and I am not quite able to make out whether it  
is amended or not. However, it is a correct claim as  
it stands to-day.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Nishli, I show you two typewritten statements;  
were these prepared in accordance with your instructions?

A Yes.

Q And are these (indicating) your signatures? A Yes.

Q You swear the contents to be true to the best of your  
knowledge and recollection? A Yes.

20 MR. CHERNIACK: I tender as Exhibits 1 and 2 respectively  
the Real Estate Statement and Personal Chattels State-  
ment, identified by the claimant, and on behalf of my  
learned friend I file the S.B.B. Appraisal as 3 and the  
Custodian's Analysis as 4.

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattels Statement, EXHIBIT 2.)

(S.B.B. Appraisal Report, EXHIBIT 3.)

(Custodian's Analysis, EXHIBIT 4.)

30 MR. CHERNIACK: Your honour will note from Exhibit 1 that  
the claimant sets out he purchased this property in  
1926, that it was bought from Mrs. I. Graver. There



E. Nishii,  
In Chief.

were some 12 acres bought apparently by a group of people for \$4,500.00, which would be \$500.00 an acre, and the claimant took his share, 2-1/2 acres, for which he paid \$1,250.00. I have on my file and I am showing it to my learned friend, Certificate of Title No. 1525603, dated March 8, 1929, in the name of the claimant affecting the property for which claim is made. The claimant sets out in Exhibit 1, at the time he purchased the property it was all in pasture, it had been cleared, and he states he cultivated 2-1/2 acres. He states he put up 250 cedar posts and wired them for loganberries and boysenberries. He planted about 18 fruit trees and installed sewer and water from the municipal main and built a concrete pavement in the property that cost him about \$200.00. He indicates three buildings on the property, showing the dimensions and finish and the date built and the estimated cost. Would your honour care to correct Exhibit 1? The amounts shown in the final column are shown as estimated value and they should be shown as estimated costs. Your honour will note there is a full concrete basement to the house, which is of substantial size, 24 x 32, and cost quite a large sum of money. The Appraiser in Exhibit 3 indicates the total value of the buildings at \$2,275.00, but only adds \$1,500.00 to the value of the land. The claimant sets out that from the Appraiser's comments it is indicated that the Appraiser felt that this was excellent land and that the buildings were very good. The buildings are shown as good. In view of the description, the claimant doesn't under-



K. Vinnik,  
in Chief.

stand the low valuation. He indicates the location, which was half-a-mile from Stoverton, having direct access to a paved road, Moncton Street, in a good district, and the claimant therefore states that his valuation of the land and the buildings is \$4,000.00. Page 2 of Exhibit 3 gives your honour an assessment on the property, showing total of \$5,808.00, being the total assessed value. And on page 3 is the comment indicating that a good small holding, land very good condition, good state of fertility, house comparatively new, which your honour should note is an indication of the way the claimant looked after his house, which was actually 18 years old, with the exception of the porches in the front and rear of the building. In 1942, indicated the basement was pretty good, the house being fully modern, with the exception of the bath. The question of the real property is purely a question of value. As to the personal chattels, your honour will note from the Custodian's Analysis, Exhibit 4, that all articles for which claim is made were sold by the Custodian and there is not much in dispute, only the question of value. The claimant in Exhibit 2 indicates the larger of these items, showing the price paid at purchase and his own estimate of value. Your honour will note the condition of the goods as being indicated as good and I think it has some bearing to point out that the house and buildings, that is the S.B.B. Appraiser's comment on same, would be an indication as to how this claimant would have looked after his movable chattels as well as his real property, and I think it

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E. Fiehl,  
In Chief.

Gr. Am.

is a comment which is definitely in his favour. I have no questions to ask the witness.

THE COMMISSIONER: No.

MR. FERG: It is submitted the real property sold at its fair market value. The only controversy in the question of valuation, and likewise the chattels, it is submitted they were sold at their fair market value.

CROSS EXAMINATION BY MR. FERG:

Q You haven't had an independent valuation made of your  
10 real property? A No, I put my own estimate on it.

Q You leased your property to Mr. & Mrs. Jarvis when you were evacuated? A Yes.

Q And included in your lease of the property, you also leased your chattels and farm implements?

A Yes.

Q And that was in the spring of 1942? A Yes.

Q And you left all the chattels and implements, and so on, with Mr. & Mrs. Jarvis to use so long as they operated the farm? A Yes.

20 Q So that the Jarvis's had the use of your chattels and equipment for about two years and a half?

A I suppose so.

MR. FERG: That is all, your honour.

MR. CHENIACK: Does my learned friend indicate that these goods were sold two and a half years after evacuation?

MR. FERG: No, they were sold in 1944.

MR. CHENIACK: Could we have an indication as to the month these goods were sold?

MR. FERG: The goods were brought into auction room on the  
30 20th of November, 1944.



6.  
L. Bishil,  
CP. 3222.

MR. CHURCHMAN: Well, your honour, my learned friend has indicated that this man Jarvis had the use of these goods from May 1942 to November 1944, which is just about two and a half years. May I ask my learned friend whether there was any apportionment of rent for the use of these chattels from the date of the sale of the property, which was January 1st, 1943.

MR. PERG: It was more or less protective custody.

MR. CHURCHMAN: Did the S.S.B. keep up the same arrangement? May I ask my learned friend what disposition the Custodian made of the lease?

MR. PERG: Bishil leased the property to Mr. Alfred Jarvis of Stevenson and the lease was drawn by Mr. T.H. King. Mr. Jarvis was directed to pay one dollar a year for the duration of the owner's evacuation. Now, that was cancelled and the deal was made with the Soldier's Settlement Board as of January 1st, 1943, and the file shows that the goods were sold on the 1st of September, 1944, and what happened in the year 1944 I think we will have to leave to the Custodian to answer.

MR. CHURCHMAN: What was the date of the cancellation of the lease?

MR. PERG: No record. Apparently my learned friend was in error when he indicated these goods were in use by Jarvis for two and a half years.

MR. CHURCHMAN: It would be of interest to us to know whether anybody used these chattels from the date of cancellation of that lease and if they did, whether they did so under arrangement with the Custodian, and if that was the case, what apportionment of rent was paid to the credit of the



E. Walsh,  
OF, Mass.  
Re-exam.

claimant by the Custodian for the use of these chattels. In other words, we say they cannot blow hot and cold. We think we are entitled to an apportionment of rent from January 1st, 1943, at which time the property was sold and the lease would have been taken over, or cancelled, by the Soldier's Settlement Board.

MR. FERG: We will try and help you out.

BY MR. CHENEVICK:

Q Did Mr. Jarvis actually go to live on your property as you know? A Yes.

THE COMMISSIONER: You want the date, if any, that lease was cancelled, that is the lease made by the claimant.

MR. CHENEVICK: Yes, my learned friend has indicated that it was cancelled, but he didn't say the date. It was prior to the date of sale.

THE COMMISSIONER: Well, you will have to have that at the adjourned hearing.

MR. FERG: Apparently the lease was cancelled by the Soldier's Settlement Board.

MR. CHENEVICK: My learned friend also mentioned that the lease was drawn by Mr. King. I wonder if that was the same man as the Custodian's representative.

THE COMMISSIONER: Well, ask this man.

MR. CHENEVICK: I do not know if he knew this man King.

Q Is he the man who became, or was, the Custodian's representative? A He was the camery bookkeeper.

Q Was he the man who drew the lease between Jarvis and you? A My son knows better than myself.

MR. CHENEVICK: I don't propose to call the son, that is a question that can be easily answered.



MR. PEARCE: I cannot answer that, I have a report of Mather's  
here which might be filed.

THE COMMISSIONER: All right.

(PROCEEDINGS ADJOURNED SINCE DISE)

Certified to be a true and accurate transcript.

*Mark H. Pearce, Sr.*  
MARK H. PEARCE, SR.,  
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby  
certify that the foregoing 8 pages of typewritten matter  
contain a true and accurate record of the Sub-Commission  
held in the Law Courts Building, Winnipeg, Manitoba, at  
the time and date first above mentioned.

*H. G. Burdette*  
SUB-COMMISSIONER.



DEFENCE BRIEF

Kichinosuke NISHI

File No. 4966

Case No. 953

Winnipeg, Manitoba  
Sept. 27/48

V.L.A. A36/1

REAL PROPERTY CLAIM  
(All claims shown are Gross)

1.

Claim

\$4000.00

Appraised at

\$2125.00

Sold for

\$2086.00

Witness: D. Dodding, Appraiser

2½ acres. "This is a good small holding well cared for and with good buildings. Land is in good condition and apparently in a good state of fertility. House is fully modern excepting for the bath which is of the typical Japanese type and in the basement.

Submission: "It is submitted the real property sold at its fair market value. The only controversy is the question of valuation."

PERSONAL PROPERTY CLAIM

2.

Claim

\$265.25

These chattels were sold by auction for \$106.30

Witness: Auctioneers, Thompson & Co.  
G.M. Harris, attended auction.

Submission: "Likewise the chattels, it is submitted they were sold at their fair market value."

Mr. Cherniack asks, Trans. P. 6 L 4, "May I ask my learned friend whether there was any apportionment of rent for the use of these chattels from the date of the sale of the property, which was Jan. 1, 1943."

and on Trans. P. 7 L. 3 - "We think we are entitled to an apportionment of rent from Jan. 1/43 at which time the property was sold and the lease would have been taken over, or cancelled by the the Soldiers Settlement Board.

Nishi prior to his evacuation, leased his property to Mr. & Mrs. Alfred Jarvis for the duration. This lease contracted Mr. Jarvis to pay the sum of \$1.00 and upkeep of the property, in consideration therefor receiving the full use of the property and chattels. Lease taken over by the S.S. Board and the Jarvises remained on the property and were still tenants when the chattels were moved to auction in August, 1944.

Witnesses

D. Dodding  
Thompson & Co.  
G.M. Harris

Appraiser 1.  
Auctioneers 2.  
Staff 2.



Name of Claimant

NISHIL, Kichincooche

Case

955

Custodian File

4966

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					2086	1405.00				1405.00
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
265.25	106.50									31.80
TOTAL RECOMMENDATION										1436.80



4966

October 6th, 1950

Mr. Kichinosuke NISHII,  
c/o Nelson Bros. Fisheries Ltd.,  
Steveston, B. C.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 953

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,435.32.

Cheque for \$1,352.29 is enclosed herein, and the sum of \$83.03 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears  
Director

FGS:BK  
Encl.



### REAL PROPERTY SUMMARY

JAPANESE NAME: Kishinosuke NISHII Reg. No. 03896 File No. 4966

CATALOGUE NO: Sold ~~to Special Arrangement~~, The Director, The Veterans' Land Act.  
BG/476-P First Offer.

PROPERTY ADDRESS: 122 Moncton Street, Steveston, B.C.

LEGAL DESCRIPTION: Lot "B" of Lots 7, 10 and 11, of Block 8 of part of Section 11, Blk 3 North, Range 7 West, Map 4466, Municipality of Richmond in the District of New Westminster, B.C.

TITLE: In the name of Kishinosuke NISHI.

ENCUMBRANCES: Registered Dyking charge, otherwise clear.  
Vesting Order filed No. 25054, dated 9th December, 1942.

ASSESSED VALUES: 1943 Land \$652.00  
Improvements \$2550.00 - \$3202.00 Taxes \$43.90

CLASSIFICATION: This property consists of 2½ acres, of which ½ acre is in strawberries, 1/8 acre in loganberries, 1 acre in boysenberries, and ¼ acre in potatoes.  
The house is an 8-room frame, shingle roof building, with basement. Well kept and in good condition. There are two barns on the property, one 30' x 20' and the other 18' x 8', both in good condition.

HISTORY OF ADMINISTRATION: Kishinosuke NISHI in his JP form dated 20th April, 1942, stated that the above premises were occupied by the owner and that a lease in favour of a Mr. Alfred Jarvis of Steveston, B.C. had been drawn up by T.H. King, Realtor, of Steveston, B.C. This lease, on investigation by this office, contracted Mr. Jarvis to pay the sum of \$1.00 and upkeep of the property, in consideration therefor receiving the full use of the property and chattels contained therein for the duration of the owner's evacuation. The Lease being more in the nature of a Trusteeship.  
  
Investigation by this office (report dated 11th May, 1942) recommended this arrangement be permitted to stand, and the policy was continued until such time as the property was sold to the Veterans' Land Act as at 1st January, 1943.  
Supervision prior to sale was maintained by this office and regular inspections made to ensure that the Lessee paid all taxes, water rates, Dyking charges, etc.

SOLD: To The Director, The Veterans' Land Act for \$2086.00 as at 1st January, 1943.  
Approved by Advisory Committee - 1st June, 1943.  
  
Funds released to the credit of Kishinosuke NISHI as at 27th Jan. 1944, against which were the following charges: Registration fees - \$3.00, Cert. of Encumbrance - \$1.00, Legal fees - \$15.00



\$15.00

Page 2

File No. 4966

Total \$19.00, leaving a net credit of \$2067.00 from said transaction.

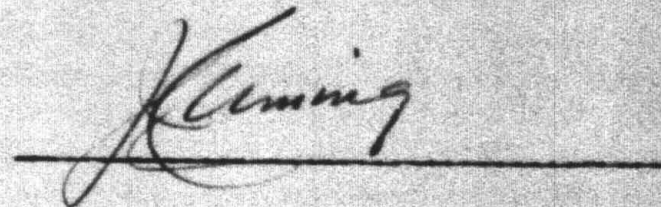
Adjustments to the amount of \$29.06 covering unexpired portion of fire insurance premium, were placed to the credit of Kishinosuke NISHII

Certificate of Title No. 165928E in the name of The Director, The Veterans' Land Act.

Cheque in amount of \$2174.03 fwd 11 May 45 to complete account.

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

JUL 31 1947



Completed statement of account was submitted to Mr. Nishii on 18 Apr 44.



FIRE INSURANCE SUMMARY

File No. 4966

30th July, 1947.

Re: Kishinosuke NISHII - Reg. No. 03896

Kishinosuke NISHII declared on his JP form, that he had two Fire Insurance policies. These were Policy No. 203197, North West Fire Insurance Company, in the amount of \$1500.00, with expiry date of March 8, 1944, and Policy No. 160000 Acadia Fire Insurance Co., in the amount of \$2000.00 with expiry date of 18th May, 1945. At the date of sale of the property to the Veterans' Land Act, unused portion of Acadia Fire Insurance policy premium on buildings only, amounting to \$29.06 was refunded to NISHII's credit. This policy also covered chattels in the amount of \$500.00, and this was cancelled on the 9th February, 1945 as all chattels were sold. The sum of 40¢ covering unexpired portion of premium was credited to NISHII's account.

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

JUL 31 1947

.....*Kenning*.....







FILE NO.

# WISH I, Kichinosuke

FILE NO.

1964

[illegible]



PERSONAL PROPERTY SUMMARY

File No. 4966

30th July, 1947.

Re: Kichinosuke NISHII - Reg. No. 03986

CHATELS: The above Japanese registered with this office on the 20th April, 1942, and at that time he declared an itemised list of chattels being left on his property at 122 Moncton Street, Steveston (See attached Chattel Schedule). He also advised us that he was leasing his property to a Mr. Alfred Jarvis for the duration. On the 10th June, 1943, there is a memorandum on file stating that Mrs. Jarvis had acknowledged her responsibility for the chattels.

This property was inspected by our fieldmen and all chattels were moved to auction at Steveston and sold 1st September, 1944, for the net sum of \$77.57. It was found that there were a number of chattels missing from the original list, but on checking the file of his son, Torakiohi NISHII, File 4487, after Mr. Jarvis had stated that he had advised us of goods shipped to the Japanese and goods bought by them direct, it was found that the chattels were well accounted for, as per attached chattel schedule.

On the 3rd October, 1944, Mr. NISHII asked about nets which had been moved from his property by E.S. Herman. We had no previous knowledge on this file of these nets as Mr. NISHII had not declared any, but on investigation, they were found to be well accounted for on his son's file (#4487). They therefore, need not be dealt with further on this file.

SPECIFIED ARTICLES: This file reveals no specified articles.

BONDS & INVESTMENTS: Kichinosuke NISHII declared when registering that he had a \$50.00 Victory bond and a \$5.00 War Savings Certificate in his possession, but these were not brought under control by the Custodian.

BANK ACCOUNT: He declared a bank account of \$250.00 at the Royal Bank of Canada, Steveston, but this also was not brought under control by the Custodian.

LIFE INSURANCE: NISHII did not declare having any life insurance when registering but his file reveals that he had a policy with the Sun Life Assurance Company, as they advised us that Mr. NISHII had applied for the cash surrender value of this policy. The Custodian advised the Sun Life 19th April, 1943, that we had no objection to these funds being remitted to NISHII.

This file reveals no other personal property assets.

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

.....  
*K. M. King*

JUL 31 1947

HA



File No. 4966

CHATELAIN SCHEDULE

30th July, 1947.

Re: Kichinosuke NISHII - Reg. No. 03896

Declared by NISHII  
20th April, 1942.Sold at Auction  
Shevaston Sept. 1, 1944Sold to  
Tenant by NISHIIShipped by Tenant to  
NISHII (Lr. dated 23rd Feb.  
1944, File 4487)

1 Chesterfield		"	"	
7 End tables & stands	4		"	(1 table abandoned)
1 Electric heater			"	Lr. May 9/43
2 table lamps			"	
12 cushion sets			"	
1 electric clock			"	
2 ash tray tables & stands	1		1	
1 bamboo book shelf	"		"	
2 rugs			"	
1 electric lighter			"	
25 chairs	8		10	
3 round tables	2		1	
1 four cornered table	"			
1 book cupboard	"			
2 bureaux	1		1	
1 sofa			"	
3 dressers			"	
2 trunks			1	
1 vacuum cleaner		"		
1 bedroom suite		" (6 pos.)		
1 wall clock	"			
2 cupboards	"			
1 sewing machine			"	
1 washing machine		"		
4 beds with mattresses			2 & 4 springs (2 were abandoned)	
2 hat stands		"		
2 prs. Bronze statuettes			"	
1 Buddhist Shrine			"	
1 kitchen range & hot water tank		"		
1 camp stove			"	
1 Lawn mower	"			
1 - 100' rubber hose			"	
1 Fairbanks scale	"			
60 pos. Farming implements				(See below)
8 Flower vases	6		2	
400 pos. chinaware			"	
45 pos. Kitchen utensils			"	
4 cushioned chairs.			"	

4 lots of bundles of tools sold  
 1 box containing 21 pos. garden tools.  
 3 crow bars  
 1 electric toaster  
 3 wicker baskets  
 2 wheelbarrows

Curtain rods  
 Drapes  
 Linoleum  
 Personal pictures etc.

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

JUL 31 1947

HA

*Kimmy*  
 .....



4966  
Registration Number 03896

NISHII, Kichinosuke

122 Moncton Street, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Property described in Form "JP" is correct.

OWNERSHIP

I have inspected the Title, which is in the name of the above Kichinosuke Nishii.

LAND AND BUILDINGS

This property consists of  $2\frac{1}{2}$  acres, of which  $\frac{1}{2}$  acre is in strawberries,  $\frac{1}{8}$  acre in loganberries, 1 acre in boysenberries and  $\frac{1}{4}$  acre in potatoes. The house is an 8 room frame, shingle roof building, with basement. Well kept and in good condition. There are two barns on the property, one 30 x 20' and the other 18 x 8', both in good condition.

INSURANCE

Policy #205197, North West Fire Insurance Co., \$1500, expiring March 8th, 1944. I am informed that this man is putting on additional insurance through Ceperley, Rounsefell & Co., Vancouver.

FINANCIAL POSITION

This man claims to have no liabilities.  
Inventory of effects attached hereto.

REMARKS

This property has been leased to a Mr. Jarvis for the duration, for the sum of \$1 and upkeep, the Lessee in reality being a Trustee for the owner. The effects, as per inventory, are to be left in the house, in charge of Mr. Jarvis.

RECOMMENDATION

I would recommend that the arrangement with Jarvis be permitted to stand.

May 11th, 1942.

L. Mather



NISHII, Kichinosuke

Registration No. 03896

INVENTORY

Household Furniture

1	Chesterfield Suite
7	End Tables and stands
1	Electric Heater
2	Table Lamps
12	Cushion seats
1	Electric clock
2	Ash tray tables and stands
1	Bamboo book-shelf
2	Rugs
1	Electric lighter
25	Chairs
3	Round tables
1	Four-cornered table
1	Book cupboard
2	Bureaus
1	Sofa
3	Dressers
1	Trunk
1	Vacuum cleaner
1	Bedroom suite
1	Wall clock
2	Cupboards
1	Sewing machine
1	Washing "
4	Beds with mattresses
2	Hat Stands
2	pr. Bronze statuettes
1	Buddhist Shrine
1	Kitchen range with hot water tank
1	Camp stove
1	Lawn Mower
1	100 ft. rubber hose
1	Fairbanks scale (platform)
60	pcs. Farming Implements
8	Flower vases
400	" Chinaware
45	" Cushioned Kitchen Utensils
4	" Cushioned chairs.

May 11th, 1942.







4966

July 7, 1942

Thomas H. King Esq.,  
Steveston, B. C.

Dear Sir:

Re: Kichinosuke Nishii

May we ask if you have been contacted at all by this office in connection with the property of the above at Lot "B" of Lots 7, 10 and 11 of Block 8, Section 11, Block 3, Map 4466.

Our file indicates that after the evacuation of the owner the property was to be leased to Mr. Alfred Jarvis but we are not quite clear just what arrangements have been made as regards the supervision and collection of rents in connection with this matter.

Will you kindly advise if you can supply us with any information regarding this matter.

Yours truly,

F. G. Shears,  
Assistant Manager.

FGS/PMH



*Shear*  
Steveston, B.C.  
July 10th, 1942

Mr. F. G. Shears,  
Asst' Manager.  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

JUL 12 1942

Dear Sir:

Re. Kichinosuke Nishii, Reg. No. 03896  
Your file #4966

In reference to the property mentioned in your letter of the 7th, inst. I wish to state that this place has been leased to this Mr. Alfred Jarvis for the duration of war with Japan for the sum of \$1.00 and upkeep. This man Jarvis is more in the position of caretaker of the property rather than a tenant.

Nishii Made this arrangement himself before he was evacuated.

Yours truly,

*Thomas C. King*

Thomas C. King.



4966

July 31st, 1942.

Mr. T. C. King,  
Steveston, B.C.

Dear Sir:-

re Kichinosuke NISHII

With reference to your letter of the 10th instant regarding the property owned by the above at Steveston, we presume that Mr. Jarvis is paying taxes, water rates, etc., and in due course shall be glad to hear from you that the tenant has paid taxes for 1942.

Yours truly,

F.G. Shears  
Assistant Manager

FD:EB.



4966

November 27, 1942

Mr. Thomas C. King  
Steveston, B. C.

Dear Sir:

Re: Kichinogake Nishii  
Reg. Number 03876

You wrote us a letter on July 10th informing us that the property belonging to the above Japanese had been leased to Mr. Alfred Jarvis for the duration of the war with Japan for the sum of \$1.00 plus upkeep. We would greatly appreciate it if it would be possible for you to furnish us with a copy of any agreement that may exist between Mr. Alfred Jarvis and the above Japanese.

We are under the impression that you were able to rent the house and would also appreciate it if you could furnish us with whatever information you have on this arrangement.

Yours truly,

H. F. Green  
Protection Department

WGB:MAD



*Thomas C. King*  
REAL ESTATE AND INSURANCE  
COMMISSIONER  
FOR TAKING AFFIDAVITS

*Green*

78 GEORGIA STREET

*Stevedon, B.C.*

November 27th, 1942.

OFFICE OF THE COMMISSIONER  
JAPANESE SECTION  
**RECEIVED**  
NOV 30 1942

Mr. H. F. Green,  
Protection Department,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

Re: Kichinosuke NISHII, File 14966.

Answering your letter of the 27th instant  
regarding the above.

This property was leased to Mr. Alfred  
Jarvis by Nishii himself before his evacuation,  
and at the rate mentioned, viz: \$1.00 plus Taxes,  
Water rates and upkeep for the duration of the  
war with Japan.

Mr. Jarvis is and has been occupying the  
property since Nishii's evacuation, and is looking  
after the place properly.

There was a lease drawn up between Nishii  
and Jarvis before the evacuation of Nishii, and  
although I have no copy of this lease, my recollec-  
tion is as above stated.

It would be an easy matter however to have  
your representative obtain a copy of this lease from  
Jarvis by calling on him and taking this copy from the  
copy of the original.

Yours very truly,

*Thomas C. King*



% Allen Johnson  
Picture Bride Alta.  
Dec. 18, 1942.

The Custodian's Office  
Dept. of the Sec. of State.

EVACUATION SECTION	
Rec'd	DEC 18 1942
File No.	4966
Ans.	
Referred	Mashedie

Dear Sirs:      Re: File No. 4966. Reg. # 03896

Enclosed please find copy of  
arrangements drawn up by Mr. King  
between Mr. Jarvis and I concerning  
my property at Stevenson; as you  
requested in your letter of Nov. 27th.  
● I would be very glad at any  
further date to furnish you with  
any data you would like.

Yours Truly  
Richard M. Fisher.



MEMORANDUM

File No. 4966

July 24, 1943.

To: Soldiers Settlement Board

From: George Peters

LESSOR: BISHIL. Kichinosuke

LESSEE: Alfred Jarvis

DATE: 19th day of March, 1942.

TERMS: None mentioned. Including all furniture contained therein according to inventory attached and which is hereby made part of this agreement together with all the crops on the said property, which is now sown without remuneration whatsoever.

CONSIDERATION: The sum of One Dollar (\$1.00) upon the signing of this agreement, receipt of which is hereby acknowledged.

PROPERTY: Lot "B", Sub-division Blocks Seven (7), Ten (10) and Eleven (11) of Sub-division of portion of Lot Eight (8) of Section Eleven (11), Block Three (3) North, Range Seven (7) West, Map 4466, District of New Westminster.

HOUSE: Yes

REMARKS: No copy of inventory attached to Lease, but a list on file.

GP:EB



BC-476-P  
BC-483-C

BC/476-P  
BC/483-C

Page 1

S.S. Form No. 43  
(Sheet 1) ✓

# Farm Appraisal Report

File No. J.L. 541

Land Description Lot "B" of S.D. of Blks. 7, 10 & 11 of portions of Lot 8 of  
Sec. 11 Blk. 3N, Rge. 7W, Map 4466.  
Containing 2.50 Acres

Owner's Name WIMHII, Kichinonaka Post Office Address Steveston, B.C.

Nearest Rail Point Steveston, B.C. Electric Railway Distance 1/2 mile.

Market Town Vancouver 10 mi. New Westminster, 10 miles Distance

Church (give denomination) Steveston, all denominations Distance 1/2 mile.

Nearest School Steveston. Distance 1/2 mile.

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

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

Has direct access to Monoton Street, paved road.

Is this district a good one? Quite good.

Employment opportunity Steveston fisheries; city industries 10 miles

Predominating Nationality and religion: Oriental predominate.

Describe Fencing and its condition: No fences. Value \$

Water supply: Municipal system. Value \$

Electricity; power available; lights installed.

## BUILDINGS ON FARM

BUILDING	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 34	Frame	2	Shingle	6	Conc.	Good	\$2000.00
Garage	21 x 32	"	1	"	6	"	"	250.00
Pkg. shed	12 x 18	"	1	"	10	Wood	"	25.00
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 2275.00

Total Value Buildings add to farm \$ 1500.00

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

Describe the basement and chimneys: Full basement, Brick chimney to ground.

No. rooms downstairs? 7 Upstairs? attic How finished wood and paper finish.

Are buildings painted? House and garage Condition of paint good.

Distance from nearest bush No bush in vicinity.

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



## Cultivated Land

BC/475-F  
BC/485-C

Page 1

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.5	Level	Clay loam 10" to 15"	Clay	Small fruits and potatoes.	\$250.	\$625.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuited 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 \$ 625.00

Total added by buildings to value of farm \$1500.00

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

Total value of farm \$2125.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Land well kept and in good condition; apparently in a good state of fertility. House occupied and land operated by tenant.

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

Noxious weeds: No serious weed situation.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Richmond  
Assessment: Land - \$ 652.00  
Imp. - 2550.00 Taxes: \$43.90  
Dyking and drainage charges included in the above.

Date: 17th July, 1942.  
Place: New Westminster.

I certify that the above report is based on a personal examination  
of the whole farm made on the 15th day of July 19 42

Inspector's Signature

"D. DODDING"

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



## Farm Appraisal Report

NISHII, Kichinosuke.

Remarks: This is a good small holding well cared for and with good buildings. Land is in very good condition and apparently in a good state of fertility.

The house is comparatively new. The basement starts from ground level and is on concrete base. This constitutes one storey with the main living quarters on the second floor. The house is fully modern excepting for the bath which is of the typical Japanese type and in the basement.

The property, including the house, is rented to Mr. Alfred Jarvis for \$1.00 a year; he stated that this arrangement is for the duration, but his lease reads that it may be terminated on 30 days' notice. Mr. Jarvis also produced a letter giving him power of attorney by the owner.

**(FOR ORCHARD LANDS ONLY)**

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

Low-lying land in the Richmond dyking and drainage area;  
drainage is assisted by a pumping system when necessary.

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking and drainage charges are included in the general tax; pumping charges fluctuate from 15 cents per acre.

## ORCHARDS, SMALL FRUITS, ETC.

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

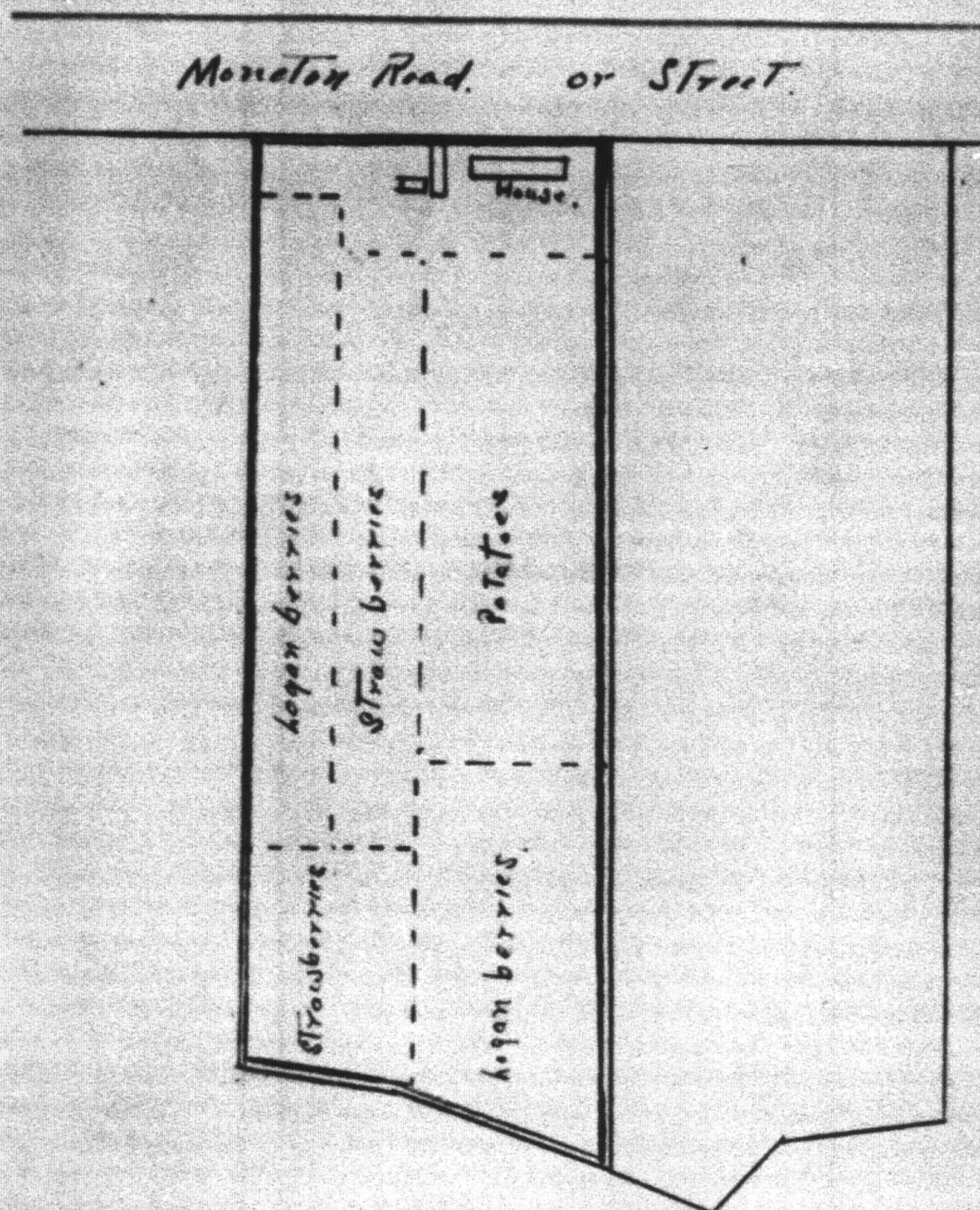
		<u>Present Value</u>
Loganberries	- 0.98 acs.	\$
Strawberries	- 0.60 "	\$
Potatoes	- 0.65 "	\$
Buildings and garden	0.27 "	\$
	2.50 acs.	\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
Total		\$

**Amount fruit trees add to value of farm \$**



Diagram of Property

Lot B of Sub-Div of Bks. 7, 10 & 11, of portions  
of L.T.S of Sec. 11, B1A3N. R 7 W. Map 4466. - 2.50 ac.  
Kichinosuke Nishii



Scale  
100' - 1"

Following careful review of this appraisal report, it is my opinion that the present  
value is \$ 2000.00

Date 20th July 1942

"I. T. BARNET"  
District Superintendent.



Canada

**DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN**

**JAPANESE EVACUATION SECTION**

File No. 4966

Reg. No. 93896

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Kichinosuke NISHII,  
c/o Allen and Harriet Johnson,  
Picture Butte, Alberta.

OCT 18 1944

Dear Sir:

Re: 122 Moncton Street, Stoveston, B. C.  
Lot "B" of Lots 7, 10 and 11 of Block 8 of part  
of Sec. 11 Block 3 North, Range 7 West Map 4466,  
District of New Westminster, Mun. of Richmond,  
C. of B. 506677.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 2086.00
Add:	
Unexpired insurance premium as at January 1st, 1943	29.06
	<u>2115.06</u>
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	<u>\$ 2112.06</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.



<u>1943</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Credit re Sale of property		\$2112.06	
	Land Registry Office C/E	\$1.00		
		<hr/>	<hr/>	
		\$1.00	\$2112.06	CR \$2111.06
		<hr/>	<hr/>	<hr/>



NAME NISHII, Kichinosuke

REGISTRATION NO. 93896

FILE NO. 4966

The following chattels were sold by public  
 auction at Stevenson, B. C. on September 1, 1944

1. Bundle of tools (garden)	\$1.60
2. Bundle of garden tools	1.00
3. Bundle of garden tools	0.70
4. Bundle of garden tools	2.00
5. Box 21 pieces garden tools	0.70
6. Crow bar	0.50
7. Crow bar	0.50
8. Crow bar	0.50
9. Electric toaster	1.75
10. Wicker baskets (3)	0.50
11. Umbrella stand	0.35
12. Vase	0.70
13. Vase	0.75
14. 3 Vases	0.25
15. 3 Small vases	1.25
16. Lamp stand	2.75
17. Lamp stand	1.25
18. Wall clock	4.00
19. China cabinet	3.00
20. Cabinet	2.00
21. Sideboard	1.00
22. Bamboo table	1.00
23. Centre table	2.00
24. Dining table	5.00
25. Wash stand (Bureau)	3.00
26. Ash stand	3.00
27. Small table	2.50
Total	\$ 43.55
<del>Less Expenses:</del>	\$
<del>Net Proceeds Credited:</del>	\$

~~Members of Custodian Staff Present:~~

~~Extracted from Auctioneering List No.~~

~~REMARKS:~~

*Original sent  
 May 9/45*



NAME NISHII, Kichinosuke

REGISTRATION NO. 03896

FILE NO. 4966

The following chattels were sold by public  
 auction at Steveston, B. C. on September 1, 1944

	Brought Forward	
✓ Small stand		\$43.55
✓ Dining table		0.25
✓ Lawn mower and catcher		3.50
✓ Wheel barrow		16.00
✓ Hand cultivator and seeder		2.50
✓ Wheelbarrow		3.00
✓ 3 Kitchen chairs		2.50
✓ Platform scale		2.00
✓ Box heater		24.00
✓ Bamboo bookcase		5.00
✓ Hall tree		0.75
✓ Flower box stand		1.00
✓ Small table		0.75
		1.50

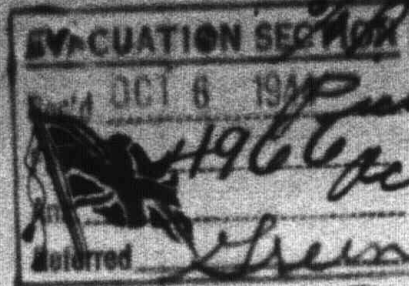
Total		\$106.30
Less Expenses:		
(Auctioneer's Fee)	\$10.62	
(Advertising)	5.66	\$ 26.73
(Movings)	12.45	
Net Proceeds Credited:		\$ 77.57

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 19

Remarks.





K. Nishii, Reg. No 03896.  
File # 4966. J.L. 78541

Dept. of the Sec. of State.  
Office of Custodians.

Dear Sirs:

<sup>? information from Jarvis</sup>  
The following property  
(nets) belonging to K. Nishii  
were removed to Custodian  
Storage at Steveston from  
my former residence at  
122 Moncton Str. Steveston.

W. E. S. Herrman.

Would you please kindly  
check up on this and see  
if any of the nets were  
sold. Please send me



reply to above  
address.



Yours very Truly  
J. L. Nichol.

Following are descriptions of notes  
removed to Custodian's Storage  
from 122 Munton Str. Devonport

No Marks.	Fathoms.	Mesh.
① A	150	6 in.
② C	50	5 $\frac{7}{8}$ "
③ D	150	6 $\frac{1}{2}$ "
④ E	110	6 $\frac{1}{2}$ "
⑤ F	55	6 $\frac{1}{2}$ "
⑥ G	75	6 $\frac{1}{2}$ "
⑦ H	75	6 $\frac{1}{2}$ "
⑧ I	60	7"
⑨ J	150	7 $\frac{1}{4}$ "
⑩ K	150	7"
⑪ L	150	7 $\frac{1}{2}$ "
⑫ M	150	7 $\frac{1}{2}$ "
⑬ N	150	7 $\frac{1}{4}$ "
⑭ O	150	7 $\frac{1}{4}$ "

SHARK NET



MEMORANDUM

File No.: 4966

November 8th, 1944.

To: Mr. Mackenzie

From: Mr. Green

Re: Kishinosuke NISHII

122 Moncton Street

This property has been sold to the Veteran's Land Act and the contents moved to auction.

On April 20th, 1942, the Japanese declared personal effects as per inventory attached to "JPN" form and including among others, articles such as a chesterfield suite, sewing machine, and washing machine. He was evacuated on May 15th and just prior to his evacuation, an inventory was taken by Mr. Mather covering most of the items declared by him. This inventory was finally signed by Jarvis on June 4th, 1943.

The contents of the premises have now been moved to storage and auction as per inventory dated August 14th, 1944. This is not nearly complete and I think, therefore, you should note the discrepancies and send the resulting list to Mr. Harris for checking.

Would you at the same time give him a list of nets as shown on the Japanese' letter of October 3rd and enquire what happened to them? I would like this done fairly promptly, please, as I have been rather slow in acknowledging this letter.

HFG:IF



MEMORANDUM

File No. 4966

November 16th, 1944

To: Mr. G.M. Harris

From: Mr. Mackenzie

Re: NISHII, Kishinosuke  
CHATEL

122 Houston Street

This property was leased for the duration to A. Jarvis who signed an inventory of chattels June 4/43 - copy of which is enclosed.

This property has been sold to the Director Veterans' Land Act, and on August 14/44 you moved to our auction room chattels as per list #20. This list is not nearly complete as when comparing it with the inventory signed by Mr. Jarvis there are many discrepancies.

The main differences are as follows:

1 chesterfield suite	1 sewing machine
1 electric heater	1 washing machine
12 cushion sets	2 beds
1 ashtray table & stands	1 hat stand
2 rugs	2 pra. bronze statuettes
1 electric lighter	1 buddhist shrine
17 chairs	1 kitchen range with hotwater tank
1 round table	1 100' rubber hose
1 bureau	400 pieces chinaware
1 sofa	45 pieces kitchen utensils
3 dressers	4 upholstered chairs
1 trunk	
1 vacuum cleaner	
1 bedroom suite	
1 wall clock	
1 cupboard	

Will you please check this list over with Mr. Jarvis and let me know if he has these goods in the house.



MEMORANDUM

File No. 4966

November 30th, 1944

To: Mr. Mackenzie

From: Mr. G.M. Harris

Re: NISHI, Kishinosuke  
122 Moncton Street  
CHATELS

I have had a long talk with Mr. & Mrs. Jarvis tenants at the above address. They claim that a list of chattels shipped to the above at Lethbridge together with a list purchased by them, was sent both to the Custodian and the B.C. Security Commission Feb. 25/44. *See letter 4407/4 from Jarvis in file 4407*

They claim all chattels shown on your memo of Nov 16/44 were shipped at various times with the exception of the following:

- |                      |                 |
|----------------------|-----------------|
| 1 chesterfield suite | 1 hat stand     |
| 1 vacuum cleaner     | 1 kitchen stove |
| 1 washing machine    |                 |

They showed me a receipt for \$270.00 to cover the above, dated Oct. 18/42.

The nets referred to are shown on our net list under 3561 to 3573 some of which have been reported as sold. *2561 - 2572 Not listed in file 4407*

GMR:LM

*1 shown up on file 4407*





*Ceperley, Rounsefell & Co.*

VANCOUVER, B.C.

REGISTRATION SECTION  
 FEB 21 1945  
 FILE NO. *Indy T*  
 ASS. *7*  
 Returned

TO: ☐

Department of the Secretary of State,  
 Office of the Custodian,  
 506 Royal Bank Bldg.,  
 CITY.

*Kashimawake #11111*  
*File 4966*  
*Reg. # 03176*

Your File 4966

SUBJECT: "Acadia" Fire Policy #160000

DATE: Feb. 20, 1945

We have for acknowledgment your favor of the 9th inst. and note your request to cancel Item 3 of the above covering in the amount of \$500. on household furniture.

The necessary endorsement is enclosed, together with cheque for .40% in payment of the return premium allowed thereunder, which we trust will be found in order. Please sign and return the accompanying Partial Cancellation Receipt for this amount.

Yours truly,  
 CEPERLEY, ROUNSEFELL & CO.

Per *A. Hage*

/s  
 Enc.



4966

May 9, 1945

Mr. Kichinosuke NISHII,  
Reg. No. 03896,  
c/o Mr. A. G. Johnson,  
Picture Butte, Alta.

Dear Sir:

As requested by you through the B. C.  
Security Commission, enclosed find cheque for \$2,174.03  
representing the balance of your account with the Cus-  
todian.

We are also enclosing a statement of the  
chattels which were sold at auction.

We understand from Mr. & Mrs. Jarvis that  
after purchasing certain articles from you the balance has  
been shipped from time to time to you. Please note that  
we still have two bedsteads at our auction room and a  
homemade kitchen table has been abandoned as worthless.

We would appreciate your advising us that  
this accounts for all your chattels left in care of Mr.  
& Mrs. Jarvis.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

E nc.



MEMORANDUM

File No.: 4966

May 17th, 1945.

To: Mr. Milsom

From: Mr. Green

Re: Kishinosuke NISHII

In answer to yours of May 9th, I agree that something should appear on this file to indicate that the question of nets has now been fully covered on the sons' files 4899 and 4487, who declared fishing equipment. Everything has been disposed of except some valueless items and full particulars given to the sons so that I think nothing further is called for on this file.

*John*

HFG:IF



c/o D. E. Quist  
Shanghai, China  
May 25, 1945.

Kichinosuke Nishii,  
Reg. No. 03896,  
File No. 4966.

EVACUATION SECTION	
Rec'd	MAY 28 1945
File No.	4966
Ans.	None
Referred	Mulcaugh

Dept. of the Sec. of State  
Office of the Custodian.

Dear Sirs:-

I have received  
through the B. C. Security Commission  
in Lark bridge, a cheque for  
\$2174.<sup>03</sup> from property and  
Chattels sold in Stinson,  
belonging to me.

The property was sold for  
\$2086.<sup>03</sup> plus \$29.<sup>06</sup> Unexpired Insurance  
premium. minus \$3.<sup>03</sup> for  
registration fee. which left a  
Total of \$2112.<sup>06</sup> minus \$1.<sup>00</sup> for  
Land Registry Office. which left  
a net Cr. Balance of \$211.<sup>06</sup>



The chattels were sold for  
\$106.31 minus \$28.73 (auctioneer's fee)  
(advertising & moving) which left  
a net Cr. Balance of \$77.57.

Therefore Cr. Balance of  
property sold \$2111.<sup>06</sup> plus  
Cr. Balance of chattels \$77.57  
left me with Cr. Balance of  
\$2188.<sup>63</sup>

Cheque received \$2174.<sup>03</sup>.

● Please account for \$14.<sup>60</sup>.

● Please let me know where  
\$14.<sup>60</sup> used for.

Hold back 140  
15

for NB

Yours truly,  
K. T. Fisher

● P.S. All chattels accounted for,  
left in care of Mr. Jarvis  
at 122 Moncton Str.



4966

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.

NOV 26 1947 BC 476P483C  
JL 541  
Sw 40

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

(1) NAME NISHII KICHINOBUKE (RCMP) Reg. No. 05896  
(Print) Surname Given Name

(2) Pre-Evacuation Address 122 MONCTON STREET, STEVESTON, B.C.

(3) Present Address % D.E. QUIST, SHAUGHNESSY, ALBERTA.

(4) REAL ESTATE

(a) Street Address (if any) 122 MONCTON STREET, STEVESTON, B.C.  
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.) IN MUNICIPALITY of RICHMOND. LOT "B" of LOTS SEVEN (7) TEN (10) AND ELEVEN (11) of BLOCK EIGHT (8) of PART of SECTION ELEVEN (11) BLOCK THREE (3) NORTH RANGE 3000N (7) WEST M4A 4466, IN THE DISTRICT of NEW WESTMINSTER.  
TITLE No. 82660 E

(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.

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

(i) Land separate sheet \$ 1500.00  
(ii) Buildings attached \$ 2500.00  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$ \_\_\_\_\_  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 4000.00  
(v) Amount at which Custodian sold property and credited your account \$ 2086.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 1914.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation AT 122 MONCTON STREET, STEVESTON, B.C.

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

(c) How stored or packed at time of evacuation ALL FURNITURE WAS LENT TO MR. ALFRED JARVIS AND KEPT AT HOME, BUT REMOVED BY CUSTODIAN WAREHOUSE (over) AFTER EVACUATION.



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

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

1.		Estimated Value \$
2.		Estimated Value \$
3.	<i>Separate sheet attached.</i>	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 : 158.95

**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) - - - - - \$2072.<sup>95</sup>

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

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA

Producing Alpha

TO WIT:

I, Lichensupe Nisai of the Town  
of Shangnessy in the Province of Alberta  
DO SOLEMNLY DECLARE THAT:

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 Wiltshire  
in the Province of Alberta  
this 20 day of November  
A.D. 1947. 153 H. 14

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.**



Land. (4) (25)

2 1/2 acres of small fruit  
farm planted with boysen-  
berries, logan berries and  
strawberries and fruit  
trees @ \$600.00 an acre.  
\$1,500.00

es (11) Buildings:

2 story house 52 ft. by  
24 ft. with full basement  
concrete floors and foundation  
and all concrete sidewalks.

8 rooms with 2 sun-  
porches, back & front.  
\$2,000.00

Combination Garage &  
Storage house. 30 ft.  
by 50 ft. with upstairs  
storage room. Full  
concrete floor & foundation.  
\$450.00

K. Ficklin

Packing house.  
18 ft. by 10 ft.

\$50.00 Total  
Total 4000.00



PERSONAL PROPERTY		FAIR PRICE AT 100% SALE	OUTSTANDING DEBTS
1	Bundle of garden tools.	5.00	1.60
2	Bundle of garden tools.	15.00	1.00
3	Bundle of garden tools.		.70
4	Bundle of garden tools.		2.00
5	1 box 2 ipks. garden tools.		.70
6	crow bar	3.00	.50
7	crow bar.		.50
8	crow bar.		.50
9	electric toaster		1.75
10	Wicker baskets (3)	2.50	.10
11	Umbrella stand	1.50	.35
12	Vase	2.00	.70
13	Vase	5.25	.75
14	3 Vases		.25
15	3 small vases		1.25
16	Lamp stand		2.75
17	Lamp stand	7.50	1.25
18	Wall clock	10.00	4.00
19	China cabinet	15.00	3.00
20	Cabinet.	15.00	2.00
21	side board	4.50	1.00
22	Bamboo table	4.00	1.00
23	Centre table	8.00	2.00
24	Dining table	12.00	5.00
25	Wash stand (bureau)	10.00	3.00
26	Apk stand	5.00	3.00
27	Small table	7.00	2.50
28	Small table	3.00	.25
29	Dining table	10.00	3.50
30	Lawn mower & catcher.	20.00	16.00
31	Wheel-barrow	4.00	2.50
32	Hand cultivator & seeder.	20.00	3.00
33	Wheel-barrow.	4.00	2.50
34	8 kitchen chairs.	20.00	2.00
35	Flat iron scales.	25.00	24.00
36	Box heater.	7.50	5.00
37	Bamboo book-cane.	5.00	.75
38	Hall tree	2.50	1.00
39	Flower box stand	2.00	.75
40	Small table (over)	4.00	1.50
		207.25	106.30