

7041

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: NOBUHARA, Zenshiro,HOME ADDRESS: 122 Glow Rd., R.R. 3, New Westminster, B.C.REGISTRATION NUMBER 126 79 SEX: Male AGE: 57OCCUPATION: Strawberry Grower

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

EMPLOYER: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: HaniADDRESS OF WIFE OR HUSBAND: 122 Glow Rd., R.R. 3, New Westminster, B.C.NAMES OF ANY LIVING CHILDREN: Sakae (F) Ken (M) Fumiko (F)ADDRESS OF CHILDREN: Now at Hastings ParkAGE OF CHILDREN: 10, 5, 10 months.

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

1. LOCATION AND DESCRIPTION: Sec. 15, Blk. A 5th W1, Map 5148.
15 acres. New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Four roomed house, shingle roof,
two stories. One shed.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$23.25 1941 Paid at Cloverdale, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Mr. R. Currie.
No. Unknown, Glow Rd., R.R. 3, New Westminster, B. C.

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

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: ~~Two acre lot on main highway in town of New Westminster.~~
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: ~~Strawberries.~~ 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:—
3 tables, 1 chair, 2 benches, 1 kitchen stove & pipe, 3 heaters,
4 double beds complete with spring & mattress, 1 chest of drawers,
Kitchen utensils. All left at house, Clow Rd., R.R. No. 3 - New Westminster,
B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

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) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$1,000.00 Sun Life Ass. Co., Vancouver, B. C.
Policy No. unknown. Beneficiary Wife.
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 30th day of April 1942.

(Signature) Zindera, Notulara

M. Wright

Witness

FOR DEPARTMENTAL USE

7041

INFORMATION FROM R.C.M.P.

Our File No. 7041

Full Name NOBUHARA, Zenshiro
(Surname in Block Letters)

RETURNED TO JAPAN Date August 19/43
S.S. GENERAL MEIGS
17th JUNE, 1946

Registration No. 12679 Male - Female (check) Age Act 22nd 1923

Former Address Claw Lake, R.R. No. 3 - West Kildonan, B.C.

Date Evacuated 8/9/42 Naturalized - Canadian-Born - National (check)

Present Address Bay Farms, Sloan, B.C.

Married - Single (check)

Name of Wife (^{nee} AKAGI) Kane #12680

Name of Husband

Name of Mother former name Irie Nobunara, Kakugoro Name of Father Kakugoro (decd)

Names of Children under 16 Sakae (F) 14/2/32
Ken (M) 20/10/37 Fumiko (F) 6/6/41

Requested by Violet Scott Registered with Custodian (Yes or No)

Additional Information Strawberry Grower

704/12679

N^o 281

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at: Glenn City, S.D.

Date: May 17th, 1946

The Government of Canada acknowledges that YOSHIDA, Toshiko
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Registration Grant.

NOT NEGOTIABLE

Custodian Free Balance \$54.87

Robert L. L.
for Comptroller of the Treasury

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
October 16, 1946.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ **NIL**

Dear Sir:

Re: NOBUHARO, Zenshiro. No. ⁷⁰⁴¹12679

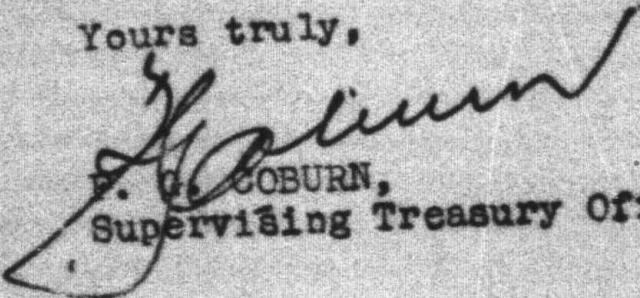
Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 554.87

Draft Issued- - - - - \$ 554.87

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


P. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: SURREY.

Date: August 13, 1942.

NAME: NOBUHARA (Okane) Mrs. Zenshiro REGISTRATION NO. 12680.

ADDRESS: 122 Clow Rd., New Westminster, B.C.

PROPERTY:

ACREAGE: 13.62 5 acres cleared, rest bush.

KIND OF CROPS: Straws. Blk. Curr. Fr. Trees.

APPROXIMATE ACREAGE OF EACH: 1. (P) sm. amount (young) 16 mixed. (young)

HOUSE: 1½ Storeys. VACANT: Yes. OCCUPIED

DESCRIPTION Frame, shingled. ROOF: Shingle.

SIZE: 26 x 36. NO. OF ROOMS 4?

CONDITION: Fairly good.

OTHER BUILDINGS: Sm. woodshed. tool shed. bathhouse.

NAME OF LESSEE OR RENTOR: W.R. Currie, 1852 Hjorth Rd., New Westminster, B.C.

TERMS:

WATER: Well. ON: OFF:

LIGHT: No. ON: OFF:

REMARKS: See Mr. Anderson regarding terms & chattels, also details of condition of house inside.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Signed:

J. Morrison
H. Kofas

INVENTORY OF CHATTELS BELONGING TO

NOBUHARA, Zenshiro # 12679.
122 Clow Rd. R.R. 3 New Westminster B.C.

IN HOUSE UPSTAIRS

- 1 Bed complete and mattress. vv
- 1 Chest cont. few Jap tools and files. *junk*
- 2 Heaters. vv
- 1 Oil lamp.
- 3 Sm. cupboards. vv
- 1 Grass rake.
- 1 Lge. Jap saw. vv
- 2 Window screens. vv
- 1 Blackboard.
- 1 Ctn. of dishes. *poor*
- 1 Ctn. of old clothes. *WC*
- 2 Straw trunk of clothes.
- ✓ Few tools. ?
- ✓ 3 New cars.
- 1 Bundle of shingles. (Tenant wishes to use.) *used*

MA IN FLOOR

- 1 Old range. *new*
- 1 Heater. *new*
- 1 Table (old) *new*
- 1 Bed complete and mattress. vv
- 1 Kit. cabinet H.M. vv
- Linoleum on kitchen floor. vv

Mrs. Siemens, present tenant,
declares that someone has been
taking wood off the property,
but as yet they have been unable
to catch them.

STORE SHED

- Sm. qu. of tools. *poor*
- ✓ 1 Cross cut saw.
- 1 Bedstead. vv
- Qu. of pickers trays. vv
- Qu. of shakes. vv
- Sm. qu. of wire netting. vv
- 2 Jap tubs. vv

I have the use of the chattels listed above and will be re-
sponsible for their safekeeping.

Witness. *R. M. Anderson*
OFFICE OF THE CUSTODIA N.

Signed. *Mrs. J. Siemens*
April 16/43.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY:

Date: May 30/42

NAME: NOBUHARA, Zenshiro

REGISTRATION NO. 12679

ADDRESS: 122 Clow Rd., R.R.#3, New West'r.

PROPERTY: Farm

ACREAGE: 15

KIND OF CROPS: straws

APPROXIMATE ACREAGE OF EACH: $\frac{3}{4}$

HOUSE: frame VACANT: x

OCCUPIED

DESCRIPTION 1 $\frac{1}{2}$ storey unfinished

ROOF: shingle

SIZE: 25 x 36

NO. OF ROOMS 4

CONDITION: Fair

OTHER BUILDINGS: shake shack 12 x 16 F.

NAME OF LESSEE OR RENTOR: Wm. R. Currie

TERMS: share of crop

WATER: none ON: OFF:

LIGHT: none ON: OFF:

REMARKS: doors & windows locked

INVENTORY OF CHATTELS LEFT ON PROPERTY

- 1 Box clothes
- 2 straw baskets
- 1 box dishes
- bdle. gard. tools
- 1 peevie
- 1 mattock
- 3 mattress
- 1 tool chest of tools
- 1 trunk
- 2 camp stove
- 1 heater
- 1 bed complete
- 1 range

Signed: _____

Office of the Custodian, April 18, 1942.

This Agreement made this day being seventeenth day of April, A. D. Nineteen Hundred and Forty-Two, between ZENSHIRO NOBUHARA (Farmer) herein known as the party of the First Part and WILLIAM R. CURRIE (Farmer) of Surrey Municipality, herein known as the party of the Second Part.

WITNESSETH: The Party of the First Part does hereby lease and demise the property described as being fifteen (15) acres on Section 15, Block A, Blk. 5 N. R. W. 1, Map 5148 for the term of two years from date below herein stated for the year ending December 31st, 1942, the proceeds of crop to be divided one to the party of the First Part taking one quarter and the party of the Second Part three quarters. ? 1942 Taxes

It is further agreed by the party of the First Part to leave all berry trays, boxes and crates now on the premises, as well as house furniture, tools or anything which is now on the premises, the same to be held in trust and delivered upon request to the party of the First Part. The party of the Second Part agrees to do all labour and harvest the aforesaid crop to the best of his ability.

It is further agreed that for the second year 1943 the party of the Second Part shall have the full use of the farm buildings, etc., for the payment of the taxes on aforesaid property, the same to be paid in to the Municipal Office at Cloverdale, B. C.

The party of the Second Part agrees to do all cultivating and caring for the berries and keep the farm and buildings in a good state of repair unless destroyed by forest fire, war conditions or other acts of God.

SIGNED this eighteenth day
of April, 1942

"Zenshiro Nobuhara"
Of the First Part

"William R. Currie"
Of the Second Part

"C. S. Bell"
Witness

"C. H. Tulman"
A Commissioner for taking
Affidavits within the
Province of British Columbia

7041

7th January, 1946.

Mr. Zenshiro NOBUHARA,
Registration No. 12679,
Bay Farns,
Slocan, B.C.

Dear Sir:

We enclose herewith Sun Life Assurance Company cheque in
the amount of \$273.00, in full settlement of all claims under
your policy No. 691,056.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE - MONTREAL

COPY

Office of the Custodian.

EVACUATION SECTION	
Rec'd	JAN 4 1946
File No.	704
Ans.	
Referred	<i>[Signature]</i>

January 3, 1946

Mr. Emile Robichaux,
Bay View,
Quebec, P. Q.

Dear Mr. Robichaux:

Re: Policy No. 691,036

Thank you very much for sending in the completed discharge of policy. We are to-day forwarding our cheque for \$272.00 to the Office of the Custodian here. This cheque is made payable to you and is the full settlement of all claims under this policy.

You may expect to hear from the Custodian's Office promptly.

Yours faithfully,



BRANCH SECRETARY.

CC: [illegible]
[illegible]



TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF
NEW WESTMINSTER, B. C.



October 18th, 1945.

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Attention: Mr. Iverson.

EVACUATION SECTION	
Rec'd	OCT 19 1945
File No.	
Ans.	<i>[Signature]</i>
Referred	

Dear Sirs:

We are enclosing herewith our cheque
for \$19.80 to cover the enclosed appraisals with
our commission deducted as follows:

<i>File 4929</i>	Fukagami Estate	\$7.00	
	Less 10% Comm.	<u>.70</u>	\$6.30
<i>File 7041</i>	Nobakara Estate	\$15.00	
	Less 10% Comm.	<u>1.50</u>	13.50
			<u>\$19.80</u> ✓

We trust you will find this in order,
and remain,

Yours very truly,

TRAPP MOTORS LIMITED,
per

[Signature: H. F. Kidd]

/kk
Encl. 3

SALES - SERVICE - SATISFACTION

All that the term implies.

INVENTORY OF CHATTELS BELONGING TO

NOBUHARA, Zenshiro #12679
122 Clow Road, R.R.3, New Westminster,
B.C.

IN HOUSE UPSTAIRS

1 Bed complete and mattress
1 Chest containing few Jap tools and files
2 Heaters
1 Oil lamp
3 Small cupboards
1 Grass rake
1 Large Jap saw
2 Window screens
1 Blackboard
1 Carton of dishes
1 Carton of old clothes
2 Straw trunk of clothes
Few tools
3 New oars
1 Bundle of shingles (Tenant wishes to use).

MAIN FLOOR

1 Old range
1 Heater
1 Table (old)
1 Bed complete and mattress
1 Kitchen cabinet H.M.
Linoleum on kitchen floor

Mrs. Siemens, present tenant,
declares that someone has been
taking wood off the property, but
as yet they have been unable to
catch them.

STORE SHED

Small quantity of tools
1 Cross cut saw
1 Bed stead
Quantity of picker's trays
Quantity of shakes
Small quantity of wire netting
2 Jap tubs

I have the use of the chattels listed above and will be
responsible for their safekeeping.

Witness: "R. M. Anderson"

Signed "Mrs. Isaac Siemens"
April 16/43

OFFICE OF THE CUSTODIAN.

File No. 7041

October 20th, 1945.

RE: Mr. Zenshire NOBUHARA

In accordance with instructions received from the Custodian's office, Vancouver, B.C., we have appraised and sold to Mr. I. Siemens, Clow Road, Surrey, B.C., the following goods at the price indicated below:

1 Heater	
1 Empty tool box	
2 Pairs of oars	\$15.00

Less appraisal fee of 10%	1.50
	<u>\$13.50</u>

I certify that the foregoing is a true and fair appraisal.

RAPP MOTORS, LTD

SIGNED

WITNESS:

SUBMITTED TO THE RURAL ADVISORY COMMITTEE

Nov. 20/1945

File No. 7041

October 20th, 1945.

RE: Mr. Zenshiro NOBUHARA

In accordance with instructions received from the Custodian's office, Vancouver, B.C., we have appraised and sold to Mr. I. Siemens, Clow Road, Surrey, B.C., the following goods at the price indicated below:

1 Heater	
1 Empty tool box	
2 Pairs of ears	\$15.00

Less appraisal fee of 10%	<u>1.50</u>
	<u>\$13.50</u>

I certify that the foregoing is a true and fair appraisal.

TRAPP MOTORS, LTD.

SIGNED

WITNESS:

SUBMITTED TO THE RURAL ADVISORY COMMITTEE Nov 20, 1945.

7041

December 22, 1944.

Royal Columbian Hospital,
New Westminster, B. C.

Dear Sirs:

Re: \$275.00 - Zenshiro NOBOHARA.#12679

Enclosed herewith is our cheque No. 3931/
4189 for \$275.00.

This represents settlement in full of
your claim against the above-named person.

Please acknowledge receipt.

Yours very truly,


Enclosure

A. McAlister,
Claims Department.

7041

August 17th, 1944

Mr. M. L. Brown,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

re: Zenshiro NOBUHARA
Reg. No. 12679

Replying to yours of the 14th instant regarding the above. We appreciate the report of your Slocan Supervisor and as requested therein we are enclosing a copy of the Royal Columbian Hospital claim. The total balance owing as shown on this statement amounts to \$328.30, but as mentioned in our previous letter of the 7th ultimo, the Hospital is prepared to accept a settlement of \$275.00.

We are arranging to pay the claim of \$24.21 lodged by M. Hishiguchi Co. Ltd.

Yours truly,

A. McAlister,
Claims Department.

AMC:ND

Encl.

White
also Hokenata House to John
OFFER TO LEASE JAPANESE PROPERTY.

File No. _____

Place Vancouver

Date March 1943

Custodian of Enemy Property,
Vancouver, B.C.

Re: Y. NISHIRO NOBUTARU Property.

DA Sect 15 BCR 51 R/W

122 Clow Rd R.R. 3 North
I hereby offer to lease the above described property

on the following basis:

Term: From March 1943 to December 1943

Cash Rental: \$ 7.00 per month to be paid as follows: _____

Lease to include all land and buildings, - except: _____

Other special conditions (if any): _____

The following taxes will be payable by me:

Land & School Taxes:	Irrigation Taxes:
Dyking or Drainage Taxes:	Tolls:
Domestic Water Rates:	

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the above terms be approved.

Full Name: Isaac Simpson

Address: R.R. 3, Westminster
B.C., Canada

Field Supervisor,
Soldier Settlement of Canada.

7041

October 22, 1942.

Mr. Zenshiro NOBUHARA,
Registration No. 12679,
Slocan Extension, B. C.

Dear Sir:

Reference your claim for \$290.63
against Hatsutaro Nakamura, lodged through our
representative at Hastings Park the 21st September,
1942. We have communicated with Nakamura and he
informs us that he does not owe you any money.

Under the circumstances we cannot
do any thing further to assist you. If you wish to
communicate with Nakamura direct his address is:-

Hatsutaro Nakamura,
c/o William Valgardson Farm,
Taber, Alta.

Yours truly,

A. McAlister,
Claims Department.


AMCA:ND

REAL PROPERTY SUMMARY

JAPANESE NAME: Zenshiro NOBUHARA Reg. No. 12679 File No. 7041.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/3P. First Offer.

PROPERTY ADDRESS: 122 Clow Road, R.R. 3, New Westminster, B. C.

LEGAL DESCRIPTION: Lot "A" of Section 15, Block 5 North, Range 1 West, Map 5148,
Municipality of Surrey, D. N. W.

TITLE: Registered in the name of Zenshiro NOBUHARA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24326, dated July 16th, 1942.

ASSESSED VALUE: Land - \$500.00
Improvements - \$400.00 - \$900.00. Taxes - \$23.25.

CLASSIFICATION: Small Berry Farm, Dwelling and shed.
The Custodian's representative reported May 30th, 1942, that this property had an area of 15 acres, planted to the following crops:
 $\frac{1}{4}$ acre strawberries.
One Assessment sheet calls for 13.62 acres only.
1 - $1\frac{1}{2}$ storey 4 room unfinished dwelling, 1 shake shack 12' x 16'.

HISTORY OF ADMINISTRATION: Zenshiro NOBUHARA on 17th April, 1942, made an agreement with William R. Currie, covering a 2 year term, from 18th April, 1942. Consideration - The first year the proceeds of the 1942 crop to be divided between the parties: one-quarter to Lessor and three-quarters to Lessee. For the second year the Lessee to pay taxes on property - same to be paid into the Municipal Hall at Cloverdale, B.C.
One-quarter gross returns from the 1942 crop netted \$86.83, which was placed to the credit of Zenshiro NOBUHARA'S account.

The foregoing agreement was replaced by Lease No. 304, given by the Custodian on 5th March, 1943, to Isaac Siemens for 10 months from 1st March, 1943 to 31st December, 1943. Consideration - \$70.00, payable \$7.00 monthly on the first day of every month. Buildings included, space reserved for storing chattels.

Lease handed to The Director, The Veterans' Land Act, 2nd August, 1943.

SOLD: To The Director, The Veterans' Land Act for \$806.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

1943.

Page 2.

File No. 7041.

Funds released to the credit of Zenshiro NOBUHARA as at April 17th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$788.00 from said transaction.

In view of the rents up to July 31st, 1943, having been collected by the Custodian, a cheque for \$35.00, covering same, was issued to The Director, The Veterans' Land Act on November 17th, 1943.

Certificate of Title No. 168999-E in the name of The Director, The Veterans' Land Act.

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

April 3rd, 1946.


D. A. CRAMER.

DAC:JS

File No. 7041

January 12th, 1944.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackenzie

Re: Zenshiro NOBUHARA

This file is in order as to chattels as these were all left on the property at 111 Clow Road and the lessee, Mr. William R. Currie, acknowledges caring for the chattels which he found on the place and inventoried in letters dated September 25th 1942, ^{on} December 5th 1942, and February 9th 1943, Mr. Currie sent to the above several articles for which he had written.

Mr. Currie vacated this property towards the end of 1942 and the new tenant, Mrs. Isaac Siemens, signed the inventory on April 14th 1943 of the effects found on the property and acknowledged responsibility and safekeeping of these chattels.

RBM/HMS

RBM

LIABILITY SUMMARY

File No. 7041.

Zenshiro NOBUHARA - Reg. No. 12679.

The above named Japanese declared on his JP Form, signed 30th April, 1942, that he had no Personal or Trade Debt.

However, a claim was lodged by The Royal Columbian Hospital in July 1942 for \$338.20 and on August 15th, 1942, M. Nishiguchi Ltd., lodged a claim for \$24.21 for merchandise bought before evacuation. Both of these claims were acknowledged to be correct by Zenshiro NOBUHARA.

On July 5th, 1944, The Royal Columbian Hospital agreed to accept \$275.00 in full payment of their account, so a cheque for that amount was issued to the Hospital, December 20th, 1944, and on the same date, a cheque was issued to M. Nishiguchi Co. Ltd., for \$24.21.

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

April 3rd, 1946.


D. A. CRAMER.

DAC:JS

STATEMENT OF ASSETS

Custodian's Office

British Columbia Security Commission.

File No.: 7041

Name: NOBUHARA, Zenshiro

Reg. No. 12679

Address: Slocan, B.C.

Special Enquiry:

Credit with Custodian: \$ 855.58

Credit in Bank: Nil

Life Insurance: Am Life Ins Beneficiary wife

Real Property: Sold to N. L. A.

Nil proceeds of sale \$ 803.00

Negotiable Assets: Nil

Net Revenue

Remarks:

Claims: Royal Columbian Hospital \$ 328.30
N. Nishiguchi Co - \$ 24.21

Compiled by:

Date: July 22/44

Carter

Farm Appraisal Report

#57

File No. J.L. 57A

Land Description Lot "A" of Sec. 15, Blk. 5N., Rge. 1W., Map 5148, N.W.D.
Containing 13.62 acs. AcresOwner's Name Zenshiro NOBUHARAPost Office Address R.R. No. 3, New WestminsterNearest Rail Point Port MannDistance 1 1/2 mls.Market Town New WestminsterDistance 6 1/2 mls.Church (give denomination) Missionary near. Other denominations Distance
reasonable distance. Distance 1 1/2 mls.Nearest School Hjorth Rd.Distance 1 1/2 mls.State how property was identified: Tenant picking. Map, roads.Roads: State whether property has access to main road, the kind of road and its condition.
On fair narrow rd 1/2 mile from Hjorth Rd.Is this district a good one? Agriculturally no. With outside work one can make a
workman's living and use farm as subsistence home.Employment opportunity Good. Industrial, New Westminster.Predominating Nationality and religion: British. Protestant.Describe Fencing and its condition: None

Value \$

Water supply: Excellent never failing well 7' deep.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE <u>1 1/2</u> st. <u>24x28x13</u>		<u>fr</u>	<u>9' eave</u>	<u>shgl</u>	<u>6</u>	<u>wood</u>	<u>fair</u>	<u>390.00</u>
<u>attached verandah and</u>		<u>6x10x8 room.</u>						
<u>There is also a 7' cellar beneath on top of ground with thin cracked</u>								
<u>BARN up concrete floor. Low grade sheeting shingled all over on</u>								
	<u>X</u>							
BARN	<u>X</u>							
Tool shed <u>12x18x6'6"</u>		<u>shake, spl. Ced</u>	<u>6' eave</u>	<u>6</u>	<u>wood</u>	<u>good</u>	<u>10.00</u>	
GRANARY	<u>X</u>							
<u>There is also an old</u>		<u>6x16 wood-shed and a 6x8 bath house</u>					<u>of no value.</u>	
	<u>X</u>							
	<u>X</u>							
	<u>X</u>							

No lights.

Total present day value \$ 400.00\$ 350.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes

If not what is your approximate estimate of cost to make it

habitable? Good pole rafters, worm eaten sheeting but generally pretty good.Describe the basement and chimneys: Wood walled 7' basement full size, conc. floor
finished - cracked up. All on top of ground. Brick to ground
No. rooms downstairs? 4 Upstairs? 1 How finished Shiplap inside.Are buildings painted? No Condition of paintDistance from nearest bush 90'

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.4	Level	12" cl. loam	clay	Berries, beans fair.	50.00	20.00
	Clay hardpan	3"				
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
11.22	Level	as above	as above	Bush Some good cordwood throughout	150.00 30.00	336.60
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$456.60

Total added by buildings to value of farm \$350.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 15.00

Total value of farm \$821.60

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

Continuously occupied. Fairly well tilled. Land fair fertility I would judge but only fair.

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

Poultry and small fruit.

Noxious weeds: Canadian Thistles.

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

Surrey \$23.25

Date: July 14, 1942.

Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 13th day of July 1942.

Inspector's Signature

"R. L. RAMSAY"

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

Farm Appraisal Report

Remarks: Farm is none too well located being at travelled end of a mediocre road. The soil is a little heavier than average around here and the bush has some good cordwood in it. The clearing is on the heavy side. House is only building worth considering and is fairly well built and comparatively new. The siding used under shingles is cull stuff and rafters are good straight poles, and roof is well braced. There is an excellent well on the place with the reputation of never going dry. The place is rented to a neighbouring farmer Mr. Currie for shares. He gets $\frac{1}{2}$ of straw crop.

There are $1\frac{1}{2}$ acs. strawberries on place.

(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

15 mixed fruit trees 5 yrs. old, not too good shape \$ 15.00

\$

\$

\$

\$

\$

\$

\$

\$

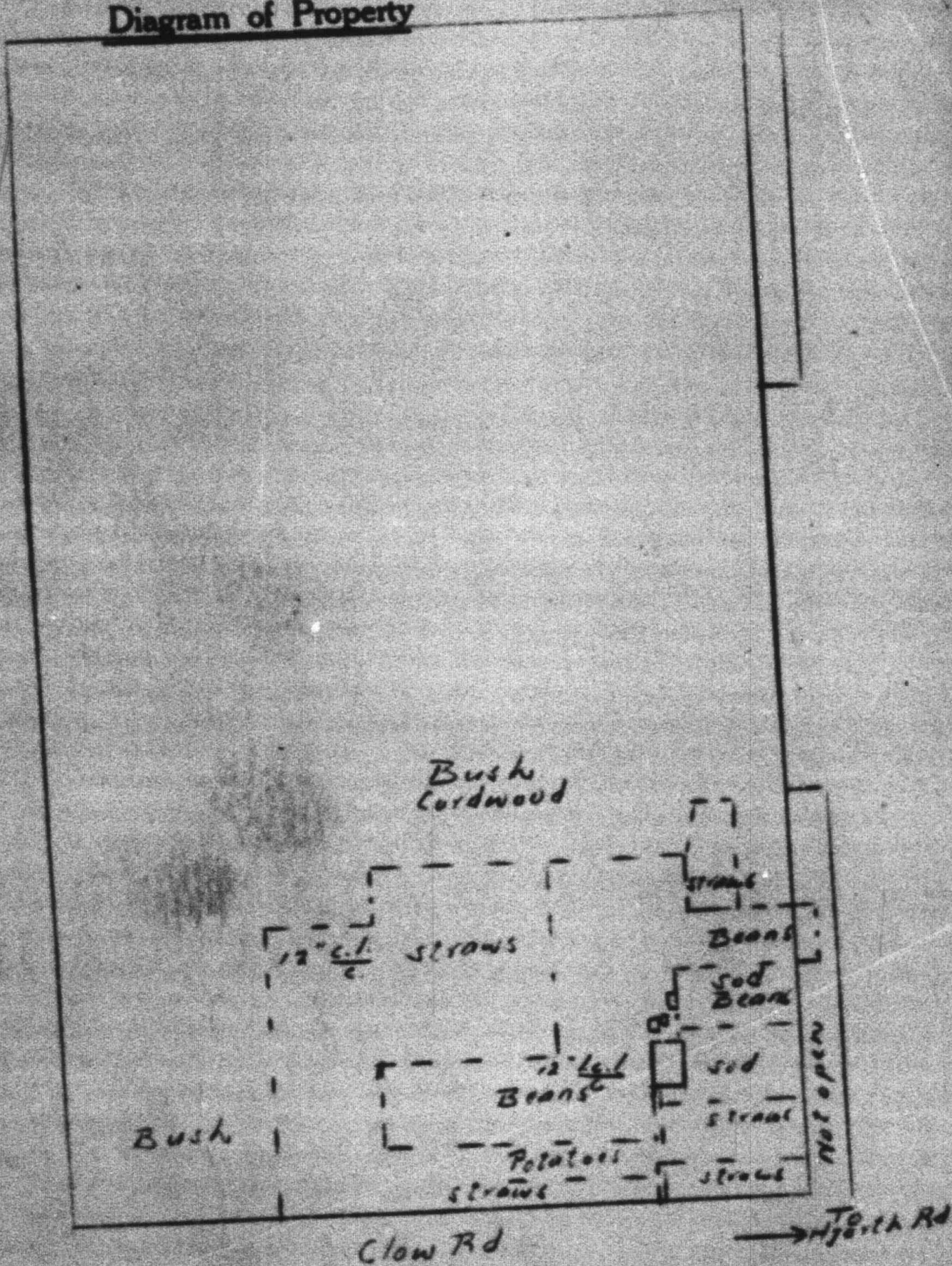
Total \$

Amount fruit trees add to value of farm \$ 15.00

Zenshiro NOBUH. 7KA

LOT A of Sec 15
Blk 5 N. Rge 1 N
Map 6148, NW.D

Diagram of Property



2 chains 100 ft

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

value is \$ 800

Date 23rd July, 1942.

(SIGNED) I. T. Barnett
District Superintendent.

This Indenture,

made in duplicate the Tenth day of April in the year of our Lord one thousand nine hundred and forty-two.

In Pursuance of the "Short Forms of Leases Act"

Between

ZENSHIRO NOBUHARA, Farmer, of 122 Clow Road, in the Municipality of Surrey, Province of British Columbia.

Insert full Name,
Street Address and
Occupation of each
Party.

hereinafter called the "lessor" of the FIRST PART; and

PATRICK A. O'HARA, Building Contractor, of 1525 Old Yale Road, in the Municipality and Province aforesaid.

hereinafter called the "lessee" of the SECOND PART;

WITNESSETH, that the said lessor doth demise unto the said lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Surrey in the Province of British Columbia, more particularly known and described as follows:—

"Block "A", of Section Fifteen (15), Block Five (5) North, Range One (1) West, Map Fifty-One Hundred Forty-Eight (5148), in the District of New Westminster, and being on the East side of Clow Road."

From the Eighth day of April
one thousand nine hundred and forty-two for the term of Twelve months
thence ensuing.

YIELDING therefor during the said term the rent of

dollars (\$)
of lawful money of Canada, payable on the following days and times, that is to say:

(1942 taxes being approximately \$23.25).

AND the Lessee is to receive proceeds from the sale of any or all crops:
Possession to the Lessee to be determined and given on evacuation date:

THAT the said lessee covenants with the said lessor to pay rent; AND to pay rates for water, electric
light, gas and telephone. *no further*

AND to repair; ~~AND to keep up fences~~; AND not to cut down timber;

AND the said lessor may enter and view state of repair, ~~AND that the said lessee will repair
according to notice~~

THAT the said lessee will not use premises as a shop.

AND will not assign without leave. And will not sub-let without leave.

AND that he will leave premises in *same* ~~good~~ repair.

AND that he will not carry on any business that shall be deemed a nuisance on the premises.

PROVISO for re-entry by the said lessor on non-payment of rent, or non-performance of covenants.

PROVISO for re-entry on seizure or forfeiture of the said term.

THE said lessor covenants with the said lessee for quiet enjoyment.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the lessee or if the lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term granted be burned down, or damaged by fire, or tempest, so as to render the same unfit for the purpose of the lessee then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the lessor have been rebuilt or made fit for the purpose of the lessee.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the said lessee shall hold over after the expiration of the term hereby granted and the lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the said parties hereto have hereunder set their Hands and Seals.

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness

Street Address

City or Town

Occupation of Witness

X 2-12
X P.O.H.