

6366

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 6366

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: NISHIHATA, Jiro.

HOME ADDRESS: P.O. Box 62, Steveston, B. C.

Present Address: R.R. #3, New Westminster, B. C. 118 Johnston Rd. Surrey.

REGISTRATION NUMBER 04395

SEX: Male

AGE: 42

OCCUPATION: Barge Operator.

(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: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Hatauma.

ADDRESS OF WIFE OR HUSBAND: Same.

NAMES OF ANY LIVING CHILDREN: George (M), Ian (M), Yuriko (F).

ADDRESS OF CHILDREN: Same.

AGE OF CHILDREN: 14, 9, 9.

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

1. LOCATION AND DESCRIPTION: (1) 118 Johnston Rd., Surrey, B. C. 1-
Section 16, Block A, Block 5 North Range W.1. Map No. 5148.

(2) S.W. Cor. St. Denis & Main Street, North Vancouver, B. C.
Lots 14, 14, 15; Block 26; D.L. 204; Roll No. 694.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) ten roomed, two storeyed, wooden,
One dwelling house, one garage,
two barns: - 12' x 20' & abt. 20' x 40'; one root-house.

(2) One Gas Station & house - five roomed bungalow.

3. INSURANCE (Give particulars; state where policies are) (1) \$1,500.00 New England Fire
Ins. Co., Vancouver, B.C. Pol. # unknown. Pol. in owner's possession.

(2) \$1,500.00 (all details in Pol. which is at Home Oil Distributors Co.,
Vancouver, B.C.) Both policies cover house & contents.

4. TAXES (Amount and where payable) (1) Abt. \$56.00 Municipality of Surrey, (1941 paid)
(2) \$165.30 Municipality of North Vancouver, 1941 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) (1) After Declarant leaves - Arthur
Anhorn leasing property for \$10.00 per month for house & contents, & will
pay rent to Custodian. (2) Leased to Home Oil Distributors for \$40.00 per
month, paid to Custodian.

July 1942

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title Deed for (1) property is at Court House in New Westminster, B.C. (2) at Court House, Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN: None.

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:
- Left at - S.W. Cor. St. Denis & Main Street, North Vancouver, B. C. :-
- One Air Compressor.
- Two Gas Pumps.
- Home Oil Distributors are looking after and using above.
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: Home Oil Distributors have an interest in ~~the two Gas Pumps~~ the two Gas Pumps, as Declarant owes them about \$500.00.

OUTSTANDING BOOK ACCOUNTS.

Reg.No.04395.

NISHIHATA, Jiro,
R.R. No. 3,
New Westminster, B. C.

1 HIKIDA, Kojiro & owner of K.H.Boat..... \$ 22.88

1 ONISHI, Kichijiro & owner of K.N.Boat..... 32.81

1 KONDO, Tokutichi & owner of "Gulf M" Boat..... 25.80

13 YOSHIDA, Masao & owner of M.Y.Boat..... 22.94 Paid

8 Name unknown, Nakanishi & owner of Y.N.Boat..... 15.52 11/3

2 HASHIMOTO, Kichijiro & owner of K.H.Boat..... 21.15

6 Name unknown, Matsushita & owner of T.M.Boat..... 35.00

3 KANDA, Yoshio & owner of "Lilac #2"..... 54.19

9 NAKATANI, Inosuke 47.40

11 SAKAI, Yasuichi & owner of "Elva M"..... 32.76

1 KARIYA, Yonekazu..... 10.15

17 SHIMOZAWA, Kazuichi..... 54.41

1 MORISHITA, Kamekichi..... 30.00

1 GRAVE, H. 526.00

1 WAKABAYASHI, Jisaburo..... 200.00

1 Vancouver Auto & Truck Wreckers..... 33.83

1249 Granville St., Van.B.C. 1164.84

June 18th, 1942.

D.W.C.

Jiro Nishihata

C
O
P
Y

6366

LIST OF CHATTELS BELONGING TO Jiro NISHIHATA, REGISTRATION NO.
04395, FILE NO. 6366, WHICH HE REQUESTS THAT HIS TENANT, A.
ANHORN, SHIP TO HIM AT FALKLAND, B. C.

Rubber Hose (in Barn) & Sprinkler Nozzle
2 small Hand Hoes (in Barn)
Clock (in Dining-room)
Magazine Table (in Living-room)
Curtains & Rods (all rooms)
Electric Vacuum Cleaner
Washer (if you don't want)
Cut Saw " " " "
Heater (in living-room)
Drawer (in bedroom)

Seal Room, upstairs: Pack these articles in Drawer with (white rag
in carton).

2 Tire Chains (between floor and ceiling)
1 Guitar & Case
1 small Box (not painted) - Redwood Rice Bowl
1 carton Pyrex
2 Oval Cut Glasses (small & big)
1 Cast Iron Frying Pan
1 Chinaware Tea Pot (cream colored)
1 set Silver Tea Pot (3 piece)
1 Chinaware Grinder (brown colored)
1 Ashtray Stand (nickle plated)
1 Flower Vase (nickle plated & glass)
1 Rice Bowl
1 Bed Cover, new (pink colored)
1 Crochet edge embroidery Table Runner (in same where carton)
1 pair Japanese slippers
3 Cushions (in same where carton)
2 Bibbs (water tap brass)
1 only Rug small (in front room)
1 only Japanese Doll in glass case, enclosed in wooden box.
1 Clothes Line and 2 Pulleys
Flower Bulbs if any.

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):
See list attached.

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

\$1,000.00 Victory Bond, 1941 - 1942. In owner's possession.

Amt. \$100.00 War Savings Certificates. In Safety Deposit Box at Royal Bank of Canada, New Westminster, B.C.

8. BANK ACCOUNTS: \$1,000.00 (about) Royal Bank of Canada, New Westminster, B.C. Savings Acct. No. unknown.

9. LIFE INSURANCE: \$3,000.00 Sun Life Ins. Co. Van. B.C. Beneficiary - wife, Hatsu. Pol. No. unknown. Pol. in Safety Deposit Box, Royal Bank of Can. New Westminster, B.C. 25 yr. endowment. Prem. \$100.00 (about) p.a.

10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: Royal Bank of Canada, New Westminster, B. C. No. unknown.

LIABILITIES:

1. PERSONAL DEBTS: \$500.00 to the Home Oil Distributors.

2. TRADE DEBTS: \$500.00 to the Home Oil Distributors.

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 18th day of June, 1942.

(Signature)

Jim Hishida

D. M. Chope
Witness

FOR DEPARTMENTAL USE

Curry
**Strawberry Hill
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE NO. *5224*

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 INFORMATIONNAME: **NISHIHATA (Hatsune) Mrs. Jiro** *Reg. in husband's name*HOME ADDRESS: *116* **Johnson Rd., Surrey, B.C.**REGISTRATION NUMBER **04394** SEX **Male** AGE **36**OCCUPATION: **Housewife**

(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: **None**MARRIED? **Yes**NAME OF WIFE OR HUSBAND: **Jiro**ADDRESS OF WIFE OR HUSBAND: **Red Pass, B.C.**NAMES OF ANY LIVING CHILDREN: **George (M), Ian (M), Warike (F).**ADDRESS OF CHILDREN: **Johnson Rd., New Westminster, B.C.**AGE OF CHILDREN: **14, 10, 9.****STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: **None See List**
*7.86*2. BUILDINGS AND OTHER IMPROVEMENTS: **None See List**3. INSURANCE (Give particulars; state where policies are) **None See List**4. TAXES (Amount and where payable) **None**

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

None6. OCCUPANCY AND LEASES (If vacant so state) **None***House rented to Mr. Ambrose for duration
\$10.00 a month*

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

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:

The following articles will be left in declarant's home at

Johnson Rd., New Westminster, B.C. - 1 sewing machine, 1 electric
machine, 1 dining room suite, chesterfield suite and household
furnishings for 7 room house.

Tenant to have use of a house.

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

MEMO

Further particulars re Registration:-

NISHIHATA, Hatsune (Mrs. J.) Reg. No. 04394
c/o Mr. Urano,
R.R.#3, New Westminster, B.C.

Wife of:-

NISHIHATA, J.
(now at #7 Camp, Red Pass, B.C.) who owns the following:

STATEMENT OF ALL REAL PROPERTY, located at North Vancouver, B.C.
near 2nd Narrows Bridge:-

Gasoline Station, on 3 lots.
2 Gasoline Pumps.

Wooden frame 2 room bungalow.

This Gasoline Station and dwelling were built by Mr. J. Nishihata,
and is his personal property with a clear title.

*Mr. Haake
of Pemberton
has all
particulars*
The Home Oil Co., *have leased this property for about 12 yrs.*
~~are acting as Mr. Nishihata's agents, and~~
~~have leased the station to the present operators.~~ The rent
therefrom is being credited in their books to Mr. Nishihata *to pay off an old debt.*
The Home Oil Co., look after the payment of taxes. The Title
Deed of this property may be in the custody of the Home Oil Co.

This property is valued by Mr. Nishihata at \$4000.00

---oOo---

At 118 Johnson St., South Port Mann, New Westminster, B.C.:-

10 acres land: 3 acres cleared (unsown), balance bush. *Leased to W. B. Smith*

Wooden frame 2 storey, 4 room dwelling, barn, small chicken
house, wood shed and bathroom.

This property valued at \$1500.00 by Mr. J. Nishihata, was
purchased in January 1942. All clear. Title deed at Land
Registry Office, New Westminster, B.C. *← X*
No taxes has yet been paid by the owner, but it is understood
the taxes, payable to the Municipality of Cloverdale, B.C.,
amounts to about \$36.00 per annum.

Mrs. Nishihata is at present negotiating renting of this house,
and if successful she will notify the Custodian.

STATEMENT OF PERSONAL PROPERTY:- left at 118 Johnson St., South
Port Mann, New Westminster, B.C.:-

2 carpets	\$75.00
4 pieces Linoleum	25.00
Dining table & 6 chairs	45.00
3 piece Chesterfield	50.00
Rocking chair	4.00
4 pos. Kitchen chairs	2.00
Magazine table	5.00
2 Arm chairs	4.00
Parlor stove	20.00
Buffet	20.00
Folding table	15.00
Ash Tray	3.50
Washing Machine	75.00
Kitchen stove	25.00
Vacuum cleaner	30.00
Coat Hanger	2.00
Clock	10.00
2 bureaus	30.00
4 beds	80.00
4 mattresses	20.00

(Cont.)

Couch	\$15.00
Hand saw (new)	4.00
Simon wood saw (new) 4 1/2'	5.25
1 keg galvd. nails	10.10
C.W. Nails 90 lbs.	5.25
do 90 lbs.	4.90
Grindstone	10.00
Toilet, water tank, sewer pipe, wash basin, fittings, toilet seat	81.18
Boiler & Fittings	10.00
5 water pails	2.50
72 pcs. dinner set	50.00
12 pcs. knives & forks	10.00
24 pcs. spoons	10.00
bicycle	15.00
2 wheelbarrows	5.50
10 elec. bulbs	2.00
1 lamp stand	10.00
1 desk	6.50
Occasional table	2.00
Book case	3.00
Hot Point stove	4.00
2 packs	5.00
Poultry Wife 2 rolls	13.50
4 Single Trippers	12.00
2 Wash tubs	3.00
Door, casing & lock	10.00
Boy's arm chair	1.00
15 lbs. rags	3.00
5 shovels	7.50
2 Hoe	1.50
4 Hammers	3.50
1 Double axe	3.50
Gramophone	5.00
Sand Strand Cash Register	35.00
3 Water Bibbs	3.30
9 bags of Cement	6.75
5 Oil Cans	5.00
4 1/2 gals. Motor Oil	4.50
10' Step-ladder	3.50
12' Pruning Shear	3.50
2 Clocks	2.50
2 burner Primus Gas Stove	5.50
6 Tire Chains	6.00
1 Stove Grate	1.00
12 pcs. Alum. Kitchen Set	55.00
24" Boat Stove	3.50
Lawn Mower	5.00

4. INSURANCE CARRIED ON ABOVE PROPERTY: New England Fire Insurance Co.,
for \$1500 - \$500.00 on furnishings. Policy in owner's possession.
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)
~~\$10,000 Victory Bonds - 1942~~ - in safety deposit box at
Royal Bank, New Westminster, B.C. \$400.00 Victory Bond - 1942.
also at Royal Bank, New Westminster, B.C.
8. BANK ACCOUNTS: \$1,000.00 in Royal Bank of Canada, New Westminster,
B.C.
9. LIFE INSURANCE: Sun Life Assurance Co., for \$1,000.00 - 25 year
endowment - \$50.00 annual premium - Beneficiary - Jiro - husband.
Policy in safety deposit box at Royal Bank of Canada, New Westminster,
B.C.
10. INTEREST IN ANY ESTATES OR TRUSTS: B.C.
None
11. SAFETY DEPOSIT BOX: 127 - Royal Bank of Canada, New Westminster, B.C.

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 18th day of April 1942.

(Signature)

Mr. M. M. M. M. M.

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE May 31/43

Our File No. 6366

Full Name NISHIHATA, Jiro
(Surname in Block Letters)

Registration No. 04395

^V
Male - Female
(Check)

Age Apr. 12, 1899

Former Address Box 62, Steveston, B. C.

Date Evacuated 10/3/42

^V
Naturalized - Canadian-Born - National
(Check)

Present Address

Falkland, B. C. PO Box 699, Vernon, B. C.

Married - Single
(Check)

nee
Name of Wife (KUBA) Hatsune #04394

Name of Husband -----

Name Mother Dec'd

Name of Father Kawajiro (Dec'd)

Names Children under 16 George 28/7/27; Ian Canao 20/1/33; Ushijima

Yuriko 25/6/33 (Adopted)

Identified by E.C.T.

Registered with Custodian Yes.
(Yes or No)

Additional Information Garage operator at Steveston. Owner of land &

buildings of Central Garage in N. Van., but not the business.

House 108 Moncton St., Steveston, B. C. 1930 Ford car.

181

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Surrey B.C.

Date: Dec. 16/42

NAME: NISHIHATO, Jiro

REGISTRATION NO. 04395

ADDRESS: 118 Johnstone Rd. R.R. 3 Surrey B.C.

PROPERTY:

ACREAGE: 7.86 Acres

KIND OF CROPS:

Rasps-Straws.

Mixed Fruit trees

APPROXIMATE ACREAGE OF EACH:

Sm. Patch

13.

HOUSE: 1½ Story

VACANT: No

OCCUPIED: Yes

DESCRIPTION: Frame Shingle

ROOF: Shingle

SIZE: 30 x 44'

NO. OF ROOMS: 9.

CONDITION: Good

OTHER BUILDINGS: Garage (18x12) Barn (22x34) Chicken house (14x22)
Incubator house (10x12)

NAME OF LESSEE OR RENTOR: Aurthur ANHORN

TERMS: 10.00 Per month as from July.42.

WATER: Well.

ON:

OFF:

LIGHT: Electric.

ON:

Yes

OFF:

REMARKS: House in good condition. no crop to speak of.

SEE ATTACHED LIST.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

Rm Anderson.

[Signature]

REPORT ON EVACUATED JAPANESE PROPERTY

File No. 224

MUNICIPALITY: Surrey.

Date: July 10, 1942.

NAME: NISHIHATA, (Hatsune) Mrs. Jiro

REGISTRATION NO. 04394.

ADDRESS: 118 Johnson Rd. New Westminster, B.C.

PROPERTY: Registered in husbands name.

ACREAGE: 7.86 3 acres cleared, rest bush.

KIND OF CROPS: Fruit Trees.

APPROXIMATE ACREAGE OF EACH: 13 trees. (mixed)

HOUSE: 1½ Storeys. VACANT:

OCCUPIED Yes.

DESCRIPTION Frame, shingled, painted white with green trim.

ROOF: Shingle.

SIZE: 30 x 38.

NO. OF ROOMS 6.

CONDITION: Good.

OTHER BUILDINGS: Storage shed, new, 12 x 24, barn 22 x 24, woodshed, root hse. Note: In house, belonging to sister. (not listed below)

NAME OF LESSEE OR RENTOR: A. Anhorn

TERMS: Copy of lease in Custodians office.

WATER: Well.

ON:

OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: Rooms are papered & large. Upstairs rough boarded. Small lawn in front, climbing roses on house, small flower garden and holly tree, lilac bush etc. Very nice appearance.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house, downstairs.

- Washing machine. (Westinghouse)
- Kitchen range.
- 4 " chairs.
- Crib.
- Bed.
- Dresser.
- Chest of drawers.
- Rug.
- Floor lamp.
- Bed couch.
- Vacuum cleaner. (Goblin)
- 2 Linoleum rugs.
- Dining table.
- 6 " chairs.
- Couch.
- Rocking chair.
- Buffet.
- Mantle clock.
- Heater.
- Chesterfield suite. (3pcs.)
- 2 Arm chairs. (leather seats)
- Gramophone.
- Drop leaf table.
- Rug.
- Bookcase.
- Magazine rack.
- Floor lamp. (Tri-lite)
- Lawn mower.
- Coat rack.

BARN (cont) Childs wagon, pick, shovel, Ctn. kitchen utensils, pruners 12' long, wood carrier (steel frame, 2 wheels) 10' step ladder, 2-1gal. oil tins, 1-2gal. oil tin.

In house upstairs.

- Wicker table.
- Suitcase. (old clothes)
- Japanese musical instrument. (string)
- Umbrella.
- Writing desk.
- 2 small cabinets.
- Box. (glassware)
- 1½ doz. ctns. (contents unknown)

In the barn.

- Cross cut saw. (1 man)
- 3-5gal. oil cans.
- Gasoline pump.
- Hot water tank.
- Hand sprayer.
- Heater. (old)
- 2 wheelbarrows. (1 new)
- 2-20ft. lengths 1½" galvanized pipe.
- 9 sacks cement.
- 50# Lime.
- 4 rolls chicken netting, 6'.
- Car battery.
- Child's bicycle.
- 100' Garden hose.
- 2 rolls tar paper.
- Quantity of sewer pipe.
- 220# nails.

Signed:

J. Morgan

H. J. Logan

File # 6366.

INVENTORY OF CHATELS BELONGING

TO

NISHIHATA, Jiro

04395

Given to storage in Japanese Temple New Westminster, B.C.

- 1 Chest of Clothing
- 2 Boxes " "
- 3 Crtns. Dolls etc.
- 4 Boxes Religious matter
- 1 Bundle cushions
- 1 Straw suit case Pictures etc.

Paul Gundersen

INVENTORY OF CHATTELS BELONGING

TO

NISHIHATA, Jiro

04395

6366

Removed from property by former tenant. ✓

- ✓ Lino Square ✓
- ✓ Dinning chair
- Washing machine
- ✓ Bedroom floor rug
- ✓ Vacume cleaner and attachments
- ✓ Childs Table , Chair & Blackboard
- ✓ " Folding baby buggy
- ✓ Quan. of tools & Implements
- Garden hose
- ✓ Lawn Mower & Rake
- ✓ Chesterfield suite
- ✓ Davenport
- ✓ Trilight Lamp
- Broom Mop Etc.
- ✓ Silver Dish
- ✓ Standard ash tray
- ✓ Guitar & Case
- ✓ Quan. of Dishes

Wm. Anderson

File No.
6366

Jiro NISHIHATA,
Reg. No. 04395

May 9, 1949 ✓

List of Chattels sold to Arthur Anhorn as per credit
on Custodian's books March 9, 1944 of \$205.45 as follows:-

2 Piece Bed(& drawer with looking glass dresser)	\$10.00
3 Kitchen chairs @ 50¢ ea.	1.50
1 Rocker Chair	2.00
2 Arm chair \$1.25 ea.	2.50
1 Davenport (bed)	7.50
1 Wheel barrow	1.00
<u>Tools</u>	
2 Spades	1.25
1 Pick (new)	1.00
1 Chinese Hoe	.25
1 Hoe	.35
1 Garden Rake	.35
1 2 Man Cross cut Saw (new)	3.50
Washer	45.00
Chesterfield set 3 piece	35.00
Dining set	
1- Extention table	
6- chair	
1- Buffet	30.00
Rug- Congoleum	5.00
1 Large Mirror & frame	2.00
1 Little Red Wagon (in barn)	1.50
1 Mamure forks "	.75
1 Hot water tank & pipe fitting	8.50
1 Coal Pail	.50
2 Sawdust Pail	1.00
1 Lawn mower	4.00
1 Cloth Rack	0.00
1 Bookcase (open front & back-upstairs)	1.00
1 Congoleum in Bedroom	4.00
1 Inlaid Linoleum 6 x 9 (living-room)	2.00
1 Trilite (no shade) "	7.50
1 Playtable desk & 3 chair for child (upstairs)	1.00
1 10 foot ladder in Barn	3.00
1 Vacuum cleaner	22.50
	<u>\$ 205.45</u> ✓

Total part of Reversed Analysis

IN HOUSE MAIN FLOOR

- ✓ 1 Linoleum square
- ✓ 3 Sml. Linoleum mats
- ✓ 2 Pictures
- ✓ 1 Gramophone & 11 records
- ✓ 1 Heater & fire mat
- ✓ 1 End & 1 radio tables
- ✓ ~~5~~ 5 Ornaments
- ✓ 1 Set & 2 Pr. of curtains (poor)
- ✓ 1 Music stand
- ✓ 1 Coat tree
- ✓ 1 Kitchen range with sawdust burner (old)
- ✓ 2 H.M. tables & 4 chairs
- ✓ 1 Worn kitchen Linoleum
- ✓ 1 Large mirror & frame
- ✓ 2 Sml. sawdust pails & Galv. pails
- ✓ 1 Clothes dryer
- ✓ 1 4 piece bedroom suite & 1 extra bed
- ✓ 1 Dinning chair
- ✓ 1 Old lounge
- ✓ 1 Metal baby crib
- ✓ 1 Buffet
- ✓ 1 Dresser
- ✓ 1 Bedroom floor rug
- ✓ 1 Linoleum square
- ✓ 1 "WESTINGHOUSE" Washing machine
- ✓ CLOSET UNDER STAIRS: 1 GOBLIN Vacuum cleaner & att.
- ✓ 3 Childrens chairs-table & writing desk & blackboard
- ✓ 1 Childs folding baby buggy
- ✓ 1 H.M. Toy buggy.
- ✓ BACK POR CH: 1 old wash boiler & 2 Old baby bath tubs, 1 clothes line in use

INCUBATOR HOUSE

- ✓1 Chinese hoe & 1 hpe
- ✓2 Spud diggers
- ✓1 Spade & 1 Carpenters hammer.
- 2✓ Baskets & 2 Jap tubs
- ✓1 25 Gal. oil drum
- ✓1 Clothes dryer
- ✓1 Shovel, ✓1 Axe, ✓3 weed scratchers, 2 Sickles, ✓1 Watering can
- 1✓ Old screen door, ✓1 wooden pulley, 2 Window screens, ✓1 coal scuttle

BA RN

- ✓1 Spud fork, ✓1 hay fork, ✓1 X cut saw, ✓1 Funnel, ✓1 '12' pruner hook
✓2 Old 45 gal. oil drums, ✓1 Trunk, ✓1 Large window frame & ✓2 picture frames
✓1 Manure shovel, ✓1 New wheelbarrow, ✓1 Mattock (broken handle) ✓1 Pick
✓1 Hot water tank, ✓1 Feed tank & guage, ✓1 Hand oil pump for drum,
✓4 1. 1 2, & 4 5 Gal. gas tins cont. app. 2 gals of gas/4 4 gal oil cans
✓1 New 6' roll of 20 guage wire netting
✓1 Spray tank, ✓1 Oblong tank, ✓1 Large sawdust hopper, ✓2 5 gal syrup pails
✓1 Old car gas tank, ✓3 Lengths of new furnace pipe, ✓2 Sacks of charcoal.
✓1 Sm. can of Grease, ✓1 Metal boys wagon, ✓1 Hoe, ✓1 Old battery
✓1 Crtn. cont. Car jack, ✓2 Funnels, ✓1 Quan. of old shoes.
✓1 " " 2 Strap on car chains, ✓6 Flower pots.
✓1 Box. cont. Funnel, ✓2 Sickles, ✓1 Quan. of short pieces of pipe.
✓1 App. 40'x $\frac{1}{2}$ " & App. 50'x 1" gardenhose, ✓1 Quan. of water pipe pieces & conn.
✓1 Part roll of tar paper, ✓1 Gal. glass jug cont. $\frac{1}{2}$ gal acid.
✓2 Lengths of $1\frac{1}{2}$ " galv. pipe app. 16' . ✓1 Iron pot.

OUTSIDE: 1 Lawn mower, 1 Bamboo rake, 1 Old car chassis rear end & 2 wheels
1 Berry cart with bike wheels & no tires, 2 Ladders.

The above articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS

SIGNED

Office of Custodian. R. M. Anderson

INVENTORY OF CHATTELS BELONGING

TO

NISHIHATA, Jiro # 04395

Which have been left in the care of :Mr. Arthur ANHORN 118 Jachnstone Rd.
R.R.3 New Westminster, B.C.

IN HOUSE ATTIC

- ✓1 Oil mop
- ✓2 Trowls
- ✓2 Baseball bat (1 Sml.)
- ✓1 Box cont. Sml. quad. of electricle eqwipment , 2 cellar window sets
- ✓3 Window screens
- ✓1 Cushion ~~Green~~
- ✓1 Silver tray
- ✓1 Pr. shears
- ✓1 Box cont. ~~Bundle of chop sticks, 5 cups & saucers, Frying pan, 2 Fancy Jap~~
boxes & 1 wooden tray
- ✓1 Bag cont. Few loose nails & 3 New brass taps (water)
- ✓1 HEDMAN Cheque writer (STAMPER) 7 figures.
- ✓1 SUNDSTRAND adding machine 6 figure
- ✓1 Crtn. cont. Doll set few clothes, ironing cord & 2 pots. ~~Green~~
- ✓1 " " 1 child's doll ~~Green~~
- ✓1 " " Cushion, quan. of instraments syringes, few pers. papers ~~Green~~
- ✓1 5 Sml. plates in case, Pr. of sandals,
- ✓1 Sml. Crtn. tied
- ✓1 Box cont. tin of stain, 1 New tin of IMAZU spray, 1 Brase, Fancy Jap box
- ✓1 Picture projector
- ✓1 Sml. wicker chair
- ✓1 Crtn. cont. bed lamp, Umbrella, sml. box pers. pprs., Few clothes.
- ✓2 Drawers cont. Quan. of misc. sml. pieces of metal tools etc.
- ✓1 Lamp shade
- ✓1 Shannon file
- ✓2 Wall ornaments
- ✓1 Tobacco tin cont. few car parts & pkg. of insulated staples
- ✓1 Crtn. cont. quan. of fancy sewing matterial, spot light braket, pkg. of bolts
- ✓1 3 Curtain rods
- ✓1 Pr. of head phones
- ✓1 Quan. of loose dishes
- ✓1 Silver fruit dish
- ✓1 Metal device with metal clamp
- ✓1 Box cont. few nails, mirror & checker board
- ✓1 Box of dishes
- ✓1 Car generator
- ✓1 Cash register door in case
- ✓1 Store paper holder & part roll of 2' brown paper
- ✓1 Crtn. cont. 1 sml. trowl, few spoons, few printing stamps-dishes & effects
- ✓2 Crock bowl
- ✓1 Crtn. cont. app. 4 lbs of babbet.
- ✓1 Sml. crtn. cont. fancy sewing thread
- ✓1 Large ledger
- ✓5 Pictures ~~Green~~
- ✓1 Photographe album
- ✓1 Parcel tied
- ✓1 Bag of artificial flowers
- ✓1 tin of powdered wax
- ✓5 Vases (2 metal)
- ✓1 Roll of moving film

The above articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS

[Signature]

SIGNED

Mrs Arthur Anhorn

Office of Custodian.

R. M. Anderson

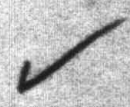
IN HOUSE: ATTIC

- ✓1 Crtn. cont. 2 Oil cans, 1 pkg. of staples, 1 out out switch, 1 volt meter
- Sml. box. cont. 21 coil parts, crtn. of hose connections, 2 crtns. of car head light bulbs & quan. of books.
- ✓1 Sml. box cont. flash light, ruler, spark plug tester & money counter
- ✓1 Sml. box of X mas decorations
- ✓1 Iron pot
- ✓1 2-hole electric plate
- ✓1 Large fern pot
- ✓1 Brass bound rise tub
- ✓2 Cable clamps
- ✓1 Bicycle pump
- ✓1 Pocket ameter
- ✓1 Crtn. cont. 1 valve puller, 6 light sockets, 2 insulators/ #####
- ✓1 Crtn. cont. few toys, quan. of books, 1 cushion.
- ✓1 Large crtn. cont. few toys quan. of curtain rods, coat hangers, wall paper & few clothes
- ✓1 Crtn. tied
- ✓1 Crtn. of rags
- ✓1 File cabinet
- ✓1 Crtn. cont. 55 Records (gramophone)
- ✓1 Crtn. of magazines
- ✓1 Crtn. cont. few books & 11 bowls
- ✓1 Crtn. cont. Jap doll in glass case & Jewel box
- ✓1 Basket of books
- ✓2 Window screens
- ✓1 New axe handle
- ✓4 Light sockets
- ✓1 Sml. box of stockings
- ✓1 Crtn. of fancy sewing matterial
- ✓1 Hand sprayer
- ✓2 Pie plates & 1 wooden tray
- ✓1 Crtn. cont. Spool of insulated wire, glass basket bowl, 2 Gravy boats & 1 Serving dish, 5 Strapon car chains, quan. or clothes, 2 frying pans tea pot & sugar bowl
- ✓1 Sml. towel rack
- ✓1 Quan. of heavy insulated wire
- ✓1 Guitar in case
- ✓1 Crtn. cont. 2 vacuum cleaner att. thermos bottle, pkg. of amonia, 1 Blue print & 1 2 qt. candy jar.
- ✓1 Standard ash tray
- ✓1 Crtn. cont. dress paterms & 1 cushion cover
- ✓1 Casserol & stand
- ✓1 4 lb. tin of Johnsons floor wax.
- ✓1 Wooden smoking set
- ✓1 Sml. box of packed fishes
- ✓2 wooden trays quan. of utensils & dishes stored under flooring.
- ✓2 Crtns. cont. childrens games
- ✓1 Crtn. of books
- ✓1 Cone of store twine
- ✓1 Enamel pan
- ✓1 Gal. cookie jar
- ✓1 Toy stove
- ✓1 Crtn. cont. 3 piece fancy Jap box
- ✓1 Large water picture
- ✓1 Crtn. cont. 2 brass bound rise tubs, light cord, Shannon paper punch few pers. effects & clothes.
- ✓1 Glass lamp shade & 1 Crtn. of books
- ✓1 Crtn. cont. few clothes & toys, spool insulated wire & tennis raquet.
- ✓1 Crtns. of clothes & 2 cushions.

The above articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS Sharon SIGNED Mrs Arthur Ashorn

Office of Custodian. R. M. Anderson



IN HOUSE: ATTIC

- ✓1 Sm. Microscope *Stolen*
- ✓1 Box cont. Fr. of shoes & quan. of dishes packed
- ✓1 New wash basin & att. & taps etc.
- ✓1 Box of 2" pipe fittings
- ✓1 Tin of plumbers putty
- ✓1 Toilet seat & lid. s
- ✓1 Bag of insulators
- ✓1 Crtn. of rags etc. *D*
- ✓1 Nail box of nails
- ✓1 Crtn. cont. 2 brass oil cans, platter, clock bed warmer & parcell tied
- ✓1 New toilet & water closet in separate crates
- ✓1 Fibre ward robe cont. quan. of old ties & child's coat *STOLEN*
- ✓1 Writing desk
- ✓3 Cabinets cont. few books, pkg. of sulphur, & Jap doll
- ✓1 Bed spring
- ✓1 Umbrella
- ✓1 Sm. round wicker table
- ✓3 Children's games
- ✓1 Jap ornament & fancy box
- ✓1 Long 13 string instrument
- ✓2 Crtns. cont. rags, clothes, & seeds
- ✓1 Sm. sack cont. Few dishes & toys
- ✓1 Large straw suit case *Stolen*
- ✓1 Child's wash tub cont. few utensils & dishes, 1 gal crock & 2 crock bowls
- ✓1 Satin cushion in Crtn. *Stolen*
- ✓1 Hand wringer
- ✓1 Brass bound rice tub
- ✓1 Ironing board *D*
- ✓1 Large net umbrella *D*
- ✓1 Automatic Master fire extinguisher *Stolen*
- ✓1 Stool with drawer cont. few shoes
- ✓1 Large book cont. drawing paper
- ✓1 Crtn. cont. several boxes of Jap dolls *Stolen*
- ✓1 Crtn. cont. Jap game
- ✓2 Bundles of wood tied *D*
- ✓1 Suit case tied
- ✓1 Parcell of 3 Crtns. tied *D*
- ✓1 Crtns. tied
- ✓1 Sm. bag of Xmas decorations
- ✓1 Crtn. cont. Bag of ladies shoes, 1 kiddie car, 3 Dolls & few toys
- ✓2 Crtns of clothes
- ✓2 Part rolls of Linoleum tied
- ✓1 Box of clothes
- ✓1 Crtn. cont. Quan. of toys, copper oil can, few dishes, & 1 ceiling light fixture

MAIN FLOOR

- ✓1 3-piece Chesterfield suite
- ✓1 Dining room table & 4 chairs & Arm chairs, 1 Rocker.
- ✓1 Davenport & mattress
- ✓1 Table (Folding)
- ✓1 Trilight lamp (no shade)
- ✓1 Magazine table
- ✓1 Book rack
- ✓1 Floor rug (front room)

The above articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS *Shaban* SIGNED *Mrs Arthur Anhorn*

Office of Custodian. *R. M. Anderson*

LIST OF CHATELS FORWARDED BY JIRO NISHIHATA

TAKEN OUT FROM LIST

- 4 Kitchen chairs
- 1 water pail
- 2 Bed Room Curtain
- 3 Bed
- 1 Box Stove (not on list)
- 1 Brown Painted Table From Burn

ADDITION TO LIST

- 12 Fruit Jar large
- 5 " " small
- 5 " " " no cover
- 1 Mirror 16x24

Cash 75¢ for B. C. Electric to pay
up to June 23rd.

#1 Bed Room

- 2 Beds-1 dresser, 1 bureau
- 1 extra Bed spring- 1 carpet
- 1 linoleum - - -1 curtain and Rod

#2 Bed Room

- 1 Bed and Spring - 1 lamp and hanger
- 1 dresser - 2 curtain and rods

UPSTAIRS

- 1 toy table - 2 chairs
- 1 baby bed

TOOLS

- 1 Lawn mower complete
- 2 Grass Scissors - 1 wheel barrow
- 1 Small Scythe - 2 hoes
- 2 Rakes - 2 Chinese hoes
- 1 Japanese Hoes - 1 hay fork
- 1 Potato fork - 4 pails
- 1 Electric Washer 1 Buck stove
- 1 Step Ladder 10 ft.
- 1 12 ft. pruning hook

LIVING ROOM

- 1 Lamp Stand
- 3 Piece Chesterfield Suite and covers
- 1 Magazine rack
- 1 Small table
- 2 Arm chairs
- 1 Gramophone
- 2 Picture frames
- 1 Linoleum
- 1 Door mat
- 1 sided table
- 1 Small table
- 1 Glenwood heater
- 1 folding table
- 1 carpet
- 1 small linoleum

DINING ROOM

- 8 Piece Dining room set
- 1 coat hanger
- 2 Sofas
- 1 Linoleum
- 2 Curtain Rods & Curtain
- 1 Rocking chair
- 1 Vacuum Cleaner

KITCHEN

- 3 tables
- 8 chairs
- 1 stove
- 2 Sawdust Buckets
- 1 Rubber door mat
- 1 Linoleum

Signed by Nishihata

& Arthur Hansen

W. Hansen
6 signed Sept 24/44

REAL PROPERTY SUMMARY

File No. 6366.

JAPANESE NAME: Jiro NISHIHATA - Reg. No. 04395.

CATALOGUE NO: Sold to Veteran's Land Act - 1st January, 1943.

PROPERTY ADDRESS: 118 Johnson Road, New Westminster, B. C.

LEGAL DESCRIPTION: Block "A" of the N.W. $\frac{1}{4}$ of Sec. 16, Block 5 North, Range 1 West, Map 5689, Mun. of Surrey, D.N.W.

TITLE: Registered in the name of Jiro NISHIHATA.

ENCUMBRANCES: None registered. No evidence of any unregistered on file.

VESTING: Interest of Jiro NISHIHATA vested in the Custodian, filed as No. 25343, 26th January, 1943.

ASSESSED VALUE: 1942 - 7.86 acres.

Land \$400.00

Imp. \$800.00

Total \$1200.00

Taxes \$26.50.

CLASSIFICATION: Farm land. Owners declaration of 18th June, 1942, states that on this land was a 10 room 2 storey wooden dwelling, two barns 12 x 20 and about 30 x 40, a garage and root house, and land not then in crop. Inspectors R.M. Anderson and Carlsen on 16-12-2 reported a small patch of berries and 13 mixed fruit trees, and on the property a $1\frac{1}{2}$ storey frame 9 room house 30 x 44 in good condition, a garage 18 x 12, barn 22 x 34, a chicken house 14 x 22 and incubator house 10 x 12, and "no crop to speak of". At date of their inspection Arthur Anhorn was in occupation as lessee at \$10.00 per month of real property and chattels. J. Moryson and H.J. Logan on 10-7-2 reported the house as having 6 rooms, a barn of 22 x 24 ft., and a storage shed 12 x 24.

HISTORY OF

ADMINISTRATION:

The property and chattels were leased by the owner to Arthur Anhorn on 30-5-42 as 10 acres at a monthly rental of \$10.00, the lessee to "pay all electric bills, etc." Original lease was given Soldier Settlement Board on 3-8-5, and a copy is on file. Lease to expire upon one month's notice from lessor. Under this lease from the owner Arthur Anhorn was tenant from 1-7-2 to 31-9-3 and paid rental to the Custodian amounting to \$140.00, of which \$80.00 accrued to the Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$743.00 as at 1-1-3. Approval by Advisory Board 1-6-3.

TITLE: Included in 169567-E and consideration included in cheque to Custodian dated 9-3-44.

FUNDS: Released to the credit of Jiro NISHIHATA - sale price of property \$743.00 plus rents accruing to owner \$60.00 plus refund of unexpired

File No. 6366
V.L.A.

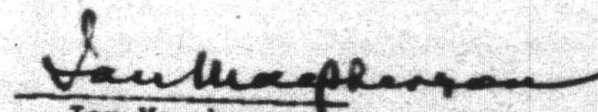
unexpired insurance \$13.75, total \$816.75; less taxes 1942, \$26.50, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$45.50. Net amount released to credit of Jiro NISHIHATA \$771.25.

OLD TITLE:

Jiro NISHIHATA in J.P. declaration reported C. of T. 148577-E on file at Land Registry Office, New Westminster.

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

January 20th, 1948.


Ian Macpherson.

IM:JS

May 1, 1945
Date.....

REAL PROPERTY MEMORANDUM

File No. 6366/1

Name..... Jiro NISHIHATA Registration No. 04395..

Re: Catalogue No. 426

Address: S. W. Cor. St. Denis & Main Street,
North Vancouver. (Vacant Land)

Legal Description: Lots 14, 15 & 16, Blk. 26, D.L. 204

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 9671 K. Indef. Whereabouts: C/O states 'Registrar'

✓ Registered owner: Jiro NISHIHATA Reg. No. 04395

✓ Property: Lots 14, 15 and 16, Block 26, District
Lot 204, Group 1, New Westminster
District, Plan 1340.

X B. Charges.

Registered:

Home Oil Lease 10 yrs from 1/2/29.
Railway Plan 98, Burrard Inlet Tunnel and
Bridge Company. Rights, if any.

Vesting: 34821 - Sept. 8/42.

Unregistered: No evidence.

Taxes: \$81.20 - 1944 PAID *for vacant Land.*

Water: Nil

Insurance: Nil

Assessed Value: Land: \$1400.00 Improvements: - - - -

Valuation by Appraiser: \$700.00

Amount of Bid: \$1000.00

Approved by Advisory Committee: April 28, 1945.

✓ Paid as shown in attached letter: \$1000. pd. in full.

Name of transferee as attached letter: LOANE LIM & CHOY TOY,
215 E. 3rd St., North Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

- - - - (Vacant Land)

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Named Agent: Nil

Compiled by... *G. D. Milson*
G. D. Milson

REAL PROPERTY SUMMARY

JAPANESE NAME: NISHIHATA, Jiro REG.NO. 04395 FILE NO. 6366
CATALOGUE NO: 426
PROPERTY ADDRESS: S.W. Cor. St. Denis & Main St., North Vancouver.
LEGAL DESCRIPTION: Lots 14, 15 & 16, Blk. 26, D.L. 204, Gp.1,
N.W.D., Plan 1340.
CLASSIFICATION: Vacant Land

ASSESSED VALUE:	Land	Annual Taxes	Appraisal
	\$1400.	\$81.20	\$700

TITLE: Registered in the name of NISHIHATA, Jiro

ENCUMBRANCES: Railway Plan 98, Burrard Inlet Tunnel and
Brige Company. Rights, if any.

HISTORY OF
ADMINISTRATION:

The above Japanese did not register his property before leaving the prohibited area but did fill out the necessary forms when copies were sent to him on June 18, 1942. The real property contained thereon a gas station, barbacue building and a five-room bungalow which was built on this property by the Home Oil Distributors Ltd. in agreement with the above Japanese which gave the Home Oil Distributors the right to remove the buildings on the expiration of the lease agreement which had expired according to a letter received from the Japanese on March 19, 1942. According to this letter the Japanese entered into an extension of this lease with the above company for one year from August 1, 1942 to July 31, 1943, at a monthly rent of \$40. On April 21, 1942, the Custodian turned over the rental administration of this property to Pemberton Realty Corporation. On January 19, 1943, a letter was received from the Home Oil Distributors stating that the above buildings had been damaged by fire on January 16, 1943. On investigation, Pemberton reported, in their letter of January 25, 1943, that the fire looked like a total loss and the operator of the station was severely burned and if he recovered the Home Oil Distributors might be agreeable to rebuilding the station and carrying on. The evacuee was informed of the fire on January 28, 1943. In the meantime the operator died from burns received. On March 13, 1943, a letter was received from the Home Oil Distributors terminating their lease as they found it impossible to re-open according to the Petroleum Act. Rent, of course, was only paid up until January 16, 1943. It appears that the barbacue building and service station building survived the fire and the Home Oil Distributors

Real Property Summary

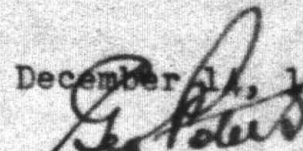
History of Administration: offered to sell the barbacue building for the sum of \$500 and requested the Custodian to submit this price to the evacuee. Pemberton made a report on March 24, 1943 in which they stated that \$500 looks like a lot of money to pay for this building which is subject to removal. The evacuee, in his letter of May 3, 1943, would only offer \$75 for the barbacue building. Insurance in the amount of \$1500 was placed by the Home Oil Distributors at the request of the Japanese covering the equipment and this was paid by the insurance company on May 21, 1943 and credited to the Japanese account. An offer was received by the Custodian on May 3, 1943 to purchase the vacant property for the sum of \$1000. This offer was submitted to the evacuee and on May 12, 1943 he turned down this offer and placed a price of \$1500 on the property. We received a letter from Pemberton on May 18, 1943 re a letter they had received from the Home Oil Distributors in which they state they were proceeding to remove the building. Owing to the complaints from the municipality of the condition of the property after the fire the Custodian instructed Pemberton to make some type of deal in cleaning up the property. This they did on July 5, 1943 at a cost of \$50 and allowing the salvage to go to persons cleaning the debris. Pemberton charged \$5 for the supervision and work entailed and both these amounts were paid on August 7, 1943. This property was advertised under Catalogue No. 426 and sold to Lorne Lim and Choy Toy for \$1000 cash being approved by the Advisory Committee on April 28, 1945 and adjustments made as of May 2, 1945. The above amount was released to the credit of the Japanese on June 11, 1945.

Certificate Title No. 124971-L send by registered mail to the purchaser on July 19, 1945.

A complete statement of the sale was sent to the Japanese on July 24, 1945.

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

December 11, 1945.


George Peters
Administration Department

GP/dmc

File No. 6366/1.
Catalogue No. 426.

June 26th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Jiro NISHIHATA
Mun. of North Vancouver
Lots 14, 15 & 16, Blk. 26, D.L. 204,
Gp. 1, N.W.D., Plan 1340.

With reference to the above property which was recorded in the Vancouver Land Registry Office, May 31st, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 124970-L, dated May 31st, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 124971-L, dated May 31st, 1945, registering the property in the names of Choy Toy and Lorne Lim - Joint Tenants (Deed).
3. Duplicate of Transmission dated May 25th, 1945.
4. Duplicate of Deed dated May 25th, 1945 - Secretary of State to Choy Toy and Lorne Lim - Joint Tenants.
5. Certificate of Indefeasible Title number 124971-L, dated June 21st, 1945, covering the above property in the names of Choy Toy and Lorne Lim - Joint Tenants.

D. A. Cramer

DAC:JS
Atch.

File No. 6366/1.
Catalogue No. 426.

May 17th, 1945.

MEMORANDUM

TO: Mr. K. V. Wright

FROM: Mr. D. A. Gramer

Jiro NISHIMATA - Reg. No. 04394
Hm. of North Vancouver
Lots 14, 15 and 16, Blk. 26,
D.L. 204, Gp. 1, N.W.D., Plan 1340.
Certificate of Vesting No. 34821.

We attach herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... CHOY TOY and LOHNE LIM.
(Joint Tenants).
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 9671-X, is in the Land Registry Office.

D. A. Gramer

DAG:JS
Atch.

Postmaster
POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This side to be filled in by sender
Le recto est à remplir par le bureau d'origine

REGISTERED ARTICLE
Envoi recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste

DATE _____
UNDER NO. _____
sous le

ADDRESSED TO **Pacific Coast Agencies**
Address à

528 West Pender Street
Vancouver, B. C.

ACKNOWLEDGMENT SECTION

To be filled in by sender who will
indicate below his full address
À remplir par l'expéditeur qui doit
inscrire ci-dessous son adresse
complète

ACKNOWLEDGMENT
AVIS DE RÉCEPT

Date et
Timbre



RETURN TO
Retourner à) **Custodian Office**

506 Royal Bank Building
Vancouver, B. C.

6366

STREET AND NUMBER
Rue et numéro

(1) **Vancouver, B. C.**
PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé

(1) **IN PRINTED CHARACTERS**
En lettres moulées

CANADA

Catalogue No. 426
File No. 6366
S.W. Cor. St. Denis & Main Street
North Vancouver/14,15&16/26/204

Control of the above described property is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Dated at North Vancouver this 25 day of June 1945.

Signed Lerna Linn

Signed Loy Shoy

Return to the Custodian

NISHIHATA, Jiro
(Burned out gas station portion only)
S. W. Cor. Denis & Main St.
North Vancouver, B. C.
Evac. File 6366



Picture Taken May 4, 1943

RE: CLAIM FORM No. 2.

File No. 6366

February 6, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Jiro NISHIHATA

This is a Veterans' Land Act transaction (first offer).

One Real Property only included, being:

Block "A" of the North West quarter of Section 16,
Block 5 North Range 1 West Map 5689 Municipality of
Surrey in the District of New Westminster.

Address: 118 Johnston Road, Surrey, B. C.

Certificate of Encumbrance attached hereto.

Valuation: Farm Appraisal Report of Soldier Settlement Board herewith.

Leased: Rental arrangement set out in Real Property Memorandum dated January 20, 1948, herewith.

Original Lease handed to Veterans' Land Act August 3, 1945. Copy attached.

Sold to Director, Veterans' Land Act for \$743.00 as at January 1, 1943.

<u>Deductions:</u>	1942 Taxes.....	\$26.50
	Cert. of Encumbrance	1.00
	Registration Fee...	3.00
	Legal Fees.....	15.00
<u>TOTAL:</u>		<u>\$45.50</u>

<u>Credits:</u>	Rents.....	60.00
	Unexpired Fire Ins....	13.75
		<u>\$73.75</u>

<u>Net credited to above.....</u>	<u>\$771.25</u>
-----------------------------------	-----------------

Assessment: 1943 (7.86 acres)

Land.....	\$400.00
Improvements.	<u>800.00 - \$1,200.00</u>

Taxes: \$25.60.

WJJ/HMS

[Signature]

Farm Appraisal Report

File No. 52.573

Land Description Blk. "A". S.W. 16- Blk. 5-N. Range 1- Surrey.
No number on the house. Containing 7.86 Acres
(Tenant A. Anhorn)
Owner's Name Jiro. Nishihata. Post Office Address R.R. 5 New Westminster.
Nearest Rail Point Port Mann Distance 8 miles
Market Town New Westminster Distance 7 miles.
Church (give denomination) United on Hjorth Road Distance 1 mile
Nearest School Hjorth Road public Distance 1 1/2 miles.
State how property was identified: Map and enquiry
Roads: State whether property has access to main road, the kind of road and its condition.
It is on a gravel road half a mile from a hard surface highway.
Is this district a good one? No, there is a lot of uncleared land, unsettled nearby
Employment opportunity Industrial, in New Westminster and vicinity.
Predominating Nationality and religion: Mixed nationalities and religions.
Describe Fencing and its condition: just along part of the sides Value \$
and front poor.
Water supply: well with pump Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	32 x 40	frame	1 1/2	shg.	10	blocks	fair	\$ 650.00
Shed	12 x 24	frame	8	shg	new	6x8's	good	50.00
BARN	24 x 24	frame	9	shakes	old	none	poor	25.00
Garage	14 x 20	frame	7	shg	old	none	poor	10.00
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 735.00

Total Value Buildings add to farm \$ 600.00

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

Describe the basement and chimneys: Brick from the ground.

No. rooms downstairs? 5 Upstairs? 2 Paper down unfinished up
the house is one fair

Are buildings painted? 250 yards Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/468-P
BC/1418-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2	level	8" sandy loam, gravel in spots	sandy clay impervious clay	grass and weeds	\$45.00	90.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
		nil				
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
5.86	level	6 to 10 inches sandy loam and	sandy clay gravel	thick bush	\$200.00	\$10.00 58.6
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 \$ 148.60

Total added by buildings to value of farm \$ 600.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 8.40

Total value of farm \$ 757.00

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

The small cultivated area has been allowed to go to grass
and weeds.

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

Small fruit and possibly some poultry when fully cleared.

Noxious weeds:

thistle mainly.

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

Corporation of Surrey Taxes \$26.30

Date: July 16th 1942

Place: New Westminster B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 15 day of July 1942

Inspector's Signature

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

Farm Appraisal Report

Remarks: This layout, of approximately eight acres, is seven miles from New Westminster, on the Johnston Road south of Port Mann. A couple of acres have been brought under cultivation, but allowed to go back to grass and weeds, excepting for a very small patch of strawberries in front of the house.

The land is for the most part a very light sandy to gravelly loam, with hard pan in places only eight inches from the surface. It is poorly drained.

The house is a pretty fair building, as to size, but none too well finished inside, though it is clean, and painted inside and out. It can be made into a comfortable home.

To my mind the place is better suited for someone having outside employment, and required to produce a small part of the living than it is to a man looking for a place that he can farm and derive everything from the land. In this case it could not be done. The uncleared area is going to be tough to clear and the soil is lighter in the bush than it is on the west end of the property, where the cultivation is.

The present tenant informs me that he is paying a rental of ten dollars per month, and that he plans on going into the poultry business. He has just been out from Alberta for a month, and knows nothing of local conditions.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

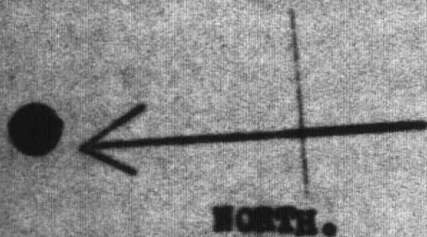
Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

Jiro. Nishihata Bk. A- N.W. 16- Bk. 5 N. Range 1. Surrey.

~~Road not open.~~



THICK BUSH

TREES FROM

SIX TO

TWELVE

INCHES.

GRASS & WEEDS

trees

Stable

Bath house & shed.
House.

Garage

JOHNSTON

ROAD.

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

value is \$ 750

Date 23rd July, 19 42.

"I. T. Barnet"

District Superintendent.

Catalogue No. 426
File No. 6366
SW Cor. St. Denis & Main St.,
North Vancouver/14,15,16/26/204

June 11, 1945.

LOHNE LIM AND CHOI TOY
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at May 2, 1945)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
Seller's proportion of taxes for 1945 - 121/365 x \$81.20		26.92
Registration fees on deed - \$1,000.00	6.00	
Balance owing to purchasers	20.92	
	<u>\$1,026.92</u>	<u>\$1,026.92</u>

BALANCE OWING TO PURCHASERS \$20.92

STATEMENT RE SALE OF:

Name: NISHINATA, Jiro #04395

Catalogue No: 426

File No: 6366

Street Address: St. Dennis & Main St., North Vancouver, B. C.

Legal Description: 14, 15 & 16/204

Date of Sale and Adjustments May 2, 1945.

Sale Price

\$ 1,000.00

Real Estate Agents Commission

\$ 50.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

26.92

Taxes

~~Water~~

\$ 88.42

\$ 1,000.00

Net Proceeds credited to your account as of May 2/45

\$911.58

Date:..... July 23, 1945.

Compiled by:..... George Peters

6366

AGREEMENT FOR LEASE.

THIS AGREEMENT made this 30th day of May, 1942, between Mr. J. NISHIHATA, who is hereafter known as the Lessor of the 1st Part and Mr. Arthur ANHORN, Poultry Farmer of Calgary, Alberta, known as the Lessee the party of the Second Part.

WITNESSETH:

The Party of the first does hereby demise and lease all and singularly, the land and household furnishings per list appended, stables, garage and all other outbuildings, now erected on the 10 acres described Section 16 Block A Blk 5 N Range W-1, house No. 118 Johnston Road, Surrey (Map 5148).

The party of the 1st agrees to lease the aforementioned house, all furnishings, all land and buildings for a monthly rental of Ten dollars on the first day of each month beginning payment when the party of the 1st leaves.

The party of the second agrees to pay the above-mentioned rental of \$10. per month on the 1st of each month into the office of the Custodian of Japanese Foreign Affairs Vancouver and to care for house and contents and keep them in good repair. ✓
Pay all electric bills etc. The party of the second agrees to use and burn only fallen timber and cut no green timber.

The Lessor of the 1st part agrees to give 1 month notice when lease expires.

Signed: Jiro Nishihata - Lessor of the First Part
Signed: Arthur Anhorn - Lessee of the Second Part
Signed: Paul Anhorn - Witness.

Original lease handed to Soldier Sett. Board

Extract from Lease.

File #6366.

5224

Lessor: Jiro NISHIHATA.

Lessee: Arthur ANHORN.

Date: 30th May, 1942.

Term: Lease expires after 1 month notice from Lessor.

Consideration: \$10.00 on 1st each month commencing 15th June, 1942.

Property:

Land: Section 16 Block A Blk 5 N Range W-1, house No.118
Johnston Road, Surrey (Map 5148).

House: Included, also buildings.

Chattels: Included, not specified.

*Released
Filed
County of Vancouver
June 10 1943
75286-50*

6366.

PROVINCE OF BRITISH COLUMBIA)
COUNTY OF VANCOUVER)
TO WIT:

I, **ARTHUR DAVIS**
of the City of Vancouver in the Province of British
Columbia, Secretary of Home Oil Distributors Limited,
make oath and say:

That I am the Secretary of Home Oil
Distributors Limited and the person who subscribed his
name to the annexed instrument as Secretary of Home Oil
Distributors Limited; that I affixed the seal of Home
Oil Distributors Limited to the said instrument and that
I was first duly authorized to subscribe my name as aforesaid
and affix the said seal to the said instrument.

SWORN before me at the
City of Vancouver in the
Province of British Columbia)
this *28th* day of **May**
1943.

Arthur Davis

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

KNOW ALL MEN BY THESE PRESENTS that
payment has been made of all moneys due or to become
due under a Conditional Sales Agreement date the 11th
day of April 1928 and made between HOME OIL
DISTRIBUTORS LIMITED of 555 Burrard Street Vancouver
British Columbia as Vendor of the one part and
Jisa Wakabayashi

of North Vancouver, British Columbia
as Purchaser of the other part and that all claims
of Home Oil Distributors Limited are satisfied
against the goods described in the said agreement
which is registered in the Office of the Registrar
at the County Court at Vancouver British
Columbia as No. 146848, renewed March 22, 1937 as No. 130
March 19, 1940 as No. 41805
March 10, 1943 as No. 78286

IN WITNESS WHEREOF Home Oil Distributors
Limited has caused its common seal to be hereto affixed
this 26th day of May one thousand nine hundred
and forty-three

THE COMMON SEAL of Home
Oil Distributors Limited
was hereto affixed in the
presence of:


Director


Secretary

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No. 04394 5224
Name Mrs. Jiro Nishihata

JUN 29 1942

Address of Property S.W. Cor. St. Denis & Main Street. North Vancouver

Nature of Property

Description of Land and Buildings as shown on attached sketch. The buildings are
of frame stucco construction. 14-15-16/26/204. OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 30 1942

*Found on wife
3425
Should be 5224
26-2-48
D*

*husband
File 6366*

Contents

Insurance:						
Amount	Company	Number	Type	Premium	Expiry	Agent
1500.00	Phoenix Ins.Co.	921985	Fire	37.50	Apr. 21/43	Boulthbee Sweet

Liabilities None

Recommendations We would recommend that this property be carried on according to the lease to Home Oil Distributors Limited and an account should be obtained from Mrs. Nishihata as to the amount owing to the Home Oil Company. We understand from the Home Oil Company that this account is for oil drums and if these drums are returned Mr. Nishihata would be given credit for them. There has been \$1500.00 insurance placed on this property in the name of Custodian of Alien Property (formerly in owned by Jiro Nishihata). This was placed by the Home Oil Company according to their statement at the request of N. Nishihata. The premium has not been paid as yet and has been charged up by Boulthbee Sweet Company, agents for the Phoenix insurance Company, to the Home Oil Company's general account.

List of Tenants

Tenancy

Rent

Paid to

PEMBERTON REALTY CORPORATION LIMITED.

June 9, 1942.

*J. Walker
per [signature]*

[illegible]

File 6366

December 15, 1945.

INSURANCE SUMMARY

The original policy No. 921985 was placed by the Home Oil Distributors Ltd. in agreement with the Japanese and paid for by the evacuee through deduction from rent. *This was renewed under policy No. BC6251755. Owing to complete fire loss, the full amount of insurance was paid to the Custodian and credited to the Japanese account and the policy cancelled as of August 7, 1944 ✓

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

Leider

George Peters
Administration Department.

GP/dmc

File No. 6366.

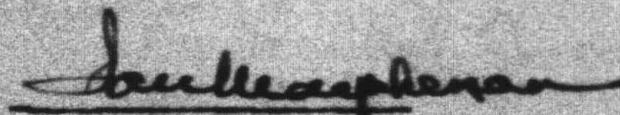
INSURANCE SUMMARY

Jiro NISHIHATA - Reg. No. 04395.
Blk. "A" of N.W. $\frac{1}{4}$, Sec. 16, Blk. 5N,
R. 1W., Map 5689, Mun. of Surrey.

The dwelling on this land and furniture therein were insured in the New England Fire Insurance Co., Policy 6251755 expiring 18-4-5. The insurance on furniture, \$500.00 was cancelled 8-8-4 and a refund of \$2.08 received. The insurance on dwelling \$1000.00 was transferred to the Soldier Settlement Board and a credit of \$13.75 received in adjustments.

This summary is certified
to be in accordance with
information on file.

January 20th, 1948.


Ian Macpherson.

IM:JS

December 14, 1945.

LIABILITY SUMMARY

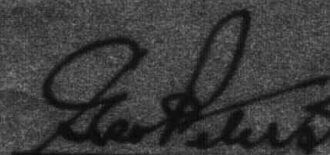
On April 23, 1942 we received a letter addressed to our agent, Pemberton, from the Home Oil Distributors in which they state a balance was owing under a Conditional Sales Agreement in the amount of \$484.31 against the pumps, tanks and highboys which were located on the above evacuee's real property. Also a claim against the evacuee by this company in the amount of \$168 covering oil drums not accounted for by the evacuee when he operated the Home Oil Steveston barge. Also a claim in the amount of \$37.50 being the premium for insurance in the amount of \$1500 taken out against the equipment as agreed to by the Japanese.

When the evacuee left the protected area he had a credit in the books of the company of \$121.84. The company credited this amount against \$168 owing on the drums leaving a balance owing them of \$46.16. This amount and the \$37.50 owing for insurance premium was then deducted from the rent owing by the Home Oil Distributors to the evacuee. The full account was shown in a statement of July 13, 1942 thus paying off the claim for the drums and insurance in full.

Payments were made on the balance owing of the Conditional Sales Agreement from rent paid by the company in agreement with Pemberton, our agent. By this method this was reduced, at the time of the fire on January 16, 1943, to \$239.97, this amount being paid in full by the Custodian on May 19, 1943.

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

GP/dmc



George Peters
Administration Department.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Jiro Nishihata

File No. 6366

% A. King
Weswood B.C.

Reg. No. 04395

Company Sun Life

Agency Vancouver Agency

Policy No. 2045879

Premium - \$ 40.35

X
Payable: Annually, Semi-annually or monthly

Month December Day 1

REMARKS: See File #5274 for particulars

Letter sent 2/9/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Jiro Nishihata

File No. 6366

*% A King
Wentworth, B.C.*

Reg. No. 04595

Company Sun Life

Agency Vancouver Agency

Policy No. 686018

Premium - \$ 124.35

X
Payable: Annually, Semi-annually or monthly

Month October Day 1

REMARKS: See File #52 4 For particulars

*from Oct 1 124.35
div 17.10
107.25*

letter sent 7/9/45

LIST OF ACCOUNTS RECEIVABLE

Jiro NISHIHATA - Reg. No. 04395

<u>C.D. NO.</u>	<u>FILE NO.</u>	<u>NAMES</u>	<u>AMOUNTS</u>	<u>REMARKS</u>
1.	6241	Kojiro KIKIDA	\$22.88	<i>Debtor denies</i>
2.	2790	Kichijiro HASHIMOTO	21.15	
3.	6060	Yoshio KANDA	54.19	<i>6/8/48</i>
4.	4156	Yonekazu KARIZA	10.15	
5.	269	Takuichi KONDO	25.80	<i>Denies claim</i>
6.		MATSUSHITA	35.00	<i>6/5/27</i>
7.	13562	Kamekichi MORISHITA	30.00	
8.	1113	NAKANISHI <i>Masajiro</i>	15.52	<i>6/5/27</i>
9.	1448	Inosuke NAKATANI	47.40	
10.	4129	Kichijiro NISHI	32.81	
11.	1435	Yasuichi SAKAI	32.76	
12.	1189	Kazuichi SHIMOZAWA	54.41	<i>Cannot pay now</i>
13.	Int. 698 5067	Masao YOSHIDA	22.94	<i>Paid</i>
14.	13884	Jisaburo WAKABAYASHI	200.00	
		H. Graves	526.00	
		Van. Auto and Truck Wreckers <i>1249 Grand St.</i>	33.83	<i>Co. says Bal. 29.12</i>
Total -			\$1164.84	

MEMORANDUM

File No. 5366, 5177

October 31, 1944

To: Miss. C. Girard

From: Mr. Iverson

Re: NISHIHATA, Jiro
Reg. No. 14395
TERAMURA, Mrs. T.
Reg. No. 64395

Please transfer proceeds of auction sale on the following items, which according to letter dated Aug 13/44 from Jiro Nishihata, belong to Mrs. T. Teramura. (letter Oct 28/44)

1	Cot	\$ 9.00
1	Bedroom Suite	\$70.00
1	Pringer	\$3.50
2	Jars	50¢

WJ:LM



LOSS REPORT

No. 12

File No. 436
(Previously 324)

Name Jiro NISHIMURA

Location

South-west corner of St. Denis and Main
Streets, North Vancouver, B.C.

Property Insured

FILLING STATION and LIVING QUARTERS.

Loss Caused by

Fire

Date of Loss

Sunday night, January 17, 1943

Policy No.

91295

Insurance Company Pacific Insurance

Agent Sullivan, Sweet & Co.

Coverage

\$1500.00 on Building, including gasoline pump,
compressor, freon and plate glass.

Adjuster

Shalloway-Bowth Adjusting Co. (Mr. Carter)

Amount of Claim

\$1500.00

Date Claim Paid

April 21, 1943.

Insurance Paid

Unnecessary. Building totally destroyed.

Remarks

The above amount has been paid to this office and
credited to the account of Jiro NISHIMURA. It
included settlement on some equipment as mentioned
in the coverage which was purchased from the Sun
Oil Company and for which NISHIMURA still owes a balance in
the region of \$400.00 which should be paid to the Sun
Oil Company.

On our first report given in connection with this fire
we referred to File 5221, being the wife's file, but as
the property is registered in Jiro NISHIMURA's name
we are referring to his file, being No. 436.

File No. 6366/1

MEMORANDUM

To: Mr. Peters

May 1, 1945

From: Mr. Wilson

Re: Catalogue No. 426
S.W. Cor. St. Denis & Main St.,
North Vancouver.

In connection with the sale of the above property,
this is vacant land as the gas station was burned
down and the lots cleared. The other buildings on
the property belonged to the Home Oil Distributors
Ltd. and were removed by them. - *Application being made*

for removal of registered charge re lease to me above
You will notice a registered charge against
the property - Burrard Inlet Tunnel & Bridge Company,
Rights, if any. I am informed that all the lots in
this district carry this charge.

SW

GDM/GH

MEMORANDUM

To: File 6366

28th June 1943

From: Specified Articles Department

Re: NISHIHATA, Jiro - Reg. 04395

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1930 Ford Fordor No: C47 License No: (42) 66461	\$75.00

Sold to: Johnston Motors

19th August 1942

Selling Price: \$95.00

OB

ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

Detachment

Seizure



Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE: **NISHIMATA Jiro 108 Montrose St. Steveston, B.C.**
NAME OF FILE

On **March 9th**

19 **42** **I**

H. F. Price RCMP.
MEMBER'S NAME

Came into possession of the following goods by:-

*7500
Conrad Motors*

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
	LICENSE NO. (42) 75636 MAKE & MODEL 30 Ford, sedan SERIAL NO. CAW5017 ENGINE NO. 53617 SPEEDOMETER READING appears fair CONDITION PRESTONE	TIRE NUMBERS 5
	EXTRA EQUIPMENT NONE	
	DESCRIPTION & CONDITION VERIFIED <i>[Signature]</i> 04398 Signature of Owner Japanese Registration No. Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>[Signature]</i> March 9th/42	
	DATE:	<i>[Signature]</i> SIGNATURE OF MEMBER SUBMITTING REPORT

December 14, 1945.

PERSONAL PROPERTY SUMMARYRe: NISHIHATA, Jiro
Reg. No. 04395

CHATELS: Refer to chattels summary.

BILLS

RECEIVABLE: The evacuee on his declaration declared the following monies owing to him:-

HIKIDA, Kojiro \$22.88 disputed. Evacuee written by Custodian on Aug. 13/43. No further action taken by this office.

KONDO, Tokuchi \$25.80. Evacuee written by Custodian on Nov. 17/43. No further action taken by this office.

NAKANISHI, Tasiyiro \$15.52. Evacuee written by Custodian on Mar. 8/44. No further action taken by this office.

KANDA, Yoshio \$54.19. Evacuee written by Custodian on Dec. 2/43. No further action taken by this office.

KARIYA, Yonekagu \$10.15. Evacuee written by Custodian on Dec. 8/43. No further action taken by this office.

SHIMOZAWA, Kazuicki \$54.41. Evacuee written by Custodian on Aug. 23/43. No further action taken by this office.

GRAVES, Horace \$526. Written by Custodian on Sept. 25/43. No further action taken by this office.

NISHI, Kichyiro \$32.81. Evacuee written by Custodian on Dec. 12/45. No further action taken by this office.

MATSUSHITA, -- \$35.00. Evacuee written by Custodian on Dec. 12/45. No further action taken by this office.

NAKATANI, Inosuke \$47.40. Evacuee written by Custodian on Dec. 12/45. No further action taken by this office.

SAKAI, Yasuichi \$32.76. Evacuee written by Custodian on Dec. 12/45. No further action taken by this office.

MORISHITA, Kanekichi \$30.00. Evacuee written by Custodian on Dec. 12/45. No further action taken by this office.

WAKABAYASHI, Jisaburo \$200. Evacuee written by Custodian on Dec. 12/45. No further action taken by this office.

YOSHIDA, Masoa \$22.94. Paid in full. See letter Aug. 15/44.

VANC'R AUTO & TRUCK WRECKING CO. \$37.27. Disputed in letter of Oct. 21/43. NISHIHATA purchased from this concern merchandise in the amount of \$8.15 on July 5/43 which reduced amount owing to \$29.12; the company's dispute being that this was a credit for returned merchandise on the understanding that the amount of balance owing would be taken out in trade as the goods returned were not in good condition and could not be returned to stock. Japanese advised of this condition on Dec. 12/45.

SPECIFIED 1930 Ford, 4 door, license No. 42(66461 (our no. C-47),
ARTICLES: was sold to the Johnston Motors on Aug. 13/42 and the net amount of \$75 was credited to the evacuee's account.

December 14, 1945.

Personal Property Summary

Re: NISHIHATA, Jiro.

BONDS: The evacuee declared \$1000 Victory Bonds 1941&1942 in owner's possession. About \$100 War Saving Certificates in safety deposit box in Royal Bank of Canada, New Westminster. This was not brought under the control of Custodian.

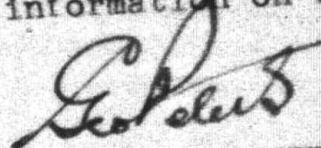
BANK ACCOUNTS: About \$1000 in Royal Bank of Canada, New Westminster. This was not brought under the control of Custodian.

LIFE INSURANCE: \$3000 Sun Life Insurance Co., policy numbers unknown, in safety deposit box, Royal Bank of Canada, New Westminster. This was not brought under the control of Custodian.

SAFETY DEPOSIT BOX: Royal Bank of Canada, New Westminster. This was not brought under the control of Custodian.

Other property interests than those above mentioned to be handled by Mr. William Anderson, Custodian Office.

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



George Peters
Administration Department

GP/dmc

File No. 6366

December 14, 1945.

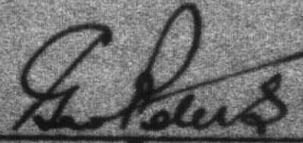
CHATELS SUMMARY

Re: NISHIHATA, Jiro
Reg. No. 04395

The above evacuee did not make any declaration when he was evacuated on March 10, 1942. On the Custodian's request he filled out his declaration on June 18, 1942 in which he declared one compressor and two gas pumps. The Home Oil Distributors are looking after and using the above. It was later found and confirmed by the Home Oil Distributors that the above evacuee did own the pumps, tanks and air compressor subject to a lien by the above company. The fire destroyed this equipment on January 16, 1943 and the insurance was paid for in full, \$1500, and credited to the Japanese account.

Claim form

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


George Peters
Administration Department.

GP/dmc

NAME NISHIMATA, JaroREGISTRATION NO. 04395FILE NO. 4366

The following chattels were sold by public
 auction at Surrey, B.C. on April 19, 1944

Ballot tank & seat	✓	27.50	F
2 shears	✓	1.75	T
Tools		0.75	T
Boots		5.00	C
Couch & mattress		3.50	F
Victor phonograph	✓	2.00	F
3 Boxes of crockery		1.50	K
Lantern		0.50	Misc
Carpet square	✓	13.00	F
Carpet (small)	✓	1.00	F
Square & glass table	✓	2.00	F
Bed table	✓	1.50	F
Drop leaf table	✓	8.00	F
Cabinet & desk	✓	3.50	F
Sunstrand machine	✓	45.00	Special Category
Table & mat		1.00	F
Rolls of linoleum		1.50	F
Lot of tools		4.50	T
Iron bed		0.25	F
Hot plate	✓	10.00	F
Sandust range	✓	10.00	F
Net		1.00	Misc
Fan		0.50	Misc
Cart & parts		1.75	Misc

Total

(Auctioneer's Fee: \$14.70

\$ 147.00

Less Expenses: (Advertising:

3.17

\$ 45.53

(Movings:

27.66

Net Proceeds Credited:

\$101.47

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Surrey 4.

Remarks.

NAME NISHIHATA, JiroREGISTRATION NO. 04395FILE NO. 6366

The following chattels were sold by public

auction at Vancouver, B.C. on June 27 - July 3, 1946.

Wall mirror	x	\$ 0.50	F -
2 Vases	x	0.30	Misc -
Clothing	x	0.40	C -
Festive toy	(1) x	0.15	Misc -
Slippers	x	0.25	C -
Clothing	x	0.50	C -
Picture frame	x	0.15	Misc -
Clothing	x	0.75	C -
Clothing	x	0.50	C -
Clothing	x	0.25	C -
Clothing	x	0.50	C -
Clothing	x	0.65	C -
Box	-	0.50	Misc -
Table cloth	-	0.25	Misc -
Memo	-	0.40	C -
Festive toy	(1) -	0.15	Misc -
Festive toy	(1) -	0.10	Misc -
Festive toy	(1) x	0.10	Misc -
Pair vases	C -	0.50	Misc -
Festive toy	(1) x	0.10	Misc -
Clothing	-	0.35	C -
Festive toy & tray	-	0.10	Misc -

Total

*These items have
been in storage for
quite some time
now.*

Auctioneer's Fee: \$0.93

Less Expenses: (Advertising: 0.43)

(Moving: 0.78)

Net Proceeds Credited:

\$	7.45
\$	2.14
\$	5.31

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 66.

Remarks.

NAME NISHIHATA, (Hatsuni) Mrs. Jiro

REGISTRATION NO. 04394

FILE NO. 5224

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 20, 1943.

Sparton Console

\$ 20.00

*Credited
at 5224
Hemlock
money*

Total:	Auctioneer's Fee	\$ 2.00	\$ 20.00
Less Expenses:	Advertising	.28	\$ 3.44
	Moving	.16	
	Storage	1.00	
Net Proceeds Credited:			\$ 16.56

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 1.

Remarks.

NAME WISNUTATA, J. H.REGISTRATION NO. 04395FILE NO. 6366

The following chattels were sold by public
 auction at Surrey, B. C. on April 19, 1944.

Toilet, tank & seat	\$27.50
2 Shears	1.75
Tools	0.75
Boots	5.00
Set	9.00
Couch & mattress	3.50
Victor Phonograph	2.00
3 Boxes of crockery	1.50
Lantern	0.50
Bed Room Suite	70.00
Carpet Square	13.00
Carpet (small)	1.00
Square & glass table	2.00
End table	1.50
Drop leaf table	8.00
Cabinet & desk	3.50
Sunstrand machine	45.00
Table & mat	1.00
Wringers	3.50
Rolls of linoleum	1.50
Lot of tools	4.50
Iron bed	0.25
Hot Plate	10.00
2 Jars	0.50
Sawdust Range	10.00
Net	1.00
Pump	0.50
Cart & Parts	1.75
Total	\$230.00
Less Expenses: (Auctioneer's Fee: \$23.00	\$71.23
(Advertising: 4.95	
(Moving: 43.28	
Net Proceeds Credited:	\$158.77

See corrected list
 14/4/44.

Members of Custodian Staff Present. Mr. Carlsen
 Extracted from Auctioneering list No. Surrey 4
 Remarks.

File No. 6366

Date May 17/44

SUMMARY

Name: NISHIHA-TA, Jiro No. #04395

Address: 118 Johnston Rds., Surrey B.C.

(1) - We have today moved to auction room at Townline & Sandel Rd. effects as per enclosed list at a total cost of \$37.00 as per attached bill.

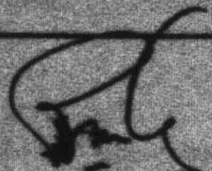
(2) - We have also moved the personal effects as per attached list to storage at New Westminster Temple where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$----- for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

See a ttached list.

The tenant gave us the following explanation: _____

Signed. 

COPY ONLY

Vancouver, B.C.
March 9th, 1942.

Home Oil Distributors Ltd.,
555 Burrard Street,
Vancouver, B. C.

Dear Sirs:

Confirming our conversation to-day, I hereby extend our lease of the Narrows Service Station, St. Denis & Main, North Vancouver, for a further year from August 1st, 1942 at the same rental and subject to all other covenants as contained in the lease.

I also confirm my instructions to insure the buildings for \$1500.00 for one year or for three years at a reduced rate, if possible.

1942 taxes are also to be paid by you, together with the above insurance premium from funds accumulated to my credit from the rental of this station.

I would also confirm that all rentals are to be held by you in an account on your books.

Yours very truly,

Signed

Jiro Nishihata

Signed

W.E. Forsyth,
Witness

C.

PRODUCERS
REFINERS
DISTRIBUTORS



555 BURRARD STREET
VANCOUVER
CANADA

March 20th, 1942.

*Mr. Murray
replied that he
wasn't sure
23/3/42
if this had been
replied to ok
I guess it's
done*

Office of Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Narrows Service Stn.

We enclose herewith copy of a letter signed
in our office on 9th March by the owner of this property,
Jiro Nishihata.

We have asked our brokers to hold the building
covered until they are able to obtain a definite policy
but we have done nothing further.

We have a credit balance on hand, being rentals
which have accrued to Mr. Nishihata, but before paying taxes
or insurance we desire to obtain some confirmation from you
that we are within our rights in doing so.

The legal description of the property is:-
Lots 14, 15 and 16, Block 26, D.L. 204, Gp 1 N.W.D. Plan
1340, and it is situated on the corner of St. Denis and
Main in North Vancouver, a short distance from the North
Vancouver approach to the Second Narrows Bridge.

Yours very truly,

HOME OIL DISTRIBUTORS LIMITED,

H. W. Hamilton

H. W. Hamilton,
Comptroller

WEP+C
Encl.



"HOME" REFINERY, NORTH VANCOUVER

PRODUCERS
REFINERS
DISTRIBUTORS



555 BARRARD STREET
VANCOUVER
CANADA

March 26th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAR 27 1942

Custodian's Office,
501 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Narrows Service Station

Referring to our previous correspondence,
so far as we are aware, Mr. Nishihata was evacuated
about 10th March.

We have the sum of \$121.84 at the credit
of his account, and as you are aware, have been asked
to pay property taxes and insurance premiums. The
above amount at credit on Mr. Nishihata's account
includes rent for the service station to March 31st,
1942 which is payable monthly on the 1st of each month.

Are we at liberty to pay out taxes and
insurance premiums from the monies in our hands?

Yours very truly,

HOME OIL DISTRIBUTORS LIMITED,

H. W. Hamilton
H. W. Hamilton,
Comptroller.

WEF:C



"HOME" REFINERY, NORTH VANCOUVER

21st April, 1942.

Messrs. Pemberton Realty Corp. Ltd.,
418 Howe St.,
Vancouver, B.C.

Dear Sirs:

re: Jiro Nishihata.

Home Oil Distributors Limited have informed us that the above named Japanese is the owner of the "Narrows Service Station", the legal description of which is:- Lots 14, 15 and 16, Block 26, D.L. 204, Cp 1 H.W.D. Plan 1340, and it is situated on the corner of St. Denis and Main in North Vancouver, a short distance from the North Vancouver approach to the Second Narrows Bridge.

Before evacuation this Japanese issued to the Home Oil Distributors Ltd., a letter dated the 9th instant copy of which is attached.

On evacuation from protected area realty owned by Japanese becomes vested in the Custodian and, therefore, we shall be obliged if you will undertake the administration of this property. We have written the Home Oil Distributors Limited requesting that they forward to you their cheque covering rent, as from date of evacuation, and also a statement of their account showing any charges paid by them in connection with this property. At a later date we shall send you authorization from the Custodian relative to this Assignment.

Yours truly,

C.L. DREWRY
Manager.

REB:ND

JIRO. Nishihata

MAIN ST

33'

20.7'

Tire Gas
Rep. STN.

Living
Quarters

Repair
Shop

Lunch
Room

ST. DENIS

33'

33

35

BRIDGE ST

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

July 11, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 13 1942

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

For the personal attention
of Mr. Alexander

Anderson.

Re: Mrs. Jiro (Hatsuni) NISHIHATA (File 5224)

Dear Sirs:

We have received two statements from the Home Oil Company in respect to the Narrows Service Station, copies of which are enclosed. In the first case, apparently, Nishihata bought equipment from the Home Oil Company amounting to \$627.50 on which a balance is still owing, according to the statement, of \$484.31. There was then an account for rent owing by the Home Oil Company when they took over the station, against which they also charged up for 21 oil drums at \$8.00 each, that had disappeared from the Steveston station amounting to \$168.00. The rent account has paid them off, apparently, and left a balance of \$44.34 to still apply against the indebtedness of \$484.31 outstanding.

We think that it would be as well to have this indebtedness account passed by Nishihata.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BC
Enc. 2

ESTABLISHED 1887

Milson

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 3, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 4 1942

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re: J. NISHIHATA, File #5224

Dear Sirs:

The Home Oil Distributors advise that a credit balance of \$44.34 in their Merchandise Account is now being transferred to apply against the \$484.31 owing under the Conditional Sales Agreement and that in the future they intend to apply the rental of \$40.00 per month against this Conditional Sales account. We do not know how we can do otherwise than allow them to apply the monthly rental against this account, though we do feel that we should insist on the Home Oil Company paying in enough in cash each year to pay up the taxes on this property.

Have you, by the way, a tax bill in your files? If not, we will get one and see if we cannot get sufficient cash on this Home Oil account to cover the taxes.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Rental Department, Manager.

JGW:BC

RECEIVED

拝啓貴殿よりの御手紙来る五月十六日
付及ぶ八月廿六日付正に受取り申し送り
御手紙のホームオイル会社に対し私の借債
は実に入金外である為に市返るべきと
に困り居り今日になり入金が今尚小生が支拂
ふべき義理の無いものとなる。店より入
金の理由は左の通りである。
1929年1月に小生が貴社を去るに付ホームオイル会社
と十年のリースを致しました。其の時に会社に対し
て小生の借金が五万二千六百円あり、店の商品が
八万五千円計十万五千円の負債を
金社の世話で才三者 (H. Grano & Home Oil) に
渡りし月拂で八万二千六百円を受取り、金
社の私の支拂ふべき金社の借金を H. Grano が
受け支拂ふ様ホームオイルより H. Grano

い生との間に約束が成り必ず
 可べ者です。支拂ひの事と存
 に在りし。たが今回にはからずも
 一印は 今更 貴方 存
 する。であります。是非一度
 ねいさる。新右衛門。申と
 次はエバー。代は。金の責任
 であります。

九月七日付

Mr F. G. S. Harts

From
 Jiro Higashihata.
 Reg #044395.
 Falkland.

Falkland,
Sept. 20, 1942.

Dear Sir:

I have received your letters of May 6th and Aug. 26th, and wish to say that I was astonished to hear that the Home Oil Co. say I am indebted to them. However, I do not consider that I am responsible for payment for the following reason: In 1929, before leaving North Vancouver, I had a 10 year lease with the Home Oil Company. At that time I had a debt with them of \$526. and commodities valued at \$850. totalling \$1,350. With the help of the Home Oil Company, the business was transferred to a Mr. H. Graves, and as 3rd party he assumed responsibility.

I paid by monthly instal-ments \$826., the balance Mr. H. Graves taking responsibility promised to pay. Therefore, as Mr. Graves had the responsibility I thought the balance had been paid and I am now very perplexed to hear that it has not been paid. As Mr. & Mrs. Horse? Graves have all the details regarding the transaction, will you please enquire of them.

Regarding the empty barrels, they are my responsibility.

Signed:

h JTW
Jiro Nishibata

Reg. No. 04395

5224 & 6366

September 30, 1942

The Pemberton Realty
Corporation Limited,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Jiro NISHIHATA
Jiro NISHIHATA

Referring to your letter of July 18
enclosing statements from the Home Oil Distributors
Ltd. in regard to the Narrows Service Station,
we enclose a copy of a letter we have received from
Jiro Nishihata. Would you be kind enough to
take this up with the above Company.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 19 1942

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

October 17, 1942

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. G.D. Milson

Re: Jiro NISHIHATA and
Mrs. Jiro NISHIHATA
Files #5224 & #6366

Dear Sirs:

We have your letter of September 30th enclosing a copy of letter received from Nishihata. We have discussed this matter with the Home Oil and are enclosing you a copy of letter which we received from them.

Horace Graves, back about 1933 or earlier, bought the loose tools, stock and goodwill of Nishihata's service station. This did not include pumps or compressor. Graves' purchase price for what he bought came to around \$1,300 and he paid Nishihata \$800 in cash. Nishihata, in turn, had still to pay Home Oil Company a sum in the neighborhood of \$500 for the compressor and pumps, on which the Home Oil Company held a lien. Graves was then advised to pay his unpaid portion to the Home Oil and have it apply against the debt of the pumps. Graves never did this. The men at the Home Oil Company advise that Nishihata had tried to get the Home Oil to write this account off before, which they had refused to do, and they had sent statements to him regularly up to the time of his evacuation and had discussed it with him just prior to the evacuation. Graves gave up the service station and dropped what he had in it and has gone to work for Boeing Aircraft.

It strikes me that Graves should still be liable for the unpaid portion of the purchase price and it might be as well to get Nishihata's instructions regarding the collection of this account from Graves.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Rental Department, Manager.

JGW:BC
Encl.

CITY REAL ESTATE

APPRAISALS

PROPERTY MANAGEMENT

MORTGAGES

FARM LANDS

HOME OIL DISTRIBUTORS LIMITED
555 Burrard Street
Vancouver, B.C.

October 13, 1942.

Pemberton Realty Corporation Ltd.,
413 Howe Street,
Vancouver, B. C.

Re: Jiro Nishihata

Dear Sirs:

Attention - Mr. J. G. Walker

We acknowledge your letter of October 5th and enclosed copy of Nishihata's letter to yourselves, for which we thank you.

Nishihata came to this office last June, and the question of his indebtedness was fully discussed and all documents relating to the Chattels were produced and perused, and Nishihata was at that time quite satisfied that he was responsible for the balance outstanding to the sum of \$484.31 on unpaid Conditional Sales Agreement.

It is quite true that Nishihata entered into an agreement with Horace Graves in February, 1929, and a copy of this agreement is in our files. However, under the agreement the title to the chattels was to remain in the Vendor, and Graves undertook to pay Home Oil Distributors Ltd. the balance outstanding. Graves never did carry out his agreement with Nishihata, and Nishihata continued to retain title to the chattels and has title to this day.

At the same time our Conditional Sales Agreement with Nishihata remains in force, and has been registered every three years as required under the Act.

Nishihata knows that the agreement is still registered and is aware that the chattels could be seized in default.

If there is any question in mind, we would be pleased to show you the documents.

Yours very truly,

HOME OIL DISTRIBUTORS LIMITED,

(signed)

H. W. Hamilton,
Comptroller.

ABN-ES.

5224

THE CORPORATION OF THE
DISTRICT OF SURREY

Cramer
5424

P. O. DRAWER 210
PHONE: CLOVERDALE 25



OFFICE OF THE Clerk
MUNICIPAL HALL

6766

CLOVERDALE, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 10 1942

November 9th 1942.

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. D.A. Cramer.

Dear Sir:

Re: Jiro NISHIHATA

In reply to your letter of the 7th inst.
I enclose herewith a copy of the current years tax
notice covering the property registered in the name of
the above.

The correct description of the property
in question is as follows:-

"Block "A" of the North West Quarter, Section 16,
Block 5 North, Range 1 West, Map 5689, N.W.D." R.

I am sorry that I am unable to enlighten you on the
discrepancy of the map numbers. Our records seem to
be correct as far back as I have had time to check.

Yours faithfully,

John G. Farmer.

Clerk.
per. 

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 9241

418 HOWE STREET
VANCOUVER, CANADA

January 25, 1943

EVACUATION SECTION	
Rec'd	JAN 25 1943
File No.	5224
Referred	<i>Tolson</i>

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

Dear Sirs:

Re: J. NISHIHATA,
File #5224

The service station on Nishihata's property at St. Denis & Main, North Vancouver, took fire on January 16th. From all the information that we have at present, it looks as though it was a total loss. There is \$1,500 of insurance, placed by Home Oil at Nishihata's request with Boulton Sweet.

The oil company would be interested if Phillips recovers his health and is agreeable, in carrying on if the station is rebuilt. We thought that you might like to get Nishihata's views with regard to the matter to assist in our carrying on negotiations when we are able. Phillips, the operator for the Home Oil Company, has been so seriously burned, that they have not been able to discuss the matter with him.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Waack

Rental Department, Manager.

JGW:BC

*answered
by plane
to write
for.*

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

February 17, 1943.

EVACUATION SECTION	
Rec'd	FEB 19 1943
File No.	
Ans.	<i>for</i>
Referred	<i>Nelson</i>

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

Re: J. NISHIHATA, File #5224

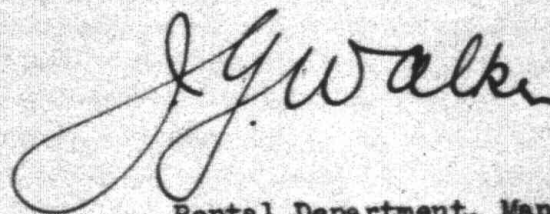
Dear Sirs:

Mr. Phillips, the former operator of the service station, has died. The Home Oil Company are endeavouring to get another operator (I think a Mr. Lund) to see if this business can be started again, and we will hear from them later.

In the meantime, there is nothing further to report.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,



Rental Department, Manager.

JGW:BC

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

March 4, 1943.

EVACUATION SECTION

Rec'd **MAR 4** 1943

File No. *5224*

Ans.

Referred *Brown*

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

Re: J. NISHIHATA, File 5224

Dear Sirs:

The writer was over looking at this property yesterday and arranged with a man by the name of Clark living in the neighborhood to do sufficient filling over an old well to stop any children playing around there falling in. There is, however, considerable risk of children getting hurt around these ruins and steps should be taken to clear off the old building, fill in the well and level off the ground. We have no funds on hand in this account but there should be funds from the insurance funds when same are paid. The best way to handle this would be for us to employ one of the wreckers of buildings to do this work.

There are two buildings left on the property which Home Oil claim belong to them. They are endeavoring to get another operator to rent this property and their buildings could then be used as a repair garage and service station with the pumps in front of them.

If you have any further instructions, we would be glad to assist in carrying them out.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Manager, Rental Department.

JGW:BC

BOULTBEE, SWEET & CO. LTD.

555 HOWE STREET

VANCOUVER

CANADA

INSURANCE
REAL ESTATE
MORTGAGES
PROPERTY MANAGEMENT



CABLE ADDRESS
"BANDS"
VANCOUVER

TELEPHONE PACIFIC 7221

March 11, 1943.

The Secretary of the State of Canada,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 13 1943
File No.	5224
Ans.	
Referred	<i>Johnson</i>

Dear Sir:

out to Bowie

We wish to advise that Phoenix Insurance Company Policy No. 921985, in the name of "The Secretary of the State of Canada Acting in His Capacity as Custodian," covering \$1500.00 on Building occupied as Auto Service Station and Dwelling, situate on the corner of St. Denis Avenue and Main Street, North Vancouver, B. C., formerly owned by Jiro Nishihata, is expiring on April 21st, next, and we would be pleased to receive your instructions regarding the renewal of same.

Trusting to be favoured with the continuance of this business and thanking you for all past courtesies, we are,

Yours very truly,

BOULTBEE, SWEET & CO. LTD.

Per:

S. M. Seaton
(S. M. SEATON.)

SMS:DK.

*Burned
Down*

Cable Address:
"SHALLCROSS"

109-113 Yorkshire Building
Telephone PACIFIC 2141-2-3

SHALLCROSS-NASMYTH ADJUSTING CO.

VANCOUVER AND VICTORIA, BRITISH COLUMBIA

General Adjusters

FIRE
AUTOMOBILE
MARINE
CASUALTY
AEROPLANE
ARBITRATIONS

P. G. SHALLCROSS
M. E. NASMYTH
C. A. MAYWOOD
J. V. CARTER

Refer to our No. F.10955

EVACUATION SECTION	
Rec'd	MAR 13 1943 VANCOUVER, B.C.
File No.	5224 March 12th, 1943.
Ans.	
Referred	Gibson

mt to Bonnie

The Custodian of Enemy Property
675 West Hastings Street,
Vancouver, B. C.

ATTENTION MR. GIBSON

Dear Sirs:

Some time ago we talked with Mr. Walker of Pemberton's regarding the loss by fire on January 18th of the combination Auto Service Station and dwelling at the corner of St. Denis Avenue and Main Street in the District of North Vancouver. This property was formerly owned by Jiro Nishihata.

Mr. Walker referred us to your Mr. Gibson. Before we can complete an adjustment would you kindly provide us with a Certificate of Encumbrance and information as to the date of construction of the building. When sending us this information would you please also send us the Policy of insurance for our examination, and which we will return to you.

Yours very truly,

SHALLCROSS NASMYTH ADJUSTING CO.

Per:

JVC/DG

[Signature]

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

March 24, 1943.

EVACUATION SECTION	
Rec'd	MAR 25 1943
File No.	
Ans.	<i>How</i>
Referred	<i>Samie</i>

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

Re: J. NISHIHATA
File 5224

Dear Sirs:

We are enclosing you copy of letter received from Home Oil Distributors Limited.

We checked up the statement of the Home Oil and the lease dated August 13, 1941 from Nishihata to Home Oil provides that all buildings now or hereafter erected by the Lessee or sub-tenant, including the garage and barbecue buildings may be removed by them within 30 days after the expiration or sooner determination of the within lease. We have asked Home Oil to leave the buildings there to give Nishihata a chance to make a deal on the buildings if it is so desired. In all probability, the Home Oil Company would not wish to remove the garage as it is on a concrete floor. The barbecue building, however, could be removed to a lot in the neighborhood and rented. \$500 looks like a lot of money to pay for a building that was subject to removal. However, if use was going to be made of it, it would in all probability require further money spent to provide necessary sanitary arrangements; likely \$200 would be enough to pay for it.

We would be glad to have your instructions. Nishihata probably knows just what these buildings are.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Manager, Rental Department.

CITY REAL ESTATE

JGW:BC
Enc.

APPRAISALS

PROPERTY MANAGEMENT

MORTGAGES

FARM LANDS

6366 & 5224

April 20, 1949

Mr. Jiro NISHIHATA,
Reg. No. 04394,
Falkland, B. C.

Dear Sir:

On April 6th we wrote you asking if you are interested in purchasing the barbecue building on your garage premises in North Vancouver. For your information we might state that we had a visit today on behalf of Mr. R. C. Caplette, who would be willing to rent this barbecue stand for living quarters for the sum of \$10.00 per month.

We would again call your attention to the fact that under the lease the Home Oil Distributors Ltd. have the right to remove these buildings from your land within a period of 30 days from the termination of the lease, but they are willing to give you an opportunity to purchase same.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
May 5, 1943.

EVACUATION SECTION	
Rec'd	MAY 7 1943
File No.	
Ans.	<i>128W</i>
Referred	<i>Milson</i>

Department of the Secretary of State,
Office of the Custodian,
506 - Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

Re: Jiro Nishihata; your File No. 6366.

Dear Sirs:

Following your request by telephone, we obtained the enclosed account from Home Oil Distributors Limited which shows an amount of \$239.97 owing Home Oil Limited in respect to the equipment outlined therein.

This coincides with the account on our books as owing to Home Oil Limited. They hold a Conditional Sale Agreement and would give a release upon payment of this amount. It might be possible to sell some of this for salvage though it is of very little use as parts are so difficult to obtain.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

J. G. Walker
Manager - Rental Department.

JGW:MM

Enc. SEE MAIL 28, 1943.

10-5-43

6366

May 5, 1943

Mr. Jiro NISHIHATA,
Reg. No. 04395,
Falkland, B. C.

Dear Sir:

In connection with Lots 14, 15 & 16,
Block 26, D. L. 204, we have written you asking
if you intend to accept the Home Oil Distributors
Ltd.'s proposal that you purchase the buildings
on this lot but have not yet received a reply.

We have now received an offer to
purchase the land for the sum of \$1000.00 cash
and the proposed buyer would negotiate with
the Home Oil Distributors in regard to the
building on the property. Will you please
advise you by return mail if this offer is
satisfactory to you.

yours truly,

G. D. Wilson
Administration Department

GDM/GH

6366

May 11, 1943

Mr. Jiro NISHIHATA,
Reg. No. 04395,
Falkland, B. C.

Dear Sir:

In connection with your property at North Vancouver, as you are aware we have credited your account with \$1,500.00 representing fire loss.

We have received the following amount from the Home Oil Distributors showing that there is a balance due on the Conditional Bill of Sale of \$239.97, which amount we propose to pay from the insurance money. If you have no objection, kindly advise us by return mail.

You will note that there is some equipment on the premises which has been damaged by fire, and we are advised that it is of little value but might be sold for scrap.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

6366

May 19, 1943

The Home Oil Distributors
Limited,
555 Burrard Street,
Vancouver, B. C.

Dear Sirs:

Re: NISHIHATA, Jiro

Enclosed find our cheque for \$239.97,
being the balance due under the Conditional
Bill of Sale given by Jiro Nishihata. Will
you kindly acknowledge receipt and forward a
Release of this document to us.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

Arthur Anhorn
R.R. 3 - New Westminster
Jan. 25, 1944.

The Custodians Office.
Vancouver B. C.

Rec'd JAN 27 1944

File No. 6366/1

Ans. WEA

Referred WE Anderson

Dear Sirs:

I have written to you about a week ago asking whether I could buy furniture of Goro Nishikata through him or your custodians. As I have bought a place & will be moving I need furniture.

I have a letter from Goro Nishikata of Jan. 22nd. Asking a satisfactory price for the furniture I want to buy. and he is asking me to ship most of the other articles to him at Falkland. B. C.

Will you give me permission to ship it to him?

And if I can buy the furniture he priced to me. Do I send the money for it to your office?

Please advise.

Yours truly

Arthur Anhorn

6366 -1

February 2, 1944.

Mr. Arthur Anhorn,
R. R. No. 3,
New Westminster, B. C.

Dear Sir:

Re: Jiro NISHIHATA.

In reply to your letter of January 25, 1944,
the Custodian has no objection to your purchase of
chattels at the prices approved by subject Japanese.
Upon perusal of any communication setting out prices
and upon receipt of your cheque to cover, this office
will issue a receipt in full for any articles you
may wish to purchase.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

EVACUATION SECTION

Rec'd JUN 29 1944

File No. 6366

Ass. Falkland
Islands

The Custodian. J. E. Sect. based
Vancouver B.C. out to Nelson

Hold for auction report
LSC

Kindly Send By C.N. Fryki
following article at once
which stored at 118 Johnson Road
Surrey New Westminster B.C.
under the Name Mrs T. Teramura
and charge to my acct.

~~4~~

4 Piece Bed Suit

"in Main floor Bed Room."

Jon Kishikata
04395

6366

July 6, 1944.

Mr. Jiro NISHIHATA,
Registration No. 04395,
Falkland, B. C.

Dear Sir:

In reply to your letter of May 29th, please be advised that the chattels remaining on your property were sold at public auction and details covering the sale are enclosed.

It would appear that the bedroom suite and possibly some other items belong to Mrs. T. Taramura and we would suggest that you advise us as to the distribution of funds.

The following items were removed to our New Westminster storage and are available for shipment to you upon request:

1 chest of clothing	4 boxes religious matter <i>MRS. T. TARAMURA</i>
2 boxes of clothing	1 bundle cushions
8 cartons dolls, etc.	1 straw suitcase, pictures, etc.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
WEA/EG

6366

October 18, 1944.

Mr. Jiro NISHIHATA,
Registration No. 04395,
FALKLAND, B. C.

Dear Sir:

Re: Pol. No. 686018-Sun Life

As requested in your letter of October 16th we wish to advise that we have paid the net premium of \$106.71 due October 1st under your above mentioned policy. This amount has been charged to your account with the Custodian. For your information we are enclosing a copy of our letter of today's date to the Insurance Company.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

6366.

April 1st, 1949.

Mr. Jiro NISHIHATA,
Registration No. 04395,
c/o Mr. H. King,
Westvold, B. C.

Dear Sir:

Personal goods now in Custodian storage include:

- 1 framed photo
- 1 package pictures
- 1 ornament of man on horse

listed in the name of J. Nishihata.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 15th day of May, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, photographs and other articles, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th day of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/P.
Encl.

6366

17th May, 1949.

Mr. Jiro NISHIHATA,
Regn. No. 04395,
c/o Mr. H. King,
Westwold, B.C.

Dear Sir:

We wrote to you on the 1st April regarding personal property presently in Custodian storage which appears to belong to you, but to date we have not received a reply to our letter.

The Custodian has extended the date for receiving requests from those who have not written for their goods, and this letter is to advise you that you now have until the 31st May next to make known your desire regarding disposition of same.

In the event that you do not wish the goods shipped to you, it is the intention of the Custodian to dispose of same at his discretion. If you desire to have them however, they will be shipped without cost to you.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA



HOME OIL DISTRIBUTORS LIMITED
555 BURNARD ST.
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	JAN 20 1943
File No.	5224
Ans.	<i>[Signature]</i>
Referred	<i>Gibson</i>

ent

January 19th, 1943.

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

re: JIRO NISHIHATA

Dear Sirs:

The Narrows Service Station, situated at St. Denis and Main Streets, North Vancouver, which we hold under lease from Jiro Nishihata, was damaged by fire on January 16th, 1943.

Our Insurance Agents have in their possession policy in the amount of \$1,500.00 covering the above premises, with loss payable to the Custodian of Alien Property. We will forward the policy to you in due course. In this connection, we have a claim in the amount of \$239.97, being the unpaid balance owing to us by Mr. Nishihata under a Conditional Sale Agreement for equipment at the Station.

Yours very truly,

HOME OIL DISTRIBUTORS LIMITED,

[Signature]
H. W. Hamilton,
Comptroller.

AA*ES

THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

P. O. Box 2468, NORTH VANCOUVER, B. C.

PHONES:
NORTH 1100 CLERK
NORTH 500 TREASURER AND COLLECTOR
NORTH 611 ASSESSOR
NORTH 1102 SUPERINTENDENT OF WORKS
NORTH 512 RELIEF OFFICE



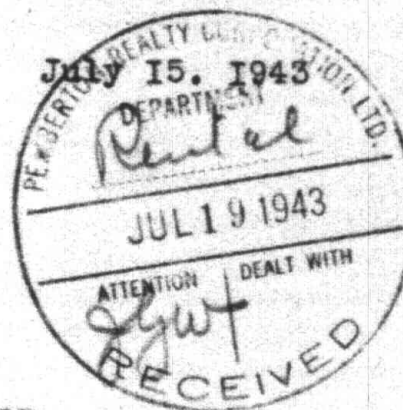
OFFICE OF THE
DISTRICT MUNICIPAL HALL
4TH ST. W. AND CHESTERFIELD AVE.

North 1103.

NORTH VANCOUVER, B.C.

Building Department.

Pemberton Realty Co. Ltd.,
418 Howe Street.
Vancouver B.C.



Dear Sir:

Attention Mr. Walker.

We pleased to advise you that we have inspected to day the ground situated at the corner of St. Denis and Railway St. LynnMour, (where the Home Gas Station was destroyed by Fire) and find same cleaned up to the satisfaction of this department.

Yours truly,

Building Inspector.

DAP/L.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 3, 1943.

EVACUATION SECTION	
Rec'd	JUN 4 1943
File No.	
Ans.	<i>Bur</i>
Referred	<i>Nelson</i>

sent to Cramer

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

Re: Jiro Nishihata; File No. 6366.

Dear Sirs:

We have your letter of May 19. The Home Oil Company are having the barbecue stand removed. They sold it for \$150.00 - at least that is our understanding.

We will endeavour to make a sale at \$1,500.00 whenever we can. The writer spoke to Mr. Spain, suggesting that he endeavour to sell the damaged equipment for whatever he can get as the Home Oil Company in their letter advised that it was of no value.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

J. G. Walker
Manager - Rental Department.

JGW:MM

Cramer

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

May 18, 1943.

EVACUATION SECTION	
Rec'd.	
File No.	
Ans.	<i>SM</i>
Referred	<i>Milson</i>

aut

Department of the Secretary of State,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. Milson.

Dear Sirs:

Re: Nishihata; File No. 6366.

Regarding the gas station equipment at the Narrows Service Station, we are in receipt of the following letter from Home Oil Distributors Limited:

"Re our recent conversation in connection with equipment on this property. Our maintenance men have examined what equipment is left here and find that it has been so badly burned and injured by fire that it is of no value except for scrap.

"Unless I receive word from you to the contrary, we will be removing both the bar-b-que and the garage building in the near future. There is a private party who has agreed to buy the bar-b-que building, and we have decided that we might as well remove the garage building for what salvage we can get out of it."

We would judge from this that steps should be taken to clear up the charred wreckage and sell off the other material for whatever we can get as scrap. Otherwise, it would likely be stolen, as protection cannot be given to it very well, under the circumstances.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

J. G. Walker
Manager - Rental Department.

JGV:MM

CITY REAL ESTATE

APPRAISALS

PROPERTY MANAGEMENT

MORTGAGES

FARM LANDS

Name of Claimant

WISHIHATA, Jiro

Case 172 (includes 171)

Custodian File

6366

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% 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		
1000.00	50.00 12.50				743	582.10				582.10 62.50
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			
95	23.75								23.75	
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			
275.00	174.75	52.32	46.5%	169.23	78.69					
TOTAL RECOMMENDATION										799.36

Name of Claimant **WISHIMATA, Jiro**Case **171 - WITHDRAWN**Custodian File **6366**

See 172

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% 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		
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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
<u>MISCELLANEOUS CHATELS</u>										
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			
TOTAL RECOMMENDATION										.00

October 20th, 1950.

Mr. Jiro NISHINATA,
R. R. #3,
Vernon, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 172

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$217.26.

Cheque in your favour is enclosed for \$162.95
and we have paid the Co-Operative Committee .. \$ 54.31
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

October 20th, 1950.

Mr. Jiro NISHINATA,
R. R. #3,
Vernon, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 171

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$582.10.

Cheque in your favour is enclosed for \$525.43
and we have paid the Co-Operative Committee .. \$ 56.67
for legal fees as authorized by you.

Yours truly,

FCS/jc
1 encl.

F.G. Shears
Director

Vernon, B. C.
Feb. 24/48.
V.L.A. Deal

DEFENCE BRIEF

Jiro NISHIHATA

File No. 6366

Case No. 172 ✓

REAL PROPERTY CLAIM

1. Real Property Claim

\$2,500.00 ✓

Appraised at

\$757.00

Sold for

\$743.00

Witness: McKay, appraiser ✓

Exhibit 1. Real Estate statement Transcript 4 & 5.

Exhibit 2. Farm Appraisal

Transcript 11. Appraiser states: Soil light, doubtful whether a person could make a living on it without outside employment.

By MacLennan: Claimant had a job besides.

PERSONAL PROPERTY CLAIM

1. Chattel Claim

\$514.23

- (a) Goods valued by claimant
@ \$393.18

Sold by auction \$174.75

Witnesses: Thompson)

Trapp Motors Ltd.)

Ross) Auctioneers

Carlson - attended sale. ✓

Wills - attended sale. ✓

- (b) Goods valued by claimant
@ \$121.05 left under the custody,
control or management of someone
other than the Custodian, appointed
by the owner of the property.

Witness: A. Anhorn

Exhibit 4 Chattel list Transcript 8 & 9. ✓

2. Motor Car Claim

\$300.00

Appraised at

\$75.00

Sold for

\$95.00

Witness: Cruise, appraiser ✓

Exhibit 3 Vehicle statement Transcript
6 & 7.

RWN/ma

File No.
6366

ANALYSIS OF
CLAIM

February 4, 1948

REAL PROPERTY SECTION
PERSONAL PROPERTY SECTION

FORM 1

Jiro NISHIHATA,
Reg. No. 04395

REAL PROPERTY:

S.W. Corner St. Denis and Main Street,
known as
Lots 14, 15 and 16, Block 26, D.L. 204,
Plan 1340,
North Vancouver, B.C.

Catalogue No. 426

Jiro NISHIHATA makes claim re this property
as follows, - (gross)

Land	-	\$5800.00	
Buildings	-	2700.00	\$8500.00

Sale price of land(gross)	-	\$1000.00	
" " Buildings		Nil	

as there were no buildings of
Nishihata's on the land at date
of sale.

Appraisal - Land - \$700.00
(North Van. Realty)

Tenders - Land -

(a) Jack Loutet & Co. for Client	\$1000.00	
(b) A.G. Layzell	500.00	
(c) Lorne Lim & Choy Toy	1000.00	
(d) Davidson & Wells	1000.00	
Acceptance of tender (c)		1000.00

Building destroyed by fire Jan 16/43
insurance recovered.

Deduction by Claimant	2411.58	
apparently made up as follows:-		
Sales statement of Land	911.58	
From Fire loss on Building & Equipment	1500.00	2411.58

Net amount as per Claim
Form 1 - Cat. 426

6088.42

Plus - Garage equipment Claim
Total as per Claim -

1650.00

\$ 7738.42

NOTE:

The Land - Jap. Valuation -
" " sold for -

5800.00

1000.00

The improvements thereon were
Filling Station and Living quarters
belonging to Jiro NISHIHATA- jap.valuation-
The Barbecue building and garage building
were the property of the Home Oil Distributors
Ltd., and could not therefore, be made a part
of his claim.

2700.00

According to Loss report No. 12 the coverage
against Fire was "\$1500.00 on building, includ-
ing Gasoline pumps, compressor, frescoes, and
plate glass". There was a fire on January 16/43
and the full amount of \$1500.00 was recovered
from Insurance for credit of Jiro NISHIHATA.

File 6366

ANALYSIS OF CLAIM
continued

Jap Valuation in claim on
Garage equipment -

\$1650.00

Therefore
Total Jap. valuation for
Building and equipment
in which he had an interest -

\$4350.00

When destroyed by fire he received credit
for the full amount for which it
was insured, namely -

1500.00

Recap. of Real property and personal property as Claim Form 1-
Joint figures

Jap. valuation Land -	\$5800.00
" " Buildings-	2700.00
" " Garage Equip.	1650.00
Total	<u>10150.00</u>

Sale price of Land Gross \$1000.00
Building & equipment less (re-
covered) by fire - full
insurance -

1500.00

\$2500.00

DEFENCE BRIEF

JIRO NISHIHATA

File No. 6366

Case No. 171

REAL PROPERTY CLAIM

1. Real Property Claim

\$ 5,800.00

Appraised at

\$700.00

Sold for

\$ 1,000.00

Witnesses - Copping, appraiser
Charles C. Shepherd, Supt. Service
Stations, Home Oil.

Exhibits - 1. Statement of Real Estate
Transcript 9
2. Lease - Home Oil Transcript 5 & 6

Transcript 6 & 7 - Tax notice 1942

Exhibits: 3. Valuation by Copping of North
Vancouver Realty Ltd. Transcript 7.

Exhibits: 4. Letter from claimant to Home Oil
Transcript 7, 8 & 9.

Transcript 8 re Home Oil reply to Exhibit 4
dated Feb. 11/48. Shepherd to be
called, by direction of Commissioner

Pure question of value.

RWN/ms

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Vernon, B. C.,
February 23rd, 1948.

IN THE MATTER OF THE CLAIM OF
JIRO NISHIMATA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

J.A. MacLENNAN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T. P. MORRISON, Esq.,

Official Reporter.

MR. MacLENNAN: There are four claims here, I think, and I am asking leave to withdraw two of them.

They are numbered 36 to 39 on the list, my lord.

THE COMMISSIONER: Yes. Which are you withdrawing?

MR. MacLENNAN: I would ask if I might have from the Custodian's file claims 1, 2, 3 and 4. My lord, dealing with claim No. 3 — this would be No. 36, I believe on the list dealing with the claim in connection with real estate, Block 8, Section 11.

10 THE COMMISSIONER: Have you the claim, Mr. Secretary?

MR. MacLENNAN: I think it is claim 36, form No. 3. It is marked at the top, "Form No. 3". I am sorry, but for some reason the claims numbered 3 and 4 are not in our possession now. They went astray and that is why I ask for the Custodian's.

THE COMMISSIONER: There is no number on this. This is a claim for --?

MR. MacLENNAN: \$3500.00.

THE COMMISSIONER: \$3500.00. The property sold at
20 \$1850.00, the claim therefore is for \$1650.00.

MR. MacLENNAN: Yes, my lord, relating to Block 8, Section 11, Roll 5948.

THE COMMISSIONER: Yes, that would be it.

MR. MacLENNAN: I would ask leave to withdraw that claim because that was a private sale made by the claimant before he was evacuated.

THE COMMISSIONER: Very well. Claim No. 36 is withdrawn. That will be shown, Mr. Secretary, as withdrawn on your records.

30 MR. MacLENNAN: My lord, claim No. 4, which I think is

Case No. 39 on the list, is a claim for \$5031.83 for accounts receivable and good-will, and I would ask that that be withdrawn as not within the terms of reference.

THE COMMISSIONER: Will you treat No. 39 on the list in the same way, Mr. Secretary? We will not record them as on this list at all.

MR. MacLENNAN: Now, my lord, I would like to deal with Case No. 36 on the list.

THE COMMISSIONER: What is our next number, Mr. Secretary?

10 THE SECRETARY: No. 172, my lord.

MR. MacLENNAN: My lord, I would ask leave to amend.

THE COMMISSIONER: Both 38 and 39 on the list are withdrawn.

MR. MacLENNAN: With your Lordship's permission, I would ask to amend this claim which is a claim as it stands for \$10,150.00 made up of \$5800.00 for land and \$2700.00 for the building and \$1650.00 for goodwill. I would ask your Lordship to delete the claim for the buildings and to delete the claim for the goodwill.

20 THE COMMISSIONER: It shows here as garage equipment, \$1650.00.

MR. MacLENNAN: I see, my lord. Then that is what he meant. I thought he had them combined, goodwill and garage equipment. There is no claim, however. The particular premises in question burned down, that is why we are not asking for a claim. Insurance was paid and there is no claim in connection with the garage equipment.

Discussion.
J. Nishihata,
In Chief.

THE COMMISSIONER: There is a claim only for \$5800.00
for the land.

MR. MacLENNAN: Yes, on which the claimant received a
thousand dollars. The Custodian's credit for a
thousand dollars leaves the net claim at \$4800.00.

JIRO NISHIHATA, the claimant herein,
being first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. MacLENNAN:

10 Q Mr. Nishihata, do you speak a little English?

A A little bit.

Q You instructed counsel in this case to prepare a
memorandum in connection with your claim?

A Yes.

Q Would you look at that (producing)? Is that accord-
ing to your instructions?

A To who?

Q To Mr. Leckie?

A: Yes.

Q You asked Mr. Leckie to make out your claim?

20 A Yes.

Q As a result of your instructions he made this out?

A Quite right.

Q Would you sign that in acknowledgment of the fact
that this is the claim according to your instructions?

A Yes.

MR. MacLENNAN: I tender that, my lord, as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q You verify that, do you, Mr. Nishihata, as the
instructions you gave, and it is true to the best
30 of your knowledge, information and belief? It is

5
J. Nishihata,
In Chief.

true as far as you can tell?

A Yes.

THE COMMISSIONER: Are you examining on the contents of the claim at all?

MR. MacLENNAN: Yes, very briefly, my lord.

Q Mr. Nishihata, at the time you bought this property -- by the way, when did you buy it?

A 1925, I think.

Q And what did you pay for it?

10 A \$3000.00.

Q Did you have a lease on it with the Home Oil Distributors?

A: Yes.

Q For ten years from the 1st of February, 1929?

A That is right.

Q That is the lease (producing)? A: Yes.

Q For ten years at \$70.00 a month?

A Yes.

MR. MacLENNAN: I tender that, my lord, as Exhibit 2.

(LEASE MARKED EXHIBIT NO. 2).

20 Q Now that expired in 1939. Did you rent to the Home Oil after that? A: What is that again?

Q That lease ran out in 1939? A: Yes.

Q Did you let the Home Oil carry on with it?

A Yes.

Q At how much rent? A: It come down to, I think, \$50.00.

Q \$50.00 a month.

THE COMMISSIONER: Let me understand this. It was land
30 owned by the claimant, Nishihata, and leased to

6
J. Nishihata,
In Chief.

the Home Oil for a service station, is that it?

MR. MacLENNAN: That is correct, my lord. There was a
gas pump on it and a barbecue stand.

THE COMMISSIONER: He did not operate the gas station.

MR. MacLENNAN: No, my lord.

Q You didn't live on the premises at all?

A No. Just once in a while, I did.

Q Did you live there?

A Yes, I did before the lease.

10 Q Before the lease, but not since the lease?

A No.

Q And at the time of the evacuation, was it leased or
rented? At Yes.

Q To the Home Oil? At Yes.

Q At the same rate, \$50.00 a month?

A No.

Q How much? At \$40.00.

Q \$40.00 a month. The garage equipment there belonged
to the Home Oil, didn't it?

20 A Well they take it out of -- he take it off from my
money to the Custodian so I paid it and I think it
is mine.

Q Is that a tax notice for 1942, relating to your
property? At Yes.

MR. MacLENNAN: I will file that, my lord, as Exhibit 3.

THE COMMISSIONER: Supposing you read it into the record.

All you are seeking to establish is the assessed
value?

MR. MacLENNAN: Yes. This is a tax notice for 1942 for

30 Lot 14, \$600.00 on land, improvements, \$1250.00.

J. Nishihata,
In Chief
Cross-Exam.

total \$1850.00. I won't bother with the improvements since they burned down and we are not concerned with them. So the land is \$600.00, Lot 15, land \$700.00; Lot 16, land \$100.00; making a total of \$1400.00.

10

My lord, I would like to tender as Exhibit 3 the valuation of the Custodian's agent, the North Vancouver Realty Limited, valuating the site at \$700.00. It is under date of November 5th, 1943, in which appears this paragraph, "A short distance from the Second Harrows, all traffic to and from Vancouver and the North Shore must pass this intersection, and it is an admirable location for a gas station and lunch counter".

THE COMMISSIONER: The value?

MR. MacLENNAN: "I value the site at \$700.00." Your witness, Mr. Hunter.

(VALUATION MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Would you state your defense, Mr. Hunter? Is it fair market value?

20 MR. HUNTER: Yes, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is this a copy of a letter you wrote to Mr. C.C. Shepherd of the Home Oil?

A Yes.

30

MR. MacLENNAN: My lord, I object to a letter like this being presented to the witness and being tendered as evidence. This witness wrote a letter to a firm asking for a report on the property and this is a report which we haven't had an opportunity to

J. Nishihata,
Cross-Exam.

examine. He is not our valuator. He would not be called by us and if my friend wants to have him, we want to cross-examine him.

THE COMMISSIONER: Is this a valuation by the Home Oil?

MR. HUNTER: By Charles C. Shepherd, superintendent of service stations, Home Oil.

THE COMMISSIONER: I think you will have to call him personally. He certainly ought to be subject to cross-examination.

10 MR. HUNTER: Of course he will have to be called, my lord.

THE COMMISSIONER: Yes. Well on what basis do you submit that this document is admissible in evidence?

MR. HUNTER: On the grounds that this is a letter written by the claimant to him, and the reply to the claimant, and it is the claimant's own letter.

THE COMMISSIONER: The claimant's letter undoubtedly would be admissible but it is another question if the reply would be.

MR. HUNTER: It is very obvious why the claimant hasn't put in the reply. We are quite willing to let it stand over, if you wish.

20 THE COMMISSIONER: I think you better. After all, you will have to prove what Shepherd thinks is the value, and he ought to be made available for cross-examination by claimant's counsel.

MR. HUNTER: Yes. This is an unusual situation, where the prime witness of the claimant is going to become our prime witness.

Q Have you identified that letter as your own?

30 A Yes.

J. Nishihata,
Cross-Exam.

THE COMMISSIONER: His own letter is admissible. It is open to question, Mr. MacLennan, whether you should face the music now or later.

MR. HUNTER: Of course this man isn't our witness, and we would love to have him in the witness box to find out on what he bases his valuation.

THE COMMISSIONER: I quite agree that any valuation he has made should be subject to cross-examination. In other words, you ought not to be bound by it.

10 MR. HUNTER: I will put the letter of the claimant in merely to show he did write to Mr. Shepherd.

THE COMMISSIONER: What is the date of it?

MR. HUNTER: February 9th, 1948.

(LETTER MARKED EXHIBIT NO. 4).

MR. HUNTER: I fail to see why my friend puts in my appraisal and then --

THE COMMISSIONER: Well, in your case it is on the understanding that they are to be established, too. I thought that was made clear.

20 MR. MACLENNAN: Of course isn't it a little different, too, my lord. We are putting it in as an appraisal of a man he sets up as an evaluator.

THE COMMISSIONER: Yes. If your appraisals were put in by your friend, Mr. Hunter, and he was proposing to prove value by them, that would be a rather different question. I think if it were suggested to him that he should be bound by those appraisals, he would be very loathe to put them in.

MR. HUNTER: I never thought he was doing that, my lord,
30 but perhaps he has been doing it. It is a pure

J. Nishihata, ^{MR}
Discussed on.

question of value, my lord.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Harrobin
"T.P. HARRONEN"
Official Reporter.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

10

Vernon, B. C.,

February 24th, 1948.

IN THE MATTER OF THE CLAIM OF
JIRO NISHIMATA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

J.A. MacLENNAN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

G. HAMILTON, Esq.,

Official Reporter.

30

Discussion.

THE COMMISSIONER: You are going on with the other Nishihata claim.

MR. MacLENNAN: Yes, my lord.

THE COMMISSIONER: This second Nishihata claim will be 172.

MR. MacLENNAN: 172, my lord, Nishihata, Jiro.

I wish to apply for leave to amend the claim by reducing the land claim of \$4500.00 to \$2500.00.

THE COMMISSIONER: Have you got the claim form there, Mr. Secretary?

(Handed to Commissioner).

THE COMMISSIONER: It is shown as \$3746.00. 3946.00 ✓

MR. MacLENNAN: That includes chattels, my lord. The present claim for land alone is \$4500.00 of which a credit has been given of \$753.75. ✓

THE COMMISSIONER: Wait a minute. I think we are getting confused or the list is wrong. The first claim was for \$1400.00 for land -- \$4800.00.

MR. MacLENNAN: \$4800.00, yes, my lord. That is a different property. That is the claim we just finished. This is another claim form, form No. 2, I think it is marked, in which the land concerned is in the Municipality of Surrey, Block "A".

THE COMMISSIONER: Yes, I see it now, that is right, and you want to reduce it to \$2500.00.

MR. MacLENNAN: From \$4500.00 to \$2500.00, and a credit from the Custodian of \$743.00, leaving a net claim for the land --

THE COMMISSIONER: Is that \$743.00 the gross figure?

MR. MacLENNAN: Yes, my lord, leaving \$1,757.00.

THE COMMISSIONER: Yes.

MR. MacLENNAN: And, my lord, I would like to amend the chattel claim on the back of that form, furniture, tools and miscellaneous, instead of \$855.45, the sum of \$514.23, and to delete the claim for the bond valued at \$1000.00.

THE COMMISSIONER: And the interest?

MR. MacLENNAN: And the interest, delete that, too, my lord. Delete travelling expenses on evacuation,
10 \$105.00.

THE COMMISSIONER: That makes the total claim \$614.23.

MR. MacLENNAN: That is right, my lord.

THE COMMISSIONER: Now about the credit, is that correct, \$693.32?

MR. MacLENNAN: My lord, there were credits given for the chattels, \$174.75, and \$95.00 for the car, a total credit of \$269.75.

THE COMMISSIONER: That is in lieu of the \$693.00 figure?

MR. MacLENNAN: That is correct, my lord.

20

JIRO NISHIHATA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. MacLENNAN:

Q Mr. Nishihata, you speak a little bit of English?

A Yes.

Q You instructed Mr. Lockie to prepare your claim form in this connection?

A Yes.

Q And he prepared that on your instructions?

A Yes.

30 Q Would you sign that in acknowledgment? Look that

J. Nishihata,
In Chief.

over.

THE COMMISSIONER: Is this the real property claim?

MR. MacLENNAN: That is the real property claim, my lord.

Q Mr. Nishihata, you verify that as being prepared according to your instructions and the contents of that are true to the best of your knowledge, information and belief?

A Yes.

Q Mr. Nishihata, you bought this real estate for \$1350.00 on the 20th of January, 1942?

A Yes.

Q And you added \$475.00 worth of improvements to it before evacuation? A: Yes.

Q Now there is a woodshed valued by the Farm Appraisal Board at \$50.00. You point out in your form that it cost you \$300.00 to build, is that so?

A Yes.

Q And how long had that been up?

A How long what?

Q And that had been up five or six months before you left?

THE COMMISSIONER: Q: When did you build it?

A Right after I bought that property.

MR. MacLENNAN:

Q And you say in your claim that at the time you bought it and paid \$1350.00 for it, the man who sold it to you told you it would be a good buy at \$2500. or \$2600.?

A: Yes.

Q Well now, why should he sell you a property for \$1350.00 that is worth more?

A What is that again?

J. Nishihata,
In Chief.

Q Why should he sell you a property for \$1350.00 that is worth \$2500.00? Was he a friend of yours?

THE COMMISSIONER: Perhaps you had better put the question through the interpreter to make sure he understands it.

(Question Interpreted).

THE INTERPRETER: A: He told me that as a cash purchase he could purchase it for \$1350.00 but it was worth about \$2,500.00.

10 MR. MacLENNAN: Q: All right. You also had a 1930 Ford sedan? A: Yes.

Q And you gave instructions to Mr. Leckie about that?

A Yes.

Q Are those the instructions? Would you sign that in verification of it?

A Yes, (Witness complies).

THE COMMISSIONER: Just before you leave the real property claim, is this a property that was sold by the Soldier Settlement Board?

20 MR. MacLENNAN: Yes, my lord.

MR. HUNTER: My lord, I have a copy of the appraisal form. Have you filed the real property?

MR. MacLENNAN: The real property statement is Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. MacLENNAN: Exhibit 2 is the farm appraisal report.

(REPORT MARKED EXHIBIT NO. 2).

Q This statement which you have signed, Mr. Nishihata, is true to the best of your information, knowledge and belief? A: Yes.

30 MR. MacLENNAN: I file that, my lord, as Exhibit 3.

6
J. Nishihata,
In Chief.

MR. HINTER: That is the vehicle statement.

MR. MacLENNAN: That is the vehicle statement.

(STATEMENT MARKED EXHIBIT NO. 3).

Q Mr. Nishihata, you are claiming \$300.00 for that Ford car? A: Yes.

Q It was a 1930 Ford sedan? In your statement which you have just filed, you say that in February, 1942, you were offered \$250.00 for it?

A Yes.

12 Q By whom? Do you know the man?

A I don't know the man.

Q There was a garage man at New Westminster?

A Yes, somewhere in there, somewhere on Columbia Street.

Q And you turned it down? A: What is that?

Q You didn't take that?

A I didn't take that.

Q You thought the car was worth more?

A What's he say?

(Question Interpreted).

20 A Yes, I thought it was worth a little more.

THE COMMISSIONER: In relation to the car, have you the R.C.M. P. report on this car?

MR. HINTER: I am just looking for it, my lord; it isn't on the file.

THE COMMISSIONER: I see.. All right.

MR. MacLENNAN: Q: Mr. Nishihata, on your furniture and chattel claim, you are claiming \$514.23?

A Yes.

Q In accordance with this list which I am showing you?

30 A Yes.

Q You prepared that list?

A: Yes.

MR. MacLENNAN: I tender that, my lord.

MR. HUNTER: That has some of our notes in it. I wonder if you have a copy.

MR. MacLENNAN: I seem not to have a copy in the file.

THE COMMISSIONER: Have you any information, Mr. Hunter, as to the price at which the land was sold?

MR. HUNTER: Yes, I can tell you that right away.

\$743.00, my lord, land and buildings, that is.

10 THE COMMISSIONER: Land and buildings.

MR. MacLENNAN: I have now located my copy, my lord, of that list. Mark that Exhibit 4.

(LIST MARKED EXHIBIT NO. 4).

MR. HUNTER: My lord, my friend has a copy of the R.C.M.P. report and I suggest that he file that.

THE COMMISSIONER: All I am interested in is the mileage on the car.

MR. MacLENNAN: 53,617.

THE COMMISSIONER: Does counsel want the document in
20 apart from that information?

MR. HUNTER: No, my lord. Perhaps my friend knows whether that was the first time around or the second time?

MR. MacLENNAN: I don't know whether the police were using it either.

THE COMMISSIONER: Counsel are very skeptical this morning.

MR. MacLENNAN: There is one other item; there were five tires on the car.

Q Mr. Nishihata, you put a valuation for a cash
30 register and a Spartan radio on your claim form,

J. Nishihata,
In Chief,
Discussion.

Exhibit --

As Yes.

Q --Which is higher than you declared on your J.P.
declaration?

As Yes, higher.

Q Why is that?
under estimate it.

As Well, I think I

Q Did you sign the J.P. declaration?

A What?

Q Did you sign the J.P. declaration yourself?

A No.

10 Q It was your wife that signed it?

A No, my wife signed it.

Q You think she under estimated the value of those two
articles?

As Yes.

MR. MACLENNAN: Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real
property was sold for its fair market value.
It is further submitted that the personal property
was sold for its fair market value, and that the
vehicle was sold for its fair market value.

20 THE COMMISSIONER: No lost goods here?

MR. HUNTER: Apparently not, my lord. I can't see any
offhand.

Apparently for goods totalling in the claim
\$514.25, we received \$174.75.

THE COMMISSIONER: Have you an appraisal in this instance
or the form that the Custodian has been working
on?

MR. HUNTER: I have the analysis but it doesn't serve
any useful purpose, my lord. It says, "This claim
cannot be related to the inventory in the ordinary

way. Furniture and effects belonging to sister, T. Tamura, were also left in the house. Mr. Nishikata leased his farm and personal property to Mr. Arthur Ashorn before evacuation. Copy of agreement on claim file. They corresponded with each other after evacuation, agreed on the prices of goods purchased by the lessee."

THE COMMISSIONER: I see.

10 MR. HUNTER: And so on, and so on. There is quite a long story behind it. We are not disputing these goods weren't here and weren't purchased by the tenant; we are merely saying the prices they are claiming for them are exorbitant.

THE COMMISSIONER: I see.

MR. HUNTER: Or in the alternative, that we sold them for their fair market value.

20 For your information, just to go over some of the items that will be seen from the inventory sheet: for instance, the very first item, the cash register for which they claim \$75.00, we sold for \$45.00. Other items, kitchen range and sandblast burner, which is another large item, \$25.00, we sold for \$10.00. The toilet, for which they claim \$61.18, we sold for \$27.50. Another large item is this radio for which they claim \$40.00; we sold it for \$20.00. The others are smaller items, generally speaking.

30 THE COMMISSIONER: But these personal chattels were sold by the Custodian at auction, were they; it wasn't a case of a privately negotiated sale to the tenant?

J. Hishigata,
Discussion.
Cross-Exam.

MR. HUNTER: No, my lord. The auction sheets are here and can be filed, if required. I don't think they are of much use unless you want them.

THE COMMISSIONER: I don't want them unless Mr. MacLennan wishes them to be filed.

MR. MACLENNAN: No, my lord.

MR. HUNTER: As far as the vehicle was concerned, my lord, it was appraised at \$75.00 and sold for \$95.00. It was sold on the 19th of August, 1942.

10 The land was sold, as your Lordship will be aware, as of the 1st of January, 1943, being a V.L.A. deal. The assessed value of this bit of real estate, my lord, for 1943, according to our records, is land, \$400.00, and improvements, \$800.00, a total of \$1200.00; and I see here for 1942 it was identically the same.

THE COMMISSIONER: Land, \$400.00.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: And \$800.00 for improvements.

20 MR. HUNTER: Yes, my lord. I don't know that that has much significance -- apparently those buildings were built in '42; that assessment may have been the same in '41, for all I know. It takes them a long time to catch up on some of those places.

CROSS-EXAMINATION BY MR. HUNTER:

Q What buildings were on there when you purchased the property?

A: Where?

Q On the farm?

A: On the farm?

30 Q (Question Interpreted).

J. Nishihata,
Cross-Exam.

A Well, I built a house and barn and garage.

Q Yes. So they were all there with the exception of that shed for which you claim you paid \$300.00, that is right, isn't it? A: Yes.

MR. HUNTER: I refer your Lordship to page 3 of the Farm Appraisal Report. While he says the house can be made into a pretty fair building, he points out the soil is very light.

THE COMMISSIONER: Light. I noticed that.

10 MR. HUNTER: And that it is doubtful whether a person could make a living on it without outside employment. However, the appraiser will be there later to amplify his report, Mr. McKay. There are no questions, my lord; it is just a straight question of value, my lord.

THE COMMISSIONER: All right. Have you any re-examination?

MR. MacLENNAN: I would like to ask this witness one question.

20 Q Mr. Nishihata, at the time of evacuation, were you living on this farm that we have described?

A Yes.

Q Were you living off the proceeds of the farm or did you have another job? A: I had a job besides.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Cordon Hambleton
"C. HAMBLETON"
Official Reporter.