

10195-

REAL ESTATE

NEW WESTMINSTER

FILE NO. 10195

OFFICE OF THE CUSTODIAN JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: NISHI Sennosuke
HOME ADDRESS: 828 Royal Ave., New Westminster, B. C.
REGISTRATION NUMBER 08366 SEX: male AGE: 60
OCCUPATION: retired

(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: Shizu

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: ---none

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: 828 Royal Ave., New Westminster, B. C.
1 city lot: description not here.

2. BUILDINGS AND OTHER IMPROVEMENTS: 10 roomed 2 storeyed wooden
frame house 1 chicken house

3. INSURANCE (Give particulars; state where policies are) Fred Cunningham Agent,
New Westminster. \$3000.00

4. TAXES (Amount and where payable) \$60.00 1941 paid to Corp. City New Westm.

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

6. OCCUPANCY AND LEASES (If vacant so state) Rented to: Mr. Blair, of Blair
Iron Works, New Westminster, B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Gone to Bridge River with baggage.

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: see page 1

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

In house; at 828 Royal Ave., New Westminster, B.C.
to be (1 dining room set, piano and stool, oak table, sofa, parlor chair,
rented (heater, coal bucket, sewing machine, todana, kitchen stove, kettle, chair.
stored-47 dressers, 1 gramophone, 4 box kimonos, electric warmer, stand lamp & shade
in side(alochoal stove, heater, coat cabinet, smoking table, tool box, smoke stand.
rooms
In basement:~~Exhause~~ baby carriage and wagaon, 10 gallon crock.

(Also stored in basement: property belonging to: Nakamura, Yamagishi,
Akada, and Toki.

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:

see page 1

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 28th day of May 1942.

E. P. Williams

Witness

(Signature)

On behalf of Mr. S. Michi

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE August 26, 1943.

Our File No. 10195

Full Name NISHI, Sennosuke
(Surname in Block Letters)

Registration No. 08366

☒ Male - Female
(Check)

Age February 14, 1882.

Former Address 828 Royal Avenue, New Westminster, B. C.

Date Evacuated May 28, 1942.

☒ Naturalized - Canadian-Born - National
(Check)

Present Address (1) Bridge River, B.C.
(June 1942, to Sept. 28/45)

(2) Ashcroft, B.C.
(R.C.M.P. Apr. 22/47, & Aug. 21/47).

☒ Married - Single
(Check)

Name of Wife Shizu (Reg. No. 08299) Dec'd.

Name of Husband -----

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 -----

Requested by C. Girard

Registered with Custodian Yes
(Yes or No)

Additional Information Retired. Owner of house and lot at above address.

Boat-Reg. No. 141,713.

Wife, Shizu NISHI, died Nov. 16/43, at Bridge R.

REAL PROPERTY SUMMARY

File 10195

JAPANESE NAME: Sennosuke NISHI - - Reg. No. 08366.

CATALOGUE NO: 690.

PROPERTY ADDRESS: 828 Royal Avenue, New Westminster, B. C.

LEGAL DESCRIPTION: The Northerly half of Lot 8 of Block 28, Map 2620 being all that part having the full frontage of said lot on Royal Avenue by half the depth of said Lot and adjoining Lots 7 and 9, City of New Westminster.

TITLE: In the name of Sennosuke NISHI.

ENCUMBRANCE: Vesting 26042 - 14th July 1943.

ASSESSED VALUE: 1943 -
Land \$765.00
Improvements 1100.00 Total \$1865.00 Taxes \$53.55.

CLASSIFICATION: Urban dwelling.

HISTORY OF ADMINISTRATION: F.W. Cunningham of New Westminster advised the Custodian on the 5th September 1942 that he had collected rents to the amount of \$30.00 from this property and that he held a balance of \$7.50. He was requested on September 9th to forward this balance to the Custodian. The above amount was forwarded with his rental statement received by us on September 16, 1942.
The property was rented to James A. Blair as from the 15th June 1942 and the ledger shows that rentals from the 15th June 1942 to the 15th January 1944 at \$15.00 per month and thereafter to the 15th August 1944 at \$20.00 per month, the total rental received from him being \$425.00.

SOLD: To James A. Blair of New Westminster for \$1350.00 as at June 28th, 1944. Sale approved by the Advisory Committee on the 15th June 1944.

FUNDS: Released to the credit of Sennosuke NISHI, sale price \$1350.00, plus rentals \$425.00, total \$1775.00; less Certificate of Encumbrance \$1.00 commission on rentals \$25.50, sundries \$39.80, insurance \$21.00, taxes \$53.55, advertising \$4.00, valuation \$5.00, registration fee \$9.45, commission on sale \$67.50, closing adjustments \$41.28, repairs \$24.07, total \$292.15. Net amount released \$1482.85.

TITLE: C. of T. 175698-E in the name of James A. Blair was issued and receipt of same acknowledged by him on the 28th September 1944.

OLD C. OF T. NO. 61940-E: In possession of Sennosuke NISHI.

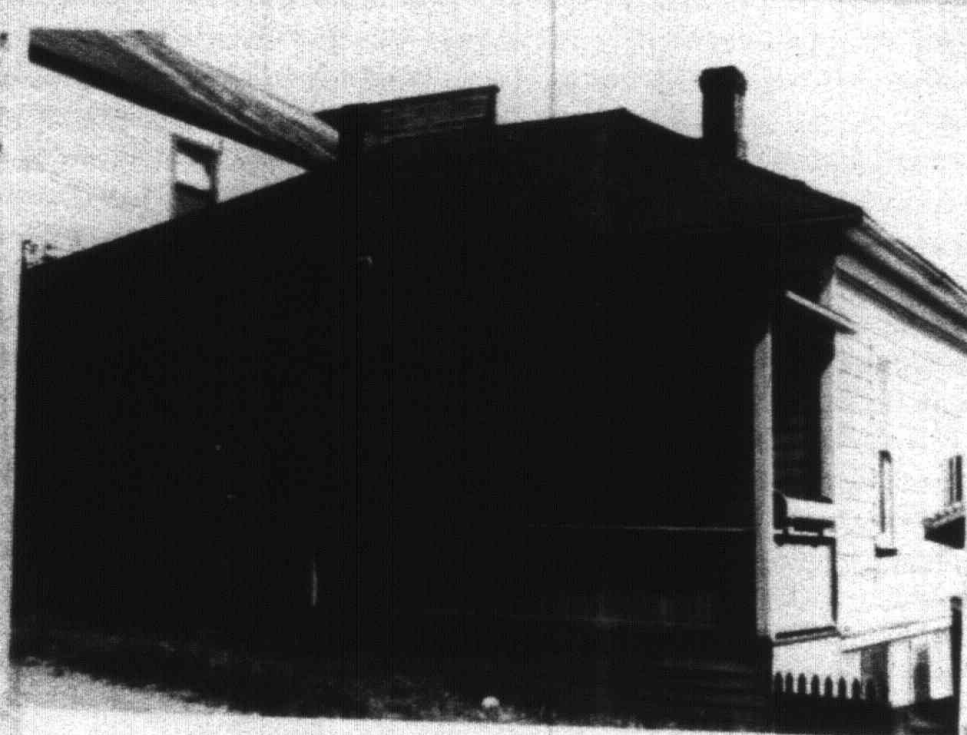
The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED August 20th, 1946.

IN:NL

Jan K. [Signature]

NISHI, Sennosuke
828 Royal Ave. New Westminster, B. C.
Evac. File 10195



Picture Taken June 4, 1943.

LIABILITY SUMMARY

File 10195

Re: Sampei NISHI

Reg. No. 08366.

The only claim filed against the above was one by the Vancouver General Hospital on the 21st April 1943 of \$39.30, which was confirmed by Mr. NISHI on the 21st May 1943 and paid by the Custodian on the 26th May 1943.

W. J. [Signature]
This summary is certified
to be in accordance with
the information on file.

DATED August 20th, 1946.

WJH:EL

[Signature]

File No. 10195

August 21, 1947.

PERSONAL PROPERTY SUMMARY

Re: (Mr.) Sennosuke NISHI
Registration No. 08366

Sennosuke Nishi is an invalid, in fact, mention is made on file to him being physically and mentally incapacitated.

His wife, Shizu NISHI, Registration No. 08299, File No. 10196, died on November 16, 1943.

Arthur Nishiguchi, who has corresponded with this Office regarding Mr. Nishi's affairs, was a brother of Mrs. Nishi and is a brother-in-law of Sennosuke Nishi. Mr. Nishiguchi's file No. is 10197.

CHATELS: Mr. Nishi declared leaving his effects in the house at 828 Royal Avenue, New Westminster, B.C., some of which were to be rented, some stored in side rooms and some stored in basement. He also stated in his JP Form that property of Nakamura, Yamagishi, Akada and Toki were stored in the basement of his property.
Disposition of the above effects will be found in the Chattel Summary and Schedule on this file.

SPECIFIED ARTICLES: Mr. Nishi did not declare, in his JP Form dated May 28, 1942, having any specified articles, but our records show he owned two vessels.
Disposition of said vessels will be found in the Specified Articles Summary on this file.

ACCOUNTS RECEIVABLE: Mr. Nishi did not declare any Accounts Receivable and none appear on file.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, ARE FOUND ON THIS FILE.

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

W. J. Shenton
.....
Administration Department.

WJJ/HMS

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 18, 1944
Name: NISHI, Sennosuke Reg. No. 08366 File: 10195
Boat File No.: JFVDC 157
Name of Vessel: "Shizu" 27.43 Tons, 50'x13'x6' (1920) Nippon Hatsudoki
Lic. or Reg. No.: Vancouver 141,713 50-60 HP (1935)
Naval No.: V.050-C
Owner's Valuation: \$5,600.00
JFVDC Valuation: None
Custodian Valuation: None
Date of Sale: March 20, 1942
Purchaser: Philip Paskin & Percival Lansdell
Signature on Sales Papers: No copy
Selling Price: \$3,200.00
Paid to JFVDC ~~on extinction~~: 3,200.00
Supervision Costs: 37.00
Balance due Owner: 3,163.00
Paid to: S. Nishi on July 31, 1942
Location of Boat at Sale: New Westminster
Claims Against Canadian Govt.:
Claim #86 (Inventory) P.W. Paskin & P.R. Lansdell - \$100.85 (Paid)

Additional Information:

Pm

File No. 10195

August 21, 1947.

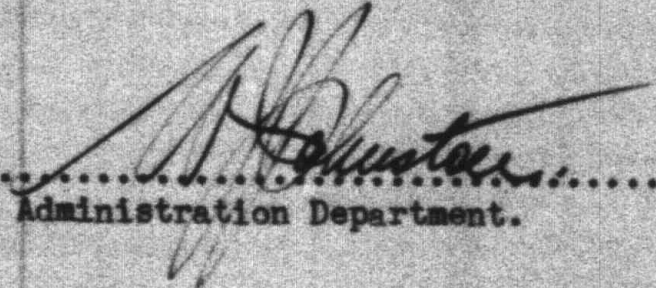
SPECIFIED ARTICLES SUMMARY

Re: (Mr.) Sennosuke NISHI
Registration No. 08366

Mr. Nishi did not declare owning any boats in his JP Form dated May 28, 1942, but the following information appears on file:

- (1) Sennosuke NISHI owned a vessel called "Shizu" and was valued by him at \$5,600.00. Said boat was sold to Philip Pasking and Percival Lansdell on March 20, 1942, for \$3,200.00, less supervision costs amounting to \$37.00. \$3,163.00 was paid direct to Sennosuke NISHI on July 31, 1942.
- (2) Sennosuke NISHI also owned a vessel called "Sea Gull" and was valued by him at \$800.00. Said boat was sold to Nelson Bros. Fisheries Limited on April 7, 1942, for \$450.00, less supervision costs amounting to \$7.00. \$443.00 was paid to Y. Nakada on April 9, 1942, (no reason is given for payment to Nakada instead of Nishi).

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


.....
Administration Department.

WJJ/HMS

October 4, 1946.

CHATTEL SUMMARY

FILE: 10195

Re: NISHI, Sennosuke
Reg. No. 95483 09346

The declarants J.P. form dated May 28, 1942 is not signed by him (against "Signature", appears, "on behalf of Mr. S. Nishi") Mr. Nishi was evacuated on May 28, 1942. The J.P. form lists certain household furniture and possessions left at 828 Royal Ave., New Westminster which are shown in detail on the Chattel Schedule and it would appear that Sennosuke NISHI made arrangements with the tenant J.A. Blair of Blair Iron Works to care for his chattels. (Coulthard and Sutherlands letter June 13, 1942) Some of these were apparently rented to the tenant. In addition to the declarants own effects a quantity of chattels belonging to other Japanese were left in the basement of the house.

On April 18, 1944 the Blair Iron Works advised the Custodian that they had offered to purchase from Mr. Nishi thru his brother-in-law, Arthur NISHIGUCHI certain pieces of furniture and that his offer had been accepted. These items are shown on the chattel schedule, in addition certain other items, shown on the schedule, were shipped by Mr. Blair to Sennosuke NISHI at Bridge River. The Custodian made no objections to these transactions.

On November 6, 1944 J.A. Blair advised the Custodian that he had sold, ~~Singer~~ Sewing machine belonging Mr. NISHI, for \$20.00 and had remitted the money to him.

Prior to our auction at Surrey of November 22, 1944 the remaining effects left in care of the Blair Iron Works were removed and sold at public auction on November 22, 1944, the net proceeds realized \$104.28 being credited to Sennosuke NISHI as per sales sheets on file. 71046

Certain items shown on the chattel schedule as "missing" may however have been shipped by Blair Iron Works subsequent to the shipment of which Mr. Blair advised us on April 8, 1944.

Relative to the effects stored in the basement of 323 Royal Ave., these were not under the care of Mr. Blair and they were removed by the Custodian to our New Westminster auction rooms and sold at public auction of April 21 and May 17, 1944.

No proper identification of these goods was possible as they were unmarked, a few items were identified by correspondence with Mr. NISHI as his property and the sales proceeds credited to his account. A number of other items sold on April 21, 1944 and identified by Mr. NISHI have been left at his credit in accordance with his written request *dated June 13, 1944.*

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

WJI/JH

W.J. Iverson

[Handwritten signature]

CHATEL SUMMARY

File 10195

Re: Sennosuke NISHI - Reg. No. 08366

August 16th, 1946.

DECLARED

May 28/42

INVENTORIED

May 24/42
by S. Nishi

SOLD

OTHER DISPOSITION

In house at 828
Royal Ave., New West.

TO BE RENTED:

1 Dining-room set	Table, 2 cabinets (See Blair Iron works inventory) page 3 6 Chairs	cupboard 21/4/44 cupboard 22/11/44 Table - missing.	6 Dining-room chairs pur- chased by Blair Iron Works.
Piano & stool	Piano & stool		Shipped by Blair Iron Works.
Oak table	Oak table		See round table on Blair Iron Works inventory
Sofa	Sofa		Not found
8 parlor chairs	8 parlor chairs	1 leatherette 22/11/44 chair missing	Purchased by Blair Iron Works.
Heater	Heater		Not found
Coal bucket	Coal bucket		Purchased by Blair Iron Works
Sewing machine	Sewing machine	22/11/44	Not found
Todana	Todana		Sold by Blair Iron Works Nov. 6/44. Proceeds paid direct to NISHI. by R. Z. Wks.
Kitchen stove	Kitchen stove	Cabinet 21/4/44 Range 22/11/44	
Kettle	Kettle	Kettle 22/11/44	
4 chairs (Kitchen)	4 Chairs (Kitchen)	3 chairs 21/4/44	

STORED IN SIDE ROOMS:

7 dressers	7 dressers X (see other dresser sold Page 3)	2-22/11/44	2 dressers shipped by Blair Iron Works
1 gramophone	gramophone		2 Dressers Not Found. See gramophone on Blair Iron Works inventory
Box 4 Kimonos	Box 4 Kimonos		Shipped by Blair Iron Works.
Electric warmer	Electric warmer	22/11/44	Not found
Stand lamp & shade	Stand lamp & shade		Shipped by Blair Iron Works.
Alcohol stove	stove + case		" " " " "
Heater	Heater		Purchased by Blair Iron Works
Coat cabinet	Coat cabinet		" " " " "
Smoking table	Smoking table		Shipped by Blair Iron Works
Tool box	Tool box		" " " " "
Smoke stand	Smoke stand		" " " " "

<u>DECLARED</u>	<u>INVENTORY</u>	<u>SOLD</u>	<u>OTHER DISPOSITION</u>
<u>IN BASEMENT:</u>			
Baby carriage & wagon	Go-cart	Go-cart - wagon 21/4/44	Berry Tapak
10 Gal. crock		10 gal. crock.	

(On Sannosuke NISHI'S
JP Form)
Also stored in basement
Property belonging to:
Nakamura, Yamagishi, Akada
& Toko.

Additionally credited
Auction 21/4/44.

4 c/s Triton Oil - Sold in letter June 13/44
3 cushions
Hat stand
Tins & Tables
Bench & Cupboard
Lacquer Trays & wood
Food chopper
2 Clocks

*Transferred to
auction. Surplus
Account. see
memo. Nov. 30/44.*

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

[Signature]

WTL

[Signature]

INVENTORIED BY BLAIR IRON WORKS.

File 10195

Re: Sennosuke NISHI - Reg. No. 08366

August 16th, 1946.

INVENTORIED
Oct. 19/44

SOLD at Custodian
Auction 22/11/44.

OTHER DISPOSITION

1 China Cupboard	China cupboard	
* 1 Dresser	Wash stand	Missing
* 1 Dresser		
* 1 Vanity dresser & stool	Vanity dresser & stool	
1 gramophone & c/s of records	Gramophone and records	
1 Round table and extension leaves	Table and extension leaves	Missing
1 ironing board		
Barber supplies	Barber supplies	Missing
Several Ash trays and sets)	barber trays	
5 trays for refreshments)		
2 Shrines		1-stored
1 set Japanese tea dishes		Missing
1 Bronze urn		
1 Bowl with wire ornaments)		
1 Buffet and mirror	1 buffet and mirror	
1 rocking chair	1 rocking chair	Missing Missing.
1 coffee table	Table & table	
1 Rug 2 x 4	Rugs	Missing
* 1 small dresser		
1 Electric hair drier	Violet ray machine.	
1 straw mat	straw mat	Unsaleable
2 kitchen chairs		
1 Gilbert mantel clock	Gilbert mantel clock	
1 alarm clock	Clock, 2 dishes	Unsaleable
1 bed (side ends only)		
1 Polar Cub fan	Polar Cub fan.	
2 table lamps	table lamps	Left on premises
1 homemade cabinet		Missing
Few pictures		
1 C.I cooking pot	2 pots	
1 Pail, 1 vase	1 paid, 1 vase	
1 serving tray	1 serving tray	
1 plated flower holder	Jardiner	
2 small vases, 6 odd vases	Basket of vases	Missing
1 candy bowl		No value
Decorations		
3 pairs wool socks	3 pairs wool socks	
1 Japanese doll in box	1 Japanese doll in box.	

2 Dishes not found
This schedule is certified
to be in accordance with
the information on file.

10195

1st April, 1949.

Mr. Samosuke NISHI,
Reg. No. 08366,
P. O. Box 1826,
Ashcroft, B. C.

Dear Sir:

Personal goods now in Custodian storage include 1 Shrine listed in the name of NISHI.

If this item belongs to you and you wish to receive it, 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 this Shrine and will dispose of it 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/ER
Enc. 1

File No. 10195
Reg. No. 08366

Samuels NISHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 16	Rents collected - 6 months @ \$15.00 Insurance premium \$21.00, commission \$5.50	\$ 26.50	\$ 90.00	
1943 May 26 July 6 August 16 November 25 December 16	Vancouver General Hospital - account paid Cheques to you - June \$40.00, July \$25.00 Land Registry Office - Certificate of Encumbrance Cheques to you - Sept. Oct, Nov @ \$10.00 each 1943 taxes Rents collected - 12 months @ \$15.00 Agent's commission Water rates	39.30 65.00 1.00 30.00 53.55 12.00 19.90 35.00	180.00	
1944 April 17 April 20 June 15	Cheque to you Sale of Furniture Rents collected Agent's commission Water rates Repairs	53.00 115.00 6.00 19.90 24.07		
June 28 September 21 December 9	Proceeds Auction Sale Balance rents to date, net Credit re Sale of Property Cheque to you Cheque to you	27.81 3.07 1,257.70 75.00 1,250.00		
1945 February 16	Proceeds Auction Sale	70.66		
1947 August 21	Cheque to you	140.02		
		<u>\$1,797.24</u>	<u>\$1,797.24</u>	

CR NIL

Accounting Department
March 2nd, 1948

10195

August 21, 1947.

REGISTERED

Mr. Sennosuke WISHI,
Registration No. 08366,
Ashcroft, B. C.

Dear Sir:

Please find enclosed herewith our cheque
for the sum of \$140.02, which represents the total
amount at credit in your account with the Custodian.

Kindly acknowledge receipt of this
remittance at your early convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (1)

9420
10195

April 22, 1947.

Mr. Yajiro YAMAGISHI,
Registration No. 08322,
Taber, ALBERTA.

Dear Sir:

We are in receipt of your letter of February 11, 1947, regarding chattels which you state were left in the basement of the dwelling at 828 Royal Avenue, New Westminster, B. C., formerly owned by Mr. Sennosuke Nishi.

We note that in your Declaration Form dated May 18, 1942, which you signed before leaving the Protected Area, you stated that you did not own any furniture, fixtures, equipment, machinery, stock in trade or personal effects and there is no indication on your file that you had any chattels at the above address. In view of the fact that it has been generally known that we have been liquidating chattels owned by Japanese Evacuees we are rather surprised that you have not communicated with us before this date.

We wish to advise you that the following articles, identified as belonging to you, were removed from 828 Royal Avenue and were sold at auction:

1 Porc. Stove	Tins and Table
1 Table	3 Cushions
1 Bench and Cupboard	Lacquer Trays and Wood

The net proceeds realized from said sale amounted to \$7.25, which amount we are forwarding herewith and which represents the total amount at credit in your account in this Office.

As to the other articles referred to in your letter of February 11, 1947, we have not been able to find any trace of same. We have referred to Mr. Nishi's file, however, and find that all other chattels located on his property have been sold and proceeds credited to his account. If you wish to communicate with Mr. Nishi regarding the balance of your effects his present address is:

Mr. Sennosuke NISHI,
Registration No. 08366,
Ashcroft, B. C.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

File No. 10195

November 30, 1946.

MEMORANDUM

TO: Miss C. Girard

FROM: Mr. W. J. Johnston

Re: (Mr) Sennosuke NISHI
Registration No. 08366

Kindly transfer the following from File No. 10195, Sennosuke Nishi, to Suspense Account. These items have not been identified by Mr. Nishi.

3 Cushions	\$1.25-	Bench and Cupboard	\$2.75 ⁺
Rat Stand	1.00	Lacquer Trays and Wood	1.50 ⁻
Tins and Table	2.50 ⁻	Food Chopper	1.25 ⁻
2 Clocks	\$1.00 ⁻		

These were sold at Surrey Auction No. 8, November 22, 1944.

Also please transfer the following, which were sold at New Westminster Auction No. 9, April 21, 1944.

2 Para. Stoves	\$2.50 ⁻	6-4 Gallon Crocks	\$3.25 ⁻
2 Cabinets	.50 ⁻	2-6 Gallon Crocks	3.00 ⁻
Tub and Contents	1.25 ⁻	Book Case	2.50 ⁻
Table	1.50 ⁺	Sewing Machine Frame	1.75 ⁻

Also please transfer the following, which were sold at New Westminster Auction No. 11, May 17, 1944.

1 Table	.50	1 Saw	\$1.50
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All the aforementioned articles were removed from 828 Royal Avenue, New Westminster, B. C.; identification, however, was impossible as they were unmarked. They were credited to Sennosuke Nishi as he apparently had stored in the basement, goods belonging to various Japanese (mentioned on page 2 of Chattel Schedule) and although he requested the Custodian on June 13, 1944, to leave the proceeds in his account as he was responsible for the goods it is considered that some proof should be established and in the meantime they are under his name in Suspense Account.

WJL/MS

W. J. Johnston
per B.

Accounting department - see over.

File No. 10195
7534

November 30, 1944

MEMORANDUM

TO: Miss C. Girard
FROM: Mr. W. J. Johnston

Re: (Mr) Sennosuke NISHI
Registration No. 08366 and
(Mr) Jutaro NAKAMURA
Registration No. 08501

Please transfer from File No. 10195, Sennosuke Nishi,
to File No. 7534, Jutaro Nakamura, the following item which was
sold at Surrey Auction No. 8, November 22, 1944.

Bedroom Suite.....\$40.00 ✓

The above has now been identified as belonging to
Jutaro NAKAMURA.

WJL/MS

*W. J. Johnston
per B*

See attached memo.



BRITISH COLUMBIA BRANCH
626 WEST PENDER STREET
VANCOUVER, B. C.
JOHN ANDERSON, MANAGER

F. W. CUNNINGHAM

RESIDENT AGENT
WOODMAN BLOCK
NEW WESTMINSTER, B. C.

Sept. 24th. 1946.

Mr. W.J. Iverson,
Protection Dept.,
Office of Custodian,
Dept. Secretary of State,
Royal Bank Bldg.,
VANCOUVER.

Re: NISHI, Sennosuke
Reg. No. 08366.

Dear Mr. Iverson:

I received your letter of August
24th. re a \$7.50 item of September, 1942.

I could not believe that this money
had not been remitted to you, as we have kept
all remittances in good standing and it seems
a long interval during which nothing was said
about the amount. I even looked up old cheque
books and found a stub of a cheque dated Sept.
15th. 1942, made out to Mr. G.W. McPherson for
\$7.50 for the Nishi property. I would appreciate
your checking this item again, and if you are
unable to locate it, I shall send you another
cheque. We have since that date disposed of
a good deal of our correspondence, etc. but,
having drawn the cheque, I do not see why it did
not reach you in due course.

Kindly advise as soon as you can, and
we shall make a further remittance if required.

Thanking you for past favors, I am,

Yours very truly,

FWC/VB

F. W. Cunningham

EVACUATION SECTION	
Rec'd	SEP 25 1946
File No.	10195
Ass.	<i>Iverson</i>
Referred	

sent to you
Received \$7.50
See letter
Oct. 4/46



10195

August 24, 1946.

Mr. F. W. Cunningham,
47 6th. St.,
New Westminster, B.C.

Dear Sir:

Re: NISHI, Sennosuke,
Reg. No. 08366.

In reviewing the file of the above named Japanese person, it would appear that there was a balance of rental money amounting to \$7.50 collected by you from the Blair Iron Works. You advised us of this on September 9, 1942 and we shall be glad if you will remit this to us so that we can conclude Mr. Nishi's affairs, unless of course you paid this to him direct.

Yours truly,

W. J. Iverson,
Protection Department.

WJI:CG.

Received by
us
see ltr.
Oct 4/46

7534
13195

March 10th, 1945.

Mr. Jutaro NAKAMURA,
Registration No. 08501,
c/o D. Meldrum,
RAYMOND, Alta.

Dear Sir:

Further to our letter of March 6th, we have made contact with Mr. Blair who suggests that some of your belongings may have been identified as the property of Mr. Sennosuke NISHI. On searching our files we did find that a bedroom suite was sold and credited to the latter, and we wish you would write him and discuss the question of ownership of this suite. We have credited many articles recovered from 828 Royal Avenue to Mr. NISHI, some of which have since been identified as belonging to other people. However Mr. NISHI wrote us last year in part as follows:

"Therefore, I would appreciate if any article taken out from the above premise, be credited to my account unless someone prove their ownership. Because I feel I am responsible for these goods to my various friends, who have stored their chattels in the basement of the above address and I would like to square up with my friends after the war."

If you and Mr. NISHI are satisfied as to the ownership of these articles, we can transfer the proceeds to your account. As to the other articles mentioned in your letter of March 1st, we have not been able to find any trace of them yet.

Mr. NISHI's address is:
Mr. Sennosuke NISHI,
Reg. No. 08366,
Bridge River, B.C.

Yours truly,

W. J. Iverson
Protection Department.

WJI:LEM

MEMORANDUM

File Nos. 10195
6/181

February 14th, 1945.

TO: Miss Charlotte Girard

FROM: Mr. W. J. Iversen

RE: Sennosuke NISHI

Transfer from 6/181 proceeds of goods sold at
New Westminster auction #9 to File 10195, Sennosuke NISHI.

Item #2.4 cases Triton oil	\$10.00	✓
79 6-4 gallon crocks	3.00	✓
80 2-6 gallon crocks	3.00	✓
91 1 Range	5.00	✓
99 1 Barry truck	3.00	✓
166 Book case	2.50	✓
173 Sewing machine frame	1.75	✓

WJI:LEM

Transferred 16/2/45

W. J. Iversen

10195

February 14, 1945.

Mr. Sennosuke NISHI,
Registration No. 08366,
BRIDGE RIVER, B.C.

Dear Sir:

Referring to your letter of June 13th last, which we have been unable to answer until we heard from the other people who had their belongings stored at 828 Royal Ave., New Westminster. As we have stated before it has been a difficult job to properly identify the personal belongings found in the basement of the above address, and we can appreciate your feeling of responsibility in this respect.

We have been fairly successful in reallocating credit for the chattels sold and believe that most of the goods that were found have been properly identified. You may remember our sending you a list of unidentified goods and we are glad to say that credit for the sale of proceeds on most of these items has been properly allotted and anything remaining has been credited ✓ to your account, which is in accordance with your letter of June 13th, 1944. You will be notified in course of time what these items consist of.

Yours truly,

W. J. Iverson
Protection Department.

WJI:LRM

Charles
11519, 10195, 7534, 7872, 7868, 7870

January 11th, 1945

Messrs. M. NISHIGUCHI & Co.,
Bridge River, B.C.

Dear Sirs:

In removing effects from the basement of 828 Royal Avenue, we used for identification purposes, a list found there which gives the names of Nakamura Toki, Nishi, Yamaguchi and Akada.

We are rather at a loss in trying to check the items sold against this list, and reference to Jutaro Nakamura's file in particular, shows a great many more items credited than were mentioned.

On the list, the file also states "Nishiguchi looking after this". Can you tell us please, whether you have any more information that will help us to clarify this situation, or shall we have to treat the list mentioned as the definite record?

Thanking you for your co-operation.

Yours truly,

W.J. Iverson,
Protection Department

WJI:LM

10195

December 9th, 1944.

Mr. Sennosuke NISHI,
Registration No. 08366,
Bridge River, B. C.

Dear Sir:

Re: 828 Royal Avenue,
New Westminster, B. C.

We are in receipt of your letter of the 5th instant and in accordance with your request we are enclosing herewith our cheque for the sum of \$1,250.00. After deducting this amount from your account you will have a credit balance of \$61.87 with the Custodian.

Please acknowledge receipt of this cheque and oblige.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/RMS
Enc.

Bridge River, B. C.
December 5th. 1944.

check

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

File No. 10195.

EVACUATION SECTION	
Rec'd	DEC 7 1944
File No.	10195
Ans.	<i>10/19</i>
Referred	<i>Johnston</i>

Attention: Mr. George Peters.
Administration Department.

Re: Catalogue No. 690
828 Royal Avenue, New Westminster,
N~~1~~8/28/2620.

Dear Sir:

Your letter dated November 28th. 1944
re the above has been received.

I am requesting herewith, that you would
send me the cheque covering all the amounts
credited to my account.

Trusting you will give this matter your
kind and immediate attention.

Yours truly,

S. Nishi
Sennosuke Nishi
Reg. No. 08366.

10195

November 29th, 1944

Mr. James A. Blair,
Blair Iron Works,
826 Royal Avenue
New Westminster, B.C.

Dear Sir:

Re: NISHI, Sennosuke

This will acknowledge your letter of November 7th,
together with copies of letters to and from Nishiguchi Co.,
Bridge River.

As soon as returns are available we will forward
to the Nishiguchi Co., a copy of auction sales sheets showing
the prices obtained for Mr. Nishi on the goods removed from
your office.

Yours truly,

W.J. Iverson,
Protection Department

WJI:LM

10195

November 28th, 1944.

Mr. Samocuke NISHI,
Registration No. 08366,
Bridge River, B.C.

Re: Catalogue No. 690
828 Royal Ave., New Westminster
B.C. / 28/11/44

Dear Sir:

Please be informed that the above property has been sold as of June 28th, 1944, for the sum of \$1,350.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/MD
encl. (2)
cc: B. C. Security Commission

STATEMENT RE SALE OF:

Catalogue No: 690

Street Address: 828 Royal Ave.,
New Westminster

Legal Description: W 1/8/28/2620

Name: NISHI, Sennosuke

File No: 10195

Reg. No. 08366

Date of Sale and Adjustments . June 28th, 1944

Sale Price \$1,350.00

Real Estate Agent's Commission \$ 67.50 ✓

Charge for Valuation 5.00 ✓

Charge for Advertising 4.00 ✓

Land Registry Office Transmission Fee 2.50

~~Insurance~~

~~Insurance~~

~~Insurance~~

~~Insurance~~

~~Insurance~~

Adjustments:

Fire Insurance 3.01

Taxes to June 28th, 1944 26.26

Water 9.95

105.26 \$ 1,362.96

Net Proceeds credited to your account \$ 1,257.70

Date: November 28th, 1944

Compiled by: George Peters

Seimonaka JISHI

File No. 10195
Reg. No. 06366

Date	Particulars	Debit	Credit	Balance
1942 December 16	Rents collected - 6 months at \$15.00 Insurance premium \$21.00, commission \$5.50	\$ 26.50	\$ 90.00	
1943 May 26	Vancouver General Hospital - account paid	39.30		
July 6	Cheques to you - June \$40.00, July \$25.00	65.00		
August 16	Land Registry Office - Certificate of Encumbrance	1.00		
November 25	Cheques to you - Sept. Oct, Nov. @ \$10.00 each 1943 taxes	30.00 53.55		
December 16	Rents collected - 12 months @ \$15.00 Less expenses	31.90	180.00	
1944 April 17	Cheque to you	35.00		
April 20	Sale of furniture		53.00	
June 15	Rents collected Less expenses Proceeds Auction Sale Proceeds Auction Sale	49.97	115.00 18.90 1.42	
June 28	Balance rents to date		3.07	
	Credit re Sale of Property		1,257.70	
September 21	Cheque to you	75.00		
		\$ 407.22	\$1,719.09	

CH \$ 1,311.87

mailed to Mr. Nishimura
on Sept 28/45

NAME NISEI, Sampeke

REGISTRATION NO. 08366

FILE NO. 10195

The following chattels were sold by public
auction at Surrey, B. C. on November 22, 1944.

Violet Ray machine	\$ 3.00	
Lat Barber supplies	15.00	
Bedroom suite	40.00	1534
3 Cushions	1.25	Chattel Supreme
China cabinet	20.00	NISEI, Sampeke
Dresser	6.00	and furniture
Wash stand	1.25	6/12/46
Extension table and leaves	8.00	
Settling	1.00	
Radio	4.00	
Record Case	1.25	
Bedroom and rug	0.50	
Photograph	7.50	
Hot Stove	1.00	Chattel Supreme
Fire and table	2.50	" "
Lamp	2.00	
Lamp	3.75	
Clock	10.00	
Buffet	6.50	
Basket of vases	1.75	
Desk and cupboard	2.75	Chattel Supreme
2 Dishes and clock	1.25	
Electric fan	4.00	
Kettle and Tray	1.25	
2 Pots and basket	3.00	
Books	2.50	
2 Dolls	1.25	
Total		

Carried Forward

\$ 232.25

\$ 105.75

Net Proceeds:

Net Proceeds Credited:

Members of Auctioneer's Staff Present:

Extracted from Auctioneering List No.

REMARKS:

NAME WISHI, SennoukeREGISTRATION NO. 08366FILE NO. 10195

The following chattels were sold by public
 auction at Surrey, B. C. on November 22, 1944.

	Brought Forward	105.75	
3 Dolls		1.00	
Trey and Jardiniere		1.00	
Lacquer trays and wood		1.50	Chattel Surplus
Food chopper		1.25	" "
2 Clocks		1.00	" "

Total

Less Expenses: (Auctioneer's Fees 10.78
 (Advertising 2.59
 (Movings 23.72

Net Proceeds Credited:

105.75
37.09
70.66

Members of Custodian Staff Present. Mr. Iversen

Extracted from Auctioneering List No. Surrey 8

Remarks. Transfer Completed 6/12/46

File 10195

10196

November 18th, 1944

Mr. James A. Blair,
Blair Iron Works,
826 Royal Avenue,
Vancouver, B.C.

Sennosuke NISHI.

Dear Sirs

Re: Shigen NISHI

We thank you for yours of November 6th together with copy of your letter to A. Nishiguchi, containing the list of Japanese effects still remaining on your premises.

This will confirm the action of our fieldmen in arranging to remove these effects for sale at auction.

Yours truly,

W.J. Iverson
Protection Department

WJI:LM

MEMORANDUM

File No. 10195

November 14th, 1944

To: The File

From: Mr. Iverson

Re: NISHI, Sennosuke
828 Royal Avenue
CHATEL

Mr. R.M. Anderson and myself examined the goods referred to in Mr. Blair's letter of Nov 7/44, and there being a fairly large amount - advised him that it would be preferable for them to be sold at our public auction, in view of there having been effects of a lower value stored there, which were also sold at auction.

However Mr. Blair bought several pieces of chattels belonging to Nishi and these should be checked off on his file.

WJI:LM

WJI

VANCOUVER:
219 SMITH BUILDING
Telephone Pacific 2527

NEW WESTMINSTER:
Office Telephone 330
Night Phone 1777-Y

BLAIR IRON WORKS

526 ROYAL AVENUE
NEW WESTMINSTER, B. C.

November 7, 1944

Custodian of Alien Property,
Royal Bank Bldg.,
Vancouver, B. C.

Attention: Mr. Iverson

Dear Sir:

I enclose copy of letter from
Nishiguchi at Bridge River.

As this district is what I believe
you call a self-supporting one, it may be
that you will decide that I sell the goods, and
remit the money to him. My main idea is to get
the goods away from here, and back in circulation
again. I will, of course, be guided by what you
say.

Yours very truly,

James Blair

JAB/GB

BLAIR IRON WORKS

Senosuke NISHI.

EVACUATION SECTION	
Rec'd	Nov 8 1944
File No.	10195
Ans.	11/11
Referred	Iverson

ans to Johnston

VANCOUVER:
112 SMITH BUILDING
TELEPHONE PACIFIC 2527

NEW WESTMINSTER:
Office Telephone 330
Night Phone 1777-Y

BLAIR IRON WORKS

826 ROYAL AVENUE
NEW WESTMINSTER, B. C.

Bridge River, B. C.
October 31st, 1944.

C
O
P
Y

Dear Mr. Blair:

Thank you kindly for your letter dated October 18th. with enclosed Postal Money Order for \$20.00 (Twenty dollars) covering the sale of one sewing machine and the subsequent letter dated October 19th. with itemized statement of various chattels on the main floor of 828 Royal Avenue, New Westminster.

I have passed the Postal Money Order to Mr. Nishi and he was very happy that you sold it at such a good price and for which he wants me to thank you very much on his behalf.

As to the list of chattels which you have mailed to me, I took this matter up with Mr. Nishi and he said that it would be better if you could sell them all and try to get the highest price available and let me have the price list for these goods when sold.

Thanking you in anticipation for your kind attention.

Yours truly

A. Nishiguchi.

*copy of letter
Nov. 7.
J. A. Blair*

VANCOUVER:
116 SMITH BUILDING
TELEPHONE PACIFIC 2527

NEW WESTMINSTER:
OFFICE TELEPHONE 330
NIGHT PHONE 1777-Y

File 10195
BLAIR IRON WORKS

826 ROYAL AVENUE
NEW WESTMINSTER, B. C.

November 6, 1944

Custodian of Alien Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

REC'D	NOV 7 1944
File No.	10195-10196
Ans.	10/1
Referred	<i>Giverson</i>

Attention: Mr. Iverson

Dear Sir:

In reply to yours of November 2nd. Goods left on ground floor at 826 Royal Ave., New Westminster, were, as far as the writer knows, owned by Mr. & Mrs. Nishi.

The basement was cleared by yourselves, of articles I had never seen, nor do I know who owned them. I enclose a copy of letter sent to Nishiguchi at Bridge River, for your files, with a list of what is here.

In error, I offered to sell what he did not want shipped to him. Nishiguchi, I may say, looks after the affairs of Nishi, who is ill. I have felt responsible for the goods on the list, and would be pleased if they were removed from here. As mentioned in a previous letter, I sold a sewing machine, National, not a Singer, and mailed the \$20 to Nishiguchi.

You wrote on July 8th about Tatso Suga and you no doubt have on your files, a copy of letter from Nishiguchi to me July 18th, which seems to be an answer to yours of July 8th, also yours of November 2nd. I expect the property of Suga had been in the basement when you cleared it out.

I would be pleased if some arrangement can be made very soon, so that what is here can be removed.

Yours very truly,

James A. Blair

JAB/GB

BLAIR IRON WORKS

File 10195

C
O
P
Y

October 19, 1944

Mr. A. Nishiguchi,
Bridge River, B. C.

Dear Sir:

Further to my letter of October 18th.
The following is a list of items in one room on
main floor at 828 Royal Ave., New Westminster.
As you know, I have a letter from the custodian,
authorizing me to ship any articles at that address
to you, without any correspondence with that office.
This from Mr. Green. The sale value of some of the
articles would be very low, and would be of use only
to the present owner.

I will await your instructions as to
disposal of the articles. What you ask for, we will
ship to you by Belyea & Co., The balance we would
offer for sale.

- 1 China cupboard with bent glass corners
- 1 Dresser with 3 drawers on small mirror
- 1 " " " " " large "
- 1 Vanity dresser and stool
- 1 Gramophone and case of records
- 1 Round table and extension leaves
- 1 Ironing board
- barber supplies, hones, straps, brushes, clippers
shaving mug, brush.
- Several ash trays and sets
- 5 Trays for refreshments
- 2 Shrines with incense burner (1 large-1 small)
- 1 Set Japanese tea dishes
- 1 Bronze urn
- 1 Bowl with wire ornaments
- 1 Buffet and mirror
- 1 Rocking chair
- 1 very small coffee table (wood)
- 1 Rug 2' x 4"
- 1 Small dresser
- 1 Electric hair dryer
- 1 Straw mat
- 2 Kitchen chairs

C
O
P
Y

2

1 Gilbert mantel clock
1 Alarm clock
1 bed (sides and ends only)
1 Polar cub fan
2 table lamps
1 Home made cabinet
A few pictures
1 Cast iron cooking pot
1 Pail
1 vase
1 Serving tray (Japanese scenes)
1 Plated flower holder
2 Small vases
6 Odd vases
1 Candy bowl
Some decorations
3 Pairs men's heavy wool socks
1 Japanese doll in box.

Yours very truly,

JA /GB BLAIN IRON WORKS

10195

October 27th, 1944

Mr. Sennosuke NISHI,
Reg. No. 08366,
Bridge River, B.C.

Dear Sir:

We recently discussed with Mr. Blair of the Blair Iron Works the question of disposing of the remainder of your chattels left in his care.

It seems that you had advised Mr. Blair that you wish to have these sold by him and the money re-mitted. To this we have no objection with the acception that the funds received for these goods should be paid into this office, where they will be available to you.

It has been our policy to dispose of these personal effects by auction where a better price is usually obtained for saleable goods, but in your case as Mr. Blair has disposed of most of your belonging, we will let the matter rest in that way with the acception noted above.

You might in view of these transactions, confirm that all your belongings have been accounted for.

Yours truly,

W.J. Iverson,
Protection Department

WJI:LM

ex 1315-57 (1) 30/10/44

VANCOUVER:
110 SMITH BUILDING
TELEPHONE PACIFIC 1517

NEW WESTMINSTER:
Office Telephone 190
Night Phone 1777-Y

10195
BLAIR IRON WORKS

826 ROYAL AVENUE
NEW WESTMINSTER, B. C.

October 3 44.

Dept. of Secretary of State
Custodian of Alien Property.

Sir,

In reply to yours of Sept. 30th.

Re Cat. 690,828 Royal Ave. New Westminster B.C.

I acknowledge receipt of your cheque for \$ 41.28, in payment
of adjustments on sale of this property to me.

Yours

J.A. Blair

501 5th. Street

New Westminster B.C.

J.A. Blair

10195

September 30, 1944.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 690
828 Royal Avenue,
New Westminster

Sale of the above property has been completed by delivery of
title to the purchaser, Mr. James Auld Blair, 501 - 5th Street, New Westminster.
Attached please find commission cheque for \$67.50 representing 5% of the sale
price payable to your order.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

Catalogue No. 690
File No. 10195
828 Royal Avenue
New Westminster
B.C. 8/28/2620

Receipt of Certificate of Title No. 175698-E is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of property covered by the said certificate have been settled.
Receipt is also acknowledged of Home Assurance Company of Canada Policy
No. 24954-A which has been assigned to me.

Dated at Vancouver, B. C., this 28 day of Sept. 1944.

James A. Blair

Catalogue No. 690
File No. 10195

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

Dear Sirs:-

Re: 828 Royal Ave. New Westminster

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

James A. Blundell Signed

10195

September 27, 1944.

Mr. J. A. Blair,
501 - 5th Street,
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 690
828 Hoyal Avenue
Rs 6/28/2620

Title to the above described property has now been received in your name and is ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of June 28th, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$41.28 appears to your credit.

Will you please telephone this office for an appointment to conclude this matter.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 690
File No. 10195,
525 Royal Ave., New Westminster.
B.C. 8/28/2620.

September 21, 1944.

James Auld Blair, New Westminster.

In account with The Custodian of Enemy Property.

STATEMENT OF ADJUSTMENTS.

(as at June 28, 1944)

	DEBIT	CREDIT
Purchase price	\$1350.00	
Cheques received		\$1350.00
179/365 x \$53.55 seller's proportion of 1944 taxes		26.26
Amount of rental		
June 28 to July 14		15.93
July 15 to Aug. 14		19.00
Registration fees on deed - \$1350.00	6.95	
Insurance premium - 21.5% - \$14.00	3.01	
Water paid to Dec. 31/44, \$19.90 per year, 1/2 year	9.95	
Balance owing purchaser	41.28	
	<u>\$1411.19</u>	<u>\$1411.19</u>

BALANCE OWING TO PURCHASER \$41.28

10195

September 18th, 1944.

Mr. Bannosuke HIGHI,
Registration No. 08366,
Bridge River, B. C.

Dear Sir:

We are in receipt of your letter of the
15th instant and in accordance with your request
we are enclosing herewith our cheque for the sum
of \$75.00.

After deducting this amount from your
account you will have a credit balance of \$74.65
with the Custodian.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

Bridge River, B. C.
September 15th. 1944.

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

File No1 10195, 10196.

Attention: Mr. W. J. Johnston,
Administration Department.

Dear Sir:

I beg to remind you that I have not received any cheque from your department since April 13th. 1944. On that date, I have received the cheque for the sum of \$35.00.

Kindly remit further sum by return mail as I am in need of cash^{very} badly.

Yours truly,

S. Nishiki
Sennosuke Nishiki.
Reg. #08366.

EVACUATION SECTION	
Rec'd	SEP 18 1944
File No.	10195 & 10196
Ans.	WJ Johnston
Referred	Johnston

MEMORANDUM

FILE NO. 10195

August 17th, 1944

TO: FILE

FROM: W. J. Iverson

Re: NISHI, Sennosuke

We are checking with Mr. Blair on any chattels he may have belonging to subject Japanese and left in his care, also effects of other Japanese left there.

WJL/HHG



VANCOOVER:
110 HUNTER BUILDING
TELEPHONE PACIFIC 1227

NEW WESTMINSTER:
Office Telephone 330
Night Phone 1777-Y

Pls Mr. Nishi Johnston
BLAIR IRON WORKS

826 ROYAL AVENUE
NEW WESTMINSTER, B. C.

File 10195
August 14, 1944.

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

Dear Sir,

In reply to your letter of July 8, 1944,
re goods for Mr. Tatsuo Suga, we wrote to Bridge
River, and enclose copy of reply. It looks as if
the articles now here, are the property of Mr.
Nishi, and no doubt will be asked for.

I may say we have permission from your
office to ship these to Mr. Nishi on demand.

Yours truly,

BLAIR IRON WORKS

Attention of Mr. Iverson.

JAB/JM

EVACUATION SECTION	
Rec'd	AUG 15 1944
File No.	10195
Ans.	Mr. Nishi
Referred	Iverson

not to you

COPY.

Bridge River, B. C.
July 18th. 1944.

Mr. James A. Blair,
Westminster Iron Works,
828 Royal Avenue,
New Westminster.

Dear Sir:

This is the acknowledgment of your letter dated June 26th and July 12th with enclosed copy of the letter by Custodian to you on July 8th.

I have taken this matter up again carefully with Mr. Nishi and I have been informed that the sewing-machine in question belongs to him and that it will be alright with him, if the Custodian wants to sell it.

I may say, as I have been informed by him, that all the furnitures and chattels on the ground floor of 828 Royal Avenue belongs to Mr. Nishi, with an exception of any other chattels which may have been put in there since his departure on May 28th, 1942. As to all the chattels in the basement of this address do not belong to Mr. Nishi, with an exception of quantity of lubricating oil, garden hose, and garden tools etc. Mr. Nishi believes that all the chattels were put in there by Messrs. Jutaro Nakamura, Kajiro Yamagishi, Sadajiro Akada, and Shinji Toki. The items of these were invoiced dated May 24th, 1942 and acknowledged by you on May 27th, 1942 and the copy of which is in your possession. Therefore, please refer to this invoice for an accurate informations. Should you lost this invoice, please let me know and I will mail you the copy.

Trusting this will meet with your approval.

Yours truly,

A. Nishiguchi

*File in case of
himself.*

10195

June 29, 1944.

Messrs. Coulthard, Sutherland & Company Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 690
828 Royal Avenue
New Westminster, B. C.

This property, the rents for which you are collecting, is the subject of an expected sale the effective date of which should be June 28, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:MA

10195

June 29, 1944.

Mr. Sannosuke NISHI,
Registration No. 08366,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 690
828 Royal Avenue
New Westminster, B. C.

Please be informed that your property consisting of 828 Royal Avenue, New Westminster, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, New Westminster, title No. 61940-E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:MA

10295

June 28th, 1944

Mr. J.A. Blair,
Blair Iron Works,
826 Royal Avenue,
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 690
826 Royal Avenue, New Westminster.

This will acknowledge receipt of your letter of June 28th, in which you enclose your certified cheque for \$675.00. We have now received \$1,350.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of James Auld Blair, Iron Works owner, 501 - 5th Street, New Westminster, and that you are a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.G. Shear,
Director

FGS:la

Date, June. 19th., 1944..

REAL PROPERTY MEMORANDUM

File No. 10195

Name.....Sannosuke NISHI.....Registration No. 08366

Re: Catalogue No. 690

Address: 828 Royal Avenue, New Westminster, B. C.

Legal Description: N^o 8/28/2620. Dwelling.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 61940-E Whereabouts: In owner's possession.
(Bridge River, B.C.)

Registered owner: Sannosuke NISHI

Reg. No. 08366

✓ Property: The Northerly half of Lot 8 of Block 28, Map 2620,
being all that part having the full frontage of said
lot on Royal Avenue, by half the depth of said lot
and adjoining Lots 7 and 9, City of New Westminster.

✓ B. Charges.

Registered: Nil

✓ Vesting: Yes. In Custodian. Filing No. 26042. July 14, 1943.

Unregistered: No evidence found

Taxes: \$53.55 (1943) Paid in full to Dec. 31, 1943. Arrears: Nil

Water: \$19.90 (net) Paid for year Jan. 1 to Dec. 31, 1944 Arrears: Nil
in full.

Insurance: \$2,000.00. Expires Feb. 19, 1945.

Assessed Value: Land: \$765.00

Improvements: \$1,100.00

✓ Valuation by Appraiser: \$1,350.00

✓ Amount of Bid: \$1,350.00

Approved by Advisory Committee: June 15th, 1944.

Paid as shown in attached letter: \$1,350.00 in full

Name of transferee as attached letter: James Auld Blair, 501 - 5th St. New Westminster

ADMINISTRATION.

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

Rented unfurnished to Blair Iron Works (James A Blair) on a
month-to-month basis at \$20.00 monthly.

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

Nil

Chattels: Particulars of those stored on the premises.

Some chattels stored at rear of office and some being used by
J. A. Blair, tenant.

Named Agent: Coulthard, Sutherland and Company Limited.

File.

Bridge River, B. C.
Shalalth P. O.
June 16th. 1944.

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

File No. 10195.

EVACUATION SECTION	
Rec'd	JUN 19 1944
File No.	10195
Ans.	
Referred	Iverson

Attention: Mr. W.J. Iverson
Protection Department.

Dear Sir:

In answer to your letter dated
June 12th. re. donation of Japanese books
and magazines for Sanatorium at New Denver,
B. C.

I beg to advise you that it is
quite in order and this is your authority
to make this donation through Dr. Paul S.
Kumagai.

Trusting this will meet with
your approval.

Yours truly,

S. Nishi

Per

A. Nishiguchi

SN:M

10195

15th June, 1944

James A. Blair Esq.,
Blair Iron Works,
826 Royal Avenue,
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 690,
828 Royal Avenue,
New Westminster, B.C.

We have your letter of May 30th in which you make a revised offer to purchase the above property for the sum of \$1,350.00 and enclose your further cheque for \$575.00, which together with your previous deposit cheque amounts to \$675.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Assuming that your offer is on a cash basis will you please forward us a certified cheque for \$675.00 to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F.G. Shears,
Director

FOS/TMH

Bridge River, B. C.
June 13th. 1944.

Mr. W. J. Iverson,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

File No. 10195.

EVACUATION SECTION	
Rec'd	JUN 16 1944
File No.	10195
Ans.	18/2/45
Referred	Iverson

Dear Sir: ^

In answer to your letter dated June 6th.
inst. in regards to the ownership of various
chattels removed from the basement of 828 Royal
Avenue, New Westminster, B. C.

I beg to inform you, that the following
articles are definitely mine:

Several pieces of plate glass. ✓
Quantity of marine oil. ✓
2 only 10 gal. crocks.
1 only 6 gal. crock.

As to the other articles, I cannot state
for sure, that they are mine as I have been ill
(stricken with paralysis for 2 years prior to my
evacuation and since evacuation, my wife who has
attended all these matters have died last November)

Therefore, I would appreciate if any article taken
out from the above premise, be credited to my account
unless someone prove their ownership. Because I
feel I am responsible for these goods to my various
friends, who have stored their chattels in the
basement of the above address and I would like to
square up with my friends after the war. "

Trusting this will meet with your approval.

Yours truly, . . .

Sennosuke Nishi.

Per *S. Nishi*

A. Nishiguchi

A. Nishiguchi

17/6.
Check on this
in case as sale checks
are on file - *[initials]*

10195

Charlotte

Mr. Sennosuke NISHI,
Registration No. 08366,
Bridge River, B.C.

June 12, 1944.

Dear Sir:

Dr. Paul S. Kumagai of P.O. Box 425, New Denver, has indicated that he is willing to pay the packing and freight charges on several hundred Japanese books and magazines which he wishes to donate to the Sanatorium at New Denver. We presume these would be for the use of the patients who cannot read English and it has occurred to us that as we have a number of Japanese books and magazines stored here in your name, that you in turn would be willing to give them to Dr. Kumagai for the before mentioned purpose. We have sent Dr. Kumagai a few books as samples and he has advised us from these just what he wants.

If you are willing to co-operate in this matter will you please write by return mail so that we can make a shipment from the various persons who have books here and to whom we have written on similar lines.

Very truly yours,

W.J. Iverson
Protection Department.

10195

Mr. Sennosuke NISHI,
Registration No. 08366,
Bridge River, B.C.

Charlotte
June 6, 1944.

Dear Sir:

On removing chattels from the basement of 828 Royal Ave., New Westminster, the following effects were found which cannot be identified:

- 1 roll of linoleum (fairly good)
- several pieces of plate glass
- 3 crates of glass
- 1 bookcase
- 1 white electric washing machine
- 6 4 gal. crocks
- 2 6 gal. crocks
- 1 20 gal. crock
- 1 berry truck
- quantity of marine oil

Most of the effects disclosed were very hard to identify as they had apparently been placed there without any effort to separate the various owners belongings.

Very truly yours,

W.J. Iverson.
Protection Department.

WJI/GM

10195

May 30th, 1944.

W. Green

Messrs. Blair Iron Works,
826 Royal Avenue,
New Westminster, B. C.

Dear Sirs:-

Re: Sennosuke NISHI

Thank you for yours of May 25th. We agreed to your remitting \$25.00 direct to Mr. Nishi as he urgently needed the money, dwells in a self-supporting centre and the amount is comparatively small.

We note that you are shipping him one or two items of furniture and this also will be in order. The remaining furniture may either be left in your care or shipped to the owner if requested.

Yours truly,

H. F. Green
Protection Department

HFG:IP

10195

Jackson
May 29th, 1944.

Blair Iron Works,
825 Royal Avenue,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 690.
825 Royal Avenue.
New Westminster City.

Your letter of April 29th, 1944, enclosing cheque for \$100.00 and offer to purchase the above property for the sum of \$1000.00 has been received and considered.

At the present time we are not able to accept a tender for this amount. This property has been independently appraised and if you are prepared to increase your tender to \$1500.00, subject to prior sale, we would then be in a position to consider recommending acceptance of such an offer.

Kindly reply by return advising us whether you wish to revise your offer and in the meantime we are retaining your deposit cheque of \$100.00.

Yours truly,

F. G. Shears,
Director.

FGS/AM

VANCOUVER
210 SMITH BUILDING
TELEPHONE PACIFIC 2527

NEW WESTMINSTER
OFFICE TELEPHONE 150
HOMER PHONE 1777-Y

BLAIR IRON WORKS

828 ROYAL AVENUE
NEW WESTMINSTER, B. C.

May 1, 1944

Custodian of Alien Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Rec'd	_____
File No.	_____
Ans.	_____
Referred	_____

Dear Sir:

Re my attached tender for purchase
of property no. 690--828 Royal Ave., New Westminster.

We use this building as an office, the
interior of which we have improved for our own
comfort. We are engaged entirely on production of
parts for war work.

I have had an inspection made by a
contractor, who reports to me that certain repair
work is necessary to the foundation. I do know that
the house requires reshingling before winter. This
I have had to take into consideration while making
the attached tender.

Yours very truly,

J. A. Blair
828 Royal Ave.,
Blair Iron Works.

JAB/GB

*Indw. R.P.
Section*

VANCOUVER:
110 GILLY BUILDING
TELEPHONE PACIFIC 2827

NEW WESTMINSTER:
GRAND TELEPHONE 230
NIGHT PHONE 1777-Y

BLAIR IRON WORKS

828 ROYAL AVENUE
NEW WESTMINSTER, B. C.

Rec'd	<i>May 1/4</i>
File No.	<i>10195</i>
Ans.	
Referred	

April 29, 1944

Secretary of State as Custodian
OR
Custodian of Alien Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Enclosed please find a marked cheque
for \$100.00. This as a deposit with this my
tender of \$1000.00, for the purchase of property
listed as

No. 690, file 10195-828 Royal Ave.,
New Westminster, B. C.

Yours very truly,

J. A. Blair

828 Royal Ave.,
New Westminster, B. C.

JAB/GB

(Owner of Blair Iron Works)

130
b90

108 - 2
DATE May 12 1948
FILED BY
Mr Mc-Master

WESTMINSTER TRUST COMPANY
New Westminster, B. C.

INSPECTION AND VALUATION REPORT

Property:

Catalogue No. 690

Location: 828 Royal Avenue

Lot Size 66 x 66

Dwelling size 36 x 50

Type of Building:

Basement: Converted into two room suite

Foundation: post on cement blocks --good.

Number of Rooms: Five (5)

Living Room	Yes
Dining room	yes
Kitchen	yes
Bedrooms	yes (two)
Bath	yes
Toilet	yes

Electric Light: yes

Water: yes

Condition of Dwelling: good

Outbuildings: small shed

Heating: no

Plumbing: three piece standard

Grounds: fairly good

Remarks: roof will soon require reshingling, due to proximity of
Iron Works. Location: not desirable.

Date: April 27, 1944

Valued at \$1350.00

Valuator: R. Alstead

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

Date: June 9th 1948

Mr M. Sealey

*Mailed to Mr. Nabonura
on Sept 28/45*

NAME NISHI, Sennosuke

REGISTRATION NO. 08366

FILE NO. 10195

The following chattels were sold by public
auction at New Westminster, B.C. on April 21, 1944.

3 Chairs	1.25✓	
2 Furn. stoves	2.50	<i>Chattel Surplus</i>
2 cabinets	0.50	<i>Nishi Sennosuke</i>
1-20 Gallon crock	4.50✓	<i>and friends</i>
Feb 4 contents, Oil can	1.25	<i>4/22/45</i>
Table	1.50	
Cupboard & go-cart	1.00✓	
Cabinet	6.50✓	
Wagon	7.00✓	
4 Cases Oil (Triton)	10.00✓	
6-4 Gallon crocks	3.25	<i>6 X</i>
2-6 Gallon crocks	5.00	
Range	5.00✓	<i>14/45</i>
Berry truck	3.00✓	
Book case	2.50	
Sewing machine Frame	1.75	

Total (Auctioneer's Fee) 13.83
 Less Expenses (Advertising) 1.15
 (Moving) 4.11
 (Rent) 1.35

38.25
10.44
27.81

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. New Westminster 9.

Remarks.

VANCOUVER:
110 SMITH BUILDING
TELEPHONE PACIFIC 2527

NEW WESTMINSTER:
OFFICE TELEPHONE 230
NIGHT PHONE 1771-Y

BLAIR IRON WORKS

826 ROYAL AVENUE
NEW WESTMINSTER, B. C.

EVACUATION SECTION	
Rec'd	APR 22 1944
File No.	
Ans.	<i>24-16</i>
Referred	<i>Print</i>

April 21, 1944

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

Dear Sir:

Attention Mr. Green

We thank you for your letter of
April 20th, re property of Nishi and Nichiguishi.

Would appreciate a copy of the
Nichiguichi letter, as that gives a list of the
items they asked to have shipped to them at
Bridge River.

Yours very truly,

BLAIR IRON WORKS

JAB/GB

per *James A. Blair*

10195

April 20th, 1944

Messrs. Blair Iron Works,
826 Royal Avenue,
New Westminster, B. C.

Attention Mr. James A. Blair

Dear Sir:-

Re: Gennosuke NISHI

Many thanks for yours of April 18th
and enclosures. Herewith our receipt for \$53.00
in payment of the articles purchased by you.

It will be quite in order for you to
ship to Mr. Arthur Nishiguchi and his brother-in-
law, Mr. S. Nishi, the items mentioned.

We understand that this will still
leave a few small articles as well as the property
of some other Japanese that were stored on the
premises unless this has already been removed by
our fieldmen for sale at auction.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

VANCOUVER:
110 SMITH BUILDING
TELEPHONE PACIFIC 2527

NEW WESTMINSTER:
EVACUATION SECTION
Rec'd APR 19 1944
Referred

BLAIR IRON WORKS

626 ROYAL AVENUE
NEW WESTMINSTER, B. C.

April 18, 1944

Custodian of enemy property,
Royal Bank Bldg.,
Vancouver, B. C.

10195
Sennogake Niche

Dear Sir:

Attention Mr. Green

Further to our conversation of April 17th,
we enclose copy of letter sent to Mr. Arthur
Nishiguchi, Shalalth P.O. Bridge River, and his reply.

The piano and stool are, I understand, his
property, and he asks that we have same shipped to
his care at above address. Also, that we ship eight
other articles listed, and which we believe, are the
property of his brother-in-law, S. Nishi. He has had
S. Nishi sign the letter (S. Nishi had a stroke, and
his signature shows it). We await your authorization
before having the items shipped.

On the same letter he accepts the prices
we offered for:

1 Leatherette easy chair	\$10.00
1 Circulating heater (small)	10.00
1 Circulating heater (large)	10.00
6 Dining room chairs	18.00
1 Clothes cupboard	5.00

Total \$53.00

we enclose cheque for \$53.00 and would
appreciate a reply from you re these items, and as to
authority to ship the list of items asked for in the
letter from Nishiguchi.

Yours truly,

BLAIR IRON WORKS

per *JAMES A. BLAIR*

JAB/GB
2 encl.

Bridge River, B. C.
Shalalth P. O.
April 14th. 1944.

Mr. J. A. Blair,
Blair Iron Works,
926 Royal Avenue,
New Westminster, B. C.

Dear Sir:

With reference to your letter of April 10th.
inst. re. the furnitures situated at 828 Royal Avenue,
I agree to sell to you all the items mentioned in your
letter and at the price you have offered me, except
one National Piano and stool.

I would appreciate very much if you will con-
tact Belyea & Company and pack the following:-

- 1 only Stand Lamp & Shade ✓
- National Piano & Stool ✓
- 4 Boxes Kimonos. ✓
- 1 Set Alcohol Stove & Case ✓
- 1 only Smoking Table. ✓
- 1 only Tool Box. ✓
- 1 only Smoking Stand. ✓
- 1 only Men's Walnut Dresser (4 or 5 Drawers)
- 1 only Ladies Vineer Walnut Dresser with
Large Round Mirror.

and ship to me to Bridge River Townsite as soon as possible,
and please request Belyea & Company to forward the invoice
covering packing and shipping to M. Nishiguchi of above
address so that I can mail the cheque by return mail.

Trusting you will understand the above items and
thanking you for your kind and immediate attention.

Yours truly,

A. Nishiguchi
A. Nishiguchi.
S. Nishi.

C
O
P

Y of Blair Iron Works' letter to
Mr. Nishiguchi.

April 10, 1944

Mr. Arthur Nishiguchi,
Shalalth P.O.,
Bridge River, B. C.

Dear Sir:

Today, I have had a visit from three men from Custodian of Alien Property office. They have a request for shipment of some articles stored in basement. While here, they intimated to me that after April 1st, they would move the furniture away to your old store on Columbia St., and have an auction sale, and the proceeds would be credited to the different owners' accounts. This, I was given to understand also refers to the articles upstairs, and which I have been watching carefully.

They mentioned prices that have been received at auction sales, and so I am writing you to make offers on things here, that might be useful to us. Prices are not high, but I believe as much as would be obtained if put up to a forced sale. They say that with a letter from the owner, agreeing to sell any article for a certain price, the letter and the money goes to the Custodian and the sale is then complete. I make the following firm offers:

1	National Piano	\$100.00
1	Leatherette easy chair	\$10.00
1	Circulating heater -small	\$10.00
1	" " large	\$10.00
6	Dining room chairs	18.00
1	Clothes cupboard in front bedroom-	\$5.00

I make these offers as I would not like to see the office denuded of its contents, and ask that you write me without delay, as the 15th of April is not far away. I have also had experience with auction sales, and know just what sort of prices would be realized there.

Looking for an immediate reply.

Yours very truly,

BLAIR IRON WORKS

SUMMARY TAKEN FROM VESSELS RECORDS

Date: April 12, 1944

Name: NISHI, Sennosuke

Reg. No. 08366

File: 10195

Boat File No.: JFVDC 387

Name of Vessel: "Sea Gull" 29'x6'7"x3'6"(1932) Redwing 18-24 HP

Lic. or Reg. No.: None

Naval No.: None

Owner's Valuation: \$800.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: April 7, 1942

Purchaser: Nelson Bros. Fisheries Ltd.

Signature on Sales Papers: No copy

Selling Price: \$450.00

Paid to JFVDC ~~or Custodian~~: 450.00

Supervision Costs: 7.00

Balance due Owner: 443.00

Paid to: Y. Nakada, April 9, 1942 (No reason is given for this)

Location of Boat at Sale: Prince Rupert - This boat was not in custody. She was tied at Nelson Bros. dock, Prince Rupert

Claims Against Canadian Govt.: None

Additional Information:

FW

EVACUATION SECTION	
Rec'd	APR 6 1944
File No.	10195
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Bridge River, B. C.
Shalalth P. O.
April 4th. 1944.

Mr. W. J. Johnston,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

File No. 10195.

Dear Sir:

I beg to remind you that I have not received any sum for my living expenses since November 23rd. 1943.

Therefore, I would appreciate very much if you would be kind enough to send me the arrears up to date, as I am in debt here.

Trusting you will give this matter your prompt attention.

Yours truly,

S. Nishi

Sennosuke NISHI
Reg. #08366.

*Cd bal \$54.85
send 35.00*

File No. 10195

January 11th, 1944.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackenzie

Re: Sennosuke NISHI

This file is in order as to chattels as these were all left in the house owned by the above at 828 Royal Avenue which is leased to a Mr. Blair of the Blair Iron Works.

Some of the chattels are being used by the tenant, some are stored in two side rooms and some in the basement as noted in letter of June 13th 1942, from Coulthard, Sutherland & Company Limited and as per their list dated May 24th 1942.

Also stored in the basement are chattels belonging to NAKAMURA, YAMAGISHI, AKEDA and TOKI as per list of May 24th 1942.

RBM/HMS

R. B. M.

10195
10196.

December 9, 1943.

Mr. P. J. Wilson, LL.B.,
Solicitor - Notary Public,
Lillooet, B.C.

Dear Sir:

Re: Mrs. Shizu NISHI, deceased.

We are in receipt of your letter of the 27th ultimo and in reply wish to advise you that the late Mrs. Shizu NISHI, Registration No. 08299, left no estate as far as we are aware. She had no account with the Custodian and declared no assets at the time of evacuation.

We understand that she had a family but, as the children were all over the age of 16, she was not required to register their names, and having no record of them on our files, we are unable to advise you of their whereabouts. You may be able to locate them through her husband, Mr. Sennosuke NISHI, Registration No. 10197 who resides at Bridge River Townsite, Shalalth Post office, B.C.

Trusting this is the information which you require, we are

Yours very truly,

W.J. Johnston.
Administration Department.

WJJ:EB.

Files: 10195
10196

December 6, 1943.

MEMORANDUM

To: Mrs. McArthur

From: Mr. W. J. Johnston.

Re: Mrs. Shizu NISHI, deceased
wife of Mr. Sennosuke NISHI.

Mrs. Shizu NISHI, sister of Mr. Arthur NISHI-GUCHI, died November 16, 1943, leaving a husband and possibly a grown family; also her father and several brothers. She was residing at Bridge River Townsite at the time of her death and consequently Mr. P. J. Wilson, Solicitor of Lillooet, B. C. and Official Administrator for the District, has written the Custodian for information in the matter and I am attaching his letter hereto.

The file of Mrs. Shizu NISHI, No. 10196, was closed on August 31, 1943. There is a Yellow Declaration Card and an R.C.M.P. Information Form on her file. These show the following.

1. No property in the Protected Area.
2. No liabilities.
3. Living children, "all over 16" (We could not locate).
4. Age at May 28, 1942-- 48 years.
5. R.C.M.P. Form --- Born Aug. 8, 1893.
6. Naturalized Canadian.
7. Former Address: 828 Royal Ave, New Westminster.

The file of Mr. Sennosuke NISHI, No. 10195, has a J.P. Form, and Mr. NISHI declared.

1. Lot and 10 roomed, 2 storeyed wooden frame house; 1 chicken house at 828 Royal Ave., New Westminster.
2. Household effects.
3. No other assets.
4. No liabilities.
5. No Life Insurance.
6. Occupation: Retired.

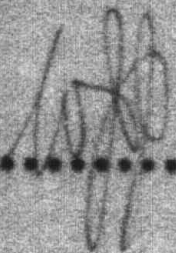
MEMORANDUM

To: Mr. McArthur.

Other information on husband's file

1. Certificate of Encumbrance shows Sennosuke NISHI as registered owner of the property -- No Encumbrances and Vested.
2. House rented to Blair Iron Works at \$15.00 monthly -- used as an office.
3. Chattels left in care of Mr. Blair. Also stored in the basement are effects of other Japanese.
4. Taxes for 1943 are paid.
5. No Claims on file.
6. Mr. NISHI is an invalid.

WJJ:EB


.....

P. J. WILSON, LL. B.
SOLICITOR - NOTARY PUBLIC

LILLOOET, B. C.

November 27, 1943.

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

EVACUATION SECTION	
NOV 29 1943	
Rec'd	
File No.	10176-1012
Ans.	
Referred	

Dear Sir:

I have been notified that a Mrs. Nishi, a Japanese woman who lived at Bridge River, died on the 16th of this month, leaving a husband and no children.

If she did not leave a will, her estate would go to her husband, at least, up to the amount of \$20,000.00. The husband it appears is a paralytic and consequently is physically and mentally incapacitated from taking administration, so, if there is no will, I should take administration as I am the Official Administrator for the district in which the deceased resided at the time of her death.

A brother of the deceased, Arthur Nishiguchi, has been looking after the funeral arrangements etc., and according to my informant might be inclined to interfere improperly in the estate matters. If you have any information in the matter I will be very much obliged if you will advise me. I am writing to Nishiguchi enquiring whether there is any will.

Yours very truly,

P. J. Wilson

Official Administrator

10195.

September 8th, 1943.

Mr. Sannosuke NISHI,
Registration No. 08366,
Bridge River, B. C.

Dear Sir:

We are enclosing herewith our cheque for the
sum of \$10.00 for living expenses and after deducting this
amount, you will have a credit balance of \$40.30.

Taxes for 1943 amounting to \$53.55 will have to
be paid by September 30th in order to avoid the usual penalty
and we expect to have sufficient funds on hand before that
date to take care of this matter.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/P.
Encl. 1.

10195

3rd July, 1943.

D.E. MacKenzie,
P.O. Drawer 760,
New Westminster, B.C.

Dear Sir:

Re: 828 Royal Avenue, New Westminster.

I am in receipt of your correspondence of the 30th June in which you enclosed a letter from Mr. James A. Blair of the Blair Iron Works.

As you are aware, at the present time apart from the sale to the Soldier Settlement we are only dealing with Greater Vancouver properties so that for the time being at least the New Westminster properties are not being advertised for sale.

I am really doubtful if any exceptions can be made when the time comes to place these properties on the market. Might it be possible for the Blair Iron Works to be interested in the purchase of this property in due course? the Advisory Committee would then be in a position to consider the matter.

Yours truly,

F. G. Shears,
Director.

76
FGS/PMB

D. E. MACKENZIE
NEW WESTMINSTER, B. C.
CANADA

EVACUATION SECTION

Rec'd JUL 1 1943

File No. 10195

Ans.

P.O. Drawer 760, *Shears*
New Westminster, B.C.

June 30, 1943.

F. G. Shears, Esq.,
Director, Japanese Evacuated Properties,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Shears: Re-828 Royal Avenue, New Westminster.

A very good and very old friend of mine
Mr. James A. Blair, wrote me, copy of which letter I
enclose herewith and which explains itself, regarding
the occupancy of the above property.

Mr. Blair's firm is quite busy on very
essential war work and would find it a great inconvenience
to be disturbed, so that he has expressed the hope that he
may continue as he is at present and he has asked me to
take the matter up with you on his behalf.

Any information you can give me for him or
anything you can do on his behalf will be appreciated.

Mr. Blair was telling me that someone was around
one day taking pictures of the house.

Yours sincerely,

DEM/M.

ENCL SEE June 22/43.

D. E. Mackenzie

BLAIR IRON WORKS
826 Royal Avenue
New Westminster, B.C.

EVACUATION SECTION	
Rec'd	JUL 1 1943
File No.	
Ans.	
Referred	June 22, 1943.

Mr. D. E. MacKenzie,
26 Lorne Street,
New Westminster, B.C.

Dear Sir:

We rented a house at 826 Royal Ave., City, for use as an office and for the available accommodation, in the event we should find it necessary to employ female workers. We have spent money on cleaning, painting and upkeep on the premises.

We have noticed statements in the press lately referring to sale of Japanese property. As this place is in that category, and as we understand you are associated with the Board handling this class of property, we write to ask if you can give us some information as to where we stand in the matter.

We are engaged on war work and busy, and would not appreciate any move that would abruptly upset our present arrangements. The place is rented by the month and the rent payable to Coulthard & Sutherland of this City.

Thanking you in anticipation of a reply, we are,

Yours truly,

BLAIR IRON WORKS

JAB/GB

Per "James A. Blair".

ENC 1 See gone 30/43.

10195

May 31st, 1943.

Mr. Sannosuke Nishi,
Japanese Registration No. 08366,
Bridge River, B. C.

Dear Sir:

With reference to that portion of your letter of May 21st requesting us to send you funds from the balance now standing to your credit, viz. \$74.30 (after deducting payment of \$39.30 to the Vancouver General Hospital), we have pleasure in enclosing cheque for \$40.00, which leaves you with a credit balance of \$34.30.

You will appreciate that it is necessary for us to retain a portion of your funds to cover payment of 1943 taxes, reserve for repairs, etc. etc.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encl. 1

EVACUATION SECTION	
Rec'd	MAY 24 1943
File No.	
Ans.	
Referral	

Bridge River, B. C.
May 21st. 1943.

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

Re: File No. 10195.

Attention: Mr. A. McAlister.

Re: Vancouver General Hospital.

Dear Sir:

Answering your letter of May 18th. inst.
regarding the above hospital bill, I beg to inform
you that the sum of \$39.30 is still payable to the
above institution by myself for services received.

Kindly pay this sum to the Vancouver
General Hospital and charge to my account.

It would be appreciated very much if you
will be kind enough to send the balance sum, as I
am still invalid and my small fund has now exhausted
for my living.

Thanking you for your kind attention to
the above matter.

Yours truly,

S. Nishi

Sennosuke Nishi,
Reg. #08366.

*10195
Vancouver*

*10195
reception
report
\$113.00 on
25-5-43
MAY 27 1943*

10195

C
O
P
Y

THE CANADA LIFE ASSURANCE COMPANY

Agency at New Westminster,

10-9-42

S.M. Gibson, Esq.,
Insurance Dept.,
Office of Custodian,
Royal Bank Bldg.,
VANCOUVER.

Dear Sir: Re: Insurance on Japanese property

I have your two letters of Sept. 4th.

I am holding the fire insurance policies which I placed for the Nishiguchi people on their property, and shall be glad to hand these over to you, as soon as I have had them endorsed over, as required, to the Secretary of State of Canada, acting in his capacity as Custodian.

I am sending the policies today for such endorsement, and you will hear from me again as soon as they are returned.

I trust this will be satisfactory.

Yours truly,

"F.W. Cunningham"

Per: " "

FWC/VB

10195

September 9, 1942.

Mr. F. W. Cunningham,
47 Sixth Street,
New Westminster, B. C.

Dear Sir:

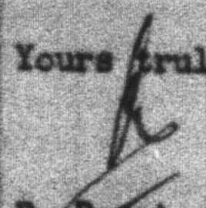
Re: Sennosuke NISHI

We thank you for your letter of the 5th instant, giving details of the distribution of two months' rent you collected in connection with the property of the above.

If you hold the Fire Policy of the Home Assurance Company, we shall be glad if you will kindly forward same to this office. Respecting the balance of \$7.50 still in your hands, please let us have a cheque for this amount, made out to G. W. McPherson, Deputy Custodian, as it is necessary for all such funds to be remitted to us and held here to the credit of the Japanese.

Thanking you,

Yours truly,


P. Dodet,
Administration Department.

PD:BT



THE CANADA LIFE ASSURANCE COMPANY

HEAD OFFICE, TORONTO 2, CANADA

AGENCY AT New Westminster.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 8 1942

Sept. 5th. 1942.

*write for
the balance*

Mr. F.G. Shears,
Assistant Mgr.
Japanese Section,
Office of Custodian,
Royal Bank Bldg.,
CITY.

Dear Mr. Shears: Re: Sennosuke NISHI
File No. 10195

I have yours of the 31st. ult. herein,
and replying would advise that the fire policy
on the property of this party at 828 Royal
is as follows:

Home Assurance Company.
\$3,000. of which \$2,000. is on the
building and \$1,000. of which is on
furniture etc. It is in favor of Mr.
Sennosuke Nishi for a three year period,
Feb. 19th. 1942 to 1945. The premium
is \$21.00.

I regret that I overlooked sending you
this information earlier.

As to the rental for this property,
I collected from the Blair Iron Works for
June and July. The rental is due the first
of each month, and the rental for August was
sent by Mr. Blair to the Westminster Trust
Co.

Against the \$30. which I collected, there
are charges deducted of \$21.00 for the insurance
premium, and \$1.50 for my collection charges,
leaving a balance of \$7.50. This is still in my
hands, as Mr. Nishiguchi told me to hold it until
he was advised by your office whether or not money

Mr. F.G. Shears,

here would be released to him or were to
be held.

I trust this will cover the information
your wished on this property.

FWC/VB

Yours very truly

W. Cunningham

10195

August 31, 1942.

Mr. F. W. Cunningham,
47 Sixth Street,
New Westminster, B. C.

Dear Sir:

Re: Sennosuke NISHI

With reference to the property at 828 Royal Avenue,
New Westminster, owned by the above, we wrote to you
on the 18th of June regarding a Fire Insurance Policy
on this property which, we understand, was placed through
you. We asked you to kindly give us particulars of
this coverage and who had the policy.

We cannot trace having received any reply to the
above, and shall be glad if you will supply us with the
information called for at the earliest opportunity.

We understand that prior to the 15th of August,
you were collecting rent on behalf of the owner, and if
this was the case, was this money passed on each month
to the owner, and what arrangements were made regarding
same.

Yours truly,

F. G. Shears
Assistant Manager.

PD:BT

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Daniel
TELEPHONE 108

RECEIVED
AUG 28 1942

608 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Your File: 10195.

August 26, 1942.

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

Attention: P.D.
RE: Sennosuke Nishi.

Dear Sir:

Thank you for your letter re the above party.
You are correct in assuming that this rent is paid by
Mr. Blair on the fifteenth of every month which is in advance.
We do not know what happened to previous rents collected by
Mr. Cunningham, 47 Sixth Street, and the writer would rather
you contacted him direct in this connection.

We presume that you have been receiving the
rents from Mr. Cunningham which he is collecting from the
property of Mikiso Nishiguchi (File 10203). If these have not
been coming in it would be a good opportunity to check up. For
your information, we have the JP from Mikiso Nishiguchi in this
office.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

[Signature]
R. H. Coulthard.

*Contracted
for
File
10203*

10203.

10195

July 10, 1942

Messrs. Coulthard, Sutherland & Co., Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Sennosuke NISHI

Further to our letter of June 18th.
We have had no reply to the letter which we
wrote on the same day and addressed to Mr. Fred
Cunningham.

In view of our authority given to you
on June 2nd to investigate and take control of
the property of the above, we suggest that you
contact the Blair Iron Works and arrange to
collect rentals for the Nishi property occupied
by them.

Kindly advise us in connection with
this in due course.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMR

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

Shear
TELEPHONE 100

File No. 10195.

June 13, 1942.

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 15 1942

RE: NISHI, Sennosuke - No.08366.

Dear Sir:

This man's property is located at 828 Royal Avenue. There is a two story dwelling which is occupied by the Blair Iron Works who use it as an office and pay \$15.00 per month.

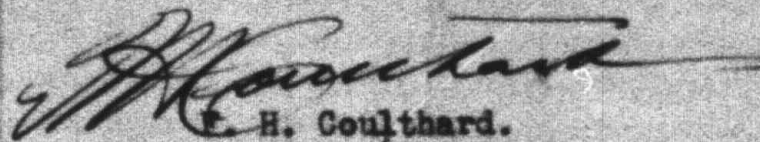
The Nishi furniture of which a list is attached hereto, is left in the care of Mr. Blair and is in good exceptionally good hands. Also stored in the basement are furnishings of other Japanese. These too are well cared for.

We note that Mr. Fred Cunningham of this city is collecting rents by arrangement with the owner. If this arrangement is to continue, we suggest that you write to Mr. Cunningham immediately and instruct him to remit any monies which he has collected to your office.

We still feel, however, that it would be to the interests of all concerned if these matters were handled by the three agents appointed in this city to attend to Japanese property.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.


H. Coulthard.

PHC:VS

S. NISHI,
528 Royal Avenue,
New Westminster, B.C.

May 24,

(Stored in Basement).

Nakamura:

5 only	Bed
5 "	Spring
1 "	Kitchen Stove
1 "	Heater
1 Box	Clothing etc.
2 only	Cont. Case.
1 "	Table
2 "	Toy Automobile and Bicycle.
1 "	Baby Carriage.

Nishi:

1 Box	Baby Carriage and Wagon.
2 only	10 Gal. Crock.

Yamagishi:

1 only	Kitchen Todana.
1 "	Kitchen Stove.

Akeda:

✓ 4 only	Bed
✓ 1 "	Spring
✓ 1 "	Kitchen Stove.
✓ 1 "	Heater
✓ 2 "	Kitchen Todana.
✓ 1 "	Clothes Closet
✓ 1 "	Dresser
2 "	Trunk
4 or 5	Box (Personal Clothes)
✓ 4 only	10 Gal. Crock.
1 only	Bicycle.
✓ 1 Box	Chinaware.
✓ 1 only	Chair.

Toki:

2 only	Bed Spring
2 "	Kitchen Todana
5 "	10 Gal. Crock.

S. NISHI,
828 Royal Avenue,
New Westminster, B.C.

May 24th. 1942.

Fixtures, Stove etc. to be rented with the house.

1 only Dining Room Set.
(1 Table, 2 Cabinet, 6 Chairs) \$

✓ to be stuffed.

1 only Piano and Stool.

1 only Oak Table.

1 only Sofa.

2 only Parlor Chair. /5

1 only Heater (Good Cheer No. 20).

1 only Coal Bucket

1 only Sewing Machine

1 only Todana.

1 only Kitchen Stove (Monarch)

1 only Aluminum Tea Kettle.

4 only Kitchen Chair.

S. NISHI,
828 Royal Avenue,
New Westminster, B.C.

May 24th, 1942.

Fixtures Stored in two side rooms.

7 only	Dresser. 15
1 only	Gramophone. 5
4 only Box	Kimonos.
1 only	Electric Warmer
1 only	Stand-Lamp & Shade. 5
1 set	Alcohol Stove & Case.
1 only	Heater No. 501.
1 only	Coat-Cabinet. 5
1 only	Smoking Table.
1 only	Tool Box
1 only	Smoking Stand.

S. Sold by Auction 22/11/44 SURREY 8
(SEE EXTRACT)

CAT. #690

10195

NOV 24 1947

CANADA

DEPARTMENT OF SECRETARY OF STATE

TO:

THE HONOURABLE MR. JUSTICE HENRY IRVINE BIRD, A JUSTICE OF
THE COURT OF APPEAL FOR THE PROVINCE OF BRITISH COLUMBIA,

A Commissioner appointed by His Excellency the Governor
General in Council of the Dominion of Canada pursuant to
Order-In-Council, P. C. 1810, dated the 18th. day of July,
A.D. 1947, as amended by Order-In-Council, P. C. 3737 dated
the 17th. day of September, A.D. 1947, under the Inquiries
Act, R. S. C. 1927, to inquire into and report upon the
claim of persons of the Japanese Race, who were evacuated
from the protected area of the Province of British Columbia
and resident in Canada as at the 18th. of July, A.D. 1947.

THE PETITION AND CLAIM OF SENNOSUKE NISHI, (Registra-
tion No. 98356), of the Village of Ashcroft, in the Province of
British Columbia,

HUMBLY SHEWETH:-

1. That I am of the Japanese Race who was evacuated
from the protected area of the Province of British Columbia and
resided in Canada as at the 18th. day of July, A.D. 1947.

2. Your petitioner and claimant was on all days and
dates material to this petition and claim was owner of Real
property which was vested in the Custodian and which was dis-
posed of by the Custodian for less than the fair market value
thereof at the time of sale resulting in loss to the claimant
equal to the difference between the amount received from the
sale and the fair market value, namely \$5555.26 particulars of
which are as follows:

1. (Residence) House and Lot known as Catalogue No. 690,
828 Royal Avenue, New Westminster, British Columbia, N^o 9/28/2520,
in the City of New Westminster, in the District of New Westminster,
in the Province of British Columbia.

A. Sold as of November 28th. 1944 by the Custodian for \$1350.00 which netted to your petitioner and claimant the sum of \$1244.74.

B. This residence (Frame structure) was originally purchased in 1927, by your petitioner and claimant for the sum of \$1500.00 and at the same time reconditioning, decorating, painting, etc., further costed to me the sum of \$1000.00 and ever since, the said structure was kept in good state of repairs at the time of my evacuation in the Spring of 1942.

I claim that the said residence and lot were sold and disposed of by the Department of the Secretary of State on the days and dates hereinbefore mentioned at a loss to me of the sum of \$1255.26 as I am of the opinion that the price of the said house and lot and the true market value thereof is \$2500.00.

And I further claim in respect to one Seine Boat known as "Shisu."

A. The above-mentioned boat was forced to sell, due to the pressure of my evacuation some times before my evacuation, for the sum \$3200.00.

B. This Seine Boat was 53 ft. overall in length, 13 ft. beam, and powered by 50 H.P. Diesel engine. Both hull and engine were in good state of repairs, seaworthy, and in good running order.

C. I claim that the fair market value as of the above-mentioned date of the said boat was \$7500.00.

D. Therefore I claim the sum of \$4300.00.

WHEREFORE I PRAY:

1. That my claim for the said sum of \$5555.26 be allowed and paid.

2. And for such further and other relief as the nature of the claim may require.

3. That my hearing be allowed at the City of Vancouver, in the Province of British Columbia.

AND I, as in duty bound will ever pray etc.,

DATED at the Village of Ashcroft in the Province of British Columbia this 27th day of November, A.D. 1947.

Witness:

K. K. K. K. K.

Sennosuke

His

X

Nishi

Mark

~~PETITIONER AND CLAIMANT~~

DOMINION OF CANADA

Province of British Columbia

To Wit:

IN THE MATTER OF THE Claim of SENNOSUKE
NISHI, filed with the Honourable Mr.
Justice Henry Irvine Bird, pursuant to
notice directed to persons of the Jap-
anese Race who were evacuated from the
protected area of British Columbia and
resided in Canada as at July 18th.
1947.

I, Sennosuke Nishi, of the Village of Ashcroft, in the Province
of British Columbia, Retired, DO SOLEMNLY DECLARE THAT

1. I am the Petitioner named in the annexed Petition and as such
have full knowledge of the matters therein referred to.
2. That the various facts, matters and things in the annexed
Petition contained and set forth are true in substance and in
fact to the best of my knowledge, information and belief and so
far as I have been able to ascertain them.
3. That I am a person of the Japanese Race.

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

DECLARED before me at Ashcroft,

in the Province of British

Columbia, this 21st day of

November, A.D. 1947, the same
having first been read over and
explained to him who appeared
perfectly to understand the same
and who made his mark in my
presence.

His
Sennosuke Nishi
Mark


~~A Notary Public in and for the Province of British Columbia,~~
A Commissioner for taking affidavits within British Columbia

Name of Claimant **NISHT, Sannosuke**
 Custodian File **10295**

Case **100**

<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		
		1350.	135.00	67.50 12.50						215.
<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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										215.

10195

February 20th, 1951

Mr. Sennosuke NISHI,
P. O. Box 1705,
Ashcroft, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 108

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 ... \$ 215.00.

Cheque in your favour is enclosed for \$ 202.56
and we have paid the Co-Operative Committee .. \$ 12.44
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS:BN
Encl.

DEFENCE BRIEF

Kamloops
May 12, 1948

Sennosuke NISHI

File No. 10195

Case No. 108

REAL PROPERTY CLAIM

1. The Northerly half of Lot 8 of Block 28, Map 2620, being all that part having the full frontage of said Lot on Royal Avenue by half the depth of the said Lot and adjoining Lots 7 and 9, City of New Westminster.

Witness, Arthur Nisiguchi appeared on behalf of the claimant by virtue of a power of attorney, which apparently was not filed as an exhibit, but was mentioned on p. 2.

Claim

\$2500.00

Appraisal

\$1350.00

Sale Price

\$1350.

Witness:- R. Alstead of Westminster
Trust, Appraiser.

Assessed value - \$1865.

Sold to Tenant.

2. Claim for vessel not mentioned in the transcript. Apparently abandoned.

Summary of Witnesses

R. Alstead

FRS/mw

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

(HIS HONOUR, JUDGE E.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF
SEIMOSUKE NISHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.W. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. McMASTER: I would like to call the case of S.
Nishi, No. 107 on the original list. I am call-
ing Mr. Arthur Nishiguchi to give evidence.

ARTHUR NISHIGUCHI, a witness called on behalf
of the Claimant herein,
being first duly sworn, tes-
tified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

10 Q: Witness, you have been requested by Mr. Nishi
to give evidence on his behalf with respect to
this claim? A: Yes, sir.

Q: I produce to you a Power of Attorney from Mr.
Nishi. Did he execute that Power of Attorney in
your favour, and is that his mark on it?

A: Yes, sir, he did.

MR. McMASTER: I produce it to my learned friend. I
don't think it is necessary to file it unless he
wishes.

20 MR. McTAVISH: No, it is not necessary to file it,
your honour.

MR. McMASTER: Witness, Mr. Nishi is your brother-in-
law, is that correct? A: That is right.

Q: Are you familiar with the premises with respect
to which he is making a claim? A: Yes.

Q: I produce to you a statement with regard to these
premises. Did you instruct me to draw that
statement and is that your signature on it?

A: Yes, sir.

30 Q: Are the contents of the statement true to the

A. Nishiguchi
In Chief

best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend what purports to be a copy of an appraisal by the Westminster Trust Company with respect to this property.

(APPRAISAL MARKED EXHIBIT NO. 2)

10 MR. McMASTER: I might refer to exhibit No. 1, your honour.

The property is shown there as situated at 828 Royal Avenue, New Westminster, B.C. It is stated to be a dwelling house, six rooms, and a two-room suite in the basement. The description of the type of finish is shown. The property was purchased by the claimant in 1927, as appears in the statement, for \$1500.00. The witness states that it was situated in a middle-class residential district and has set forth the improvements made to the premises by the claimant after purchase, and says that it cost approximately \$1,000.00. The witness also states that the claimant attended to normal repairs and had part of the roof re-shingled and repainted the whole house a few years before evacuation, and the premises were in good condition.

20
30 Then the witness draws attention to the fact that the claimant purchased the premises

4
A. Nishiguchi
In Chief
Cross exam

from a widow. She was without funds and had let the premises get into a state of disrepair. The witness states that he considered that the claimant got a very good bargain and that the claimant fixed up the premises very nicely and kept them in A-1 condition.

10 With respect to the appraisal report, he points out that it is not very descriptive and says that actually these premises were quite attractive. He also comments that while the iron works were in the vicinity -- next door -- there were a number of good middle-class homes in the same block and that the property was situated in a nice neighbourhood.

He points out that the property was not sold until June, 1944, when the market for houses of this size was very good, and estimates the value of the premises at the date of sale to be \$2500.00.

Your witness.

20 MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value.

I would ask my friend to admit the 1944 assessment.

MR. McMASTER: Have you got an assessment?

MR. McTAVISH: The land was valued at \$765.00, and the improvements at \$1100.00, making \$1865.00 in all.

MR. McMASTER: That appears to be correct, your honour.

CROSS EXAMINATION BY MR. McTAVISH:

30 Q: Witness, did you live in these premises?

A: No, I did not.

Q: What do you base your knowledge or your information on that the claimant spend \$1,000 in repairing it?

A: I was told by my brother-in-law at that time; and very lately, too.

Q: At what time did he carry out these repairs?

A: Shortly before he moved in.

Q: That was in 1927?

A: Yes. And I am quite familiar with the house, because I used to go there about three or four times a week.

Q: According to the appraiser's report which is Exhibit 2, it states that the roof would soon require re-shingling. Do you know anything about that?

A: No, I do not. I don't think it was needed.

MR. McTAVISH: No further questions, your honour; it is all a question of value.

MR. McMASTER: No questions, your honour.

THE COMMISSIONER: You are excused, witness.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter

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

J.R. Archibald
Sub-Commissioner