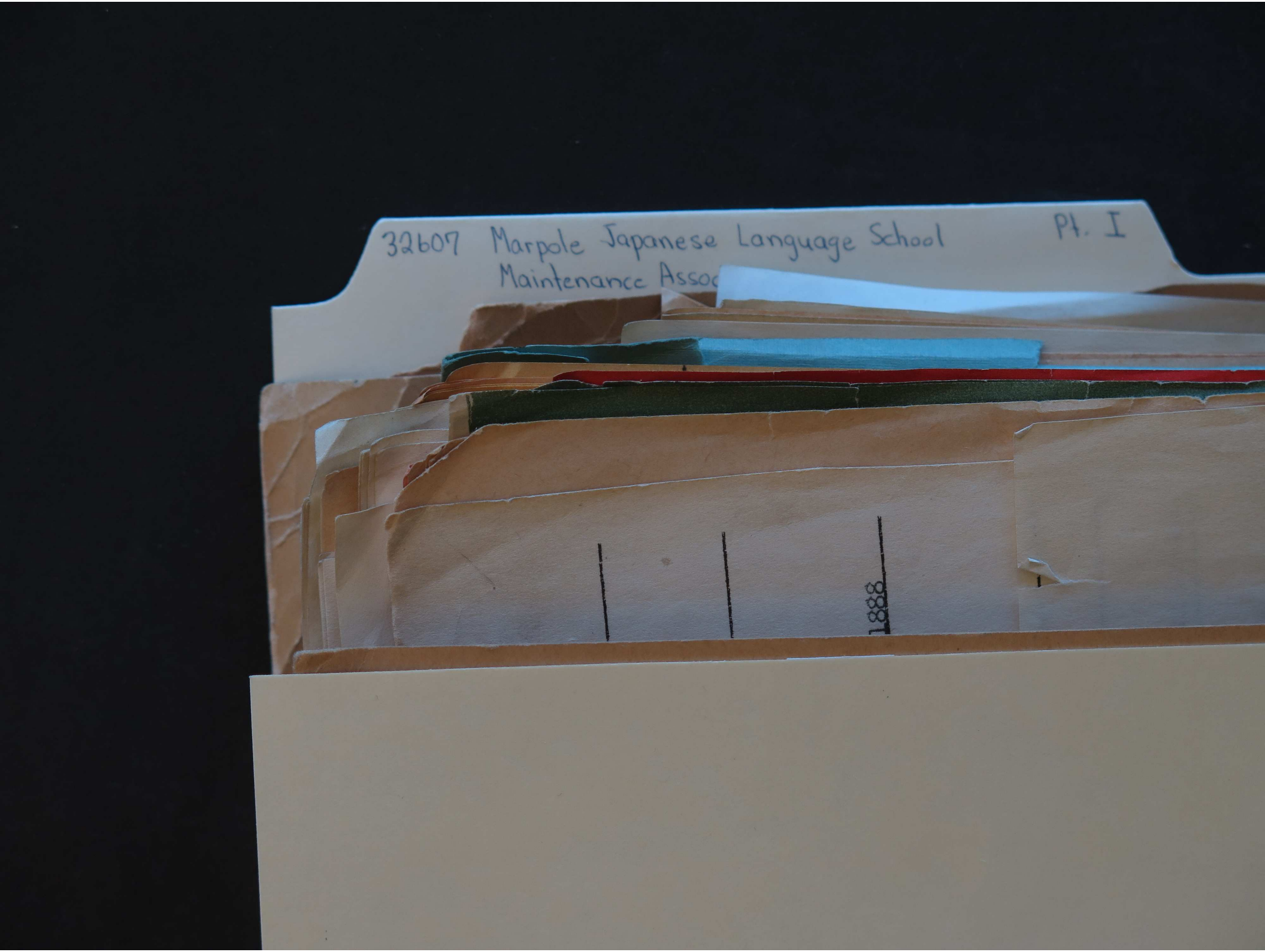

32607 Marpole Japanese Language School
Maintenance Assoc
Pt. I
1888

7

May 10th 1952.

MEMORANDUM TO THE
CHAIRMAN, ADMINISTRATION BOARD

Re: Marpole Japanese Language School Maintenance Association.

George Tanaka, National Executive Secretary of the Japanese Canadian Citizens Association, 61 College Street, Toronto 2, has for sometime been in correspondence with the Custodian's Vancouver Office with respect to the release of $1611.02 the proceeds of realization of the assets of the above named school association.

In support of the claim, Mr. Tanaka has submitted with his letter dated February 10th 1950 a document purporting to be the appointment of the Japanese Canadian Citizens Association as representative of the Marpole Japanese Language School Maintenance Association to determine the true state of its property. The document deals with the report of the last president of the association with respect to the trusteeship which had existed and with respect to certain financial obligation by way of legal costs and expenses for which the School Association should assume responsibility. It further sets out that the residue of the proceeds should be divided into five equal shares as follows:

1. The National Japanese Canadian Citizens Association
2. The David Lloyd George School, Vancouver, B.C.
3. The Toronto Buddhist Temple
4. The Anglican M.S.C.C.
5. Japan Relief

The membership of the Association was reputably sixty-one. The document was signed by a number of the members where others signed separate letters of concurrence as to the disposition of assets. The signatures on the documents and attached thereto appear to be from thirty-two members of the organization. This represents a numerical majority of the memberships of record but as many of the members died before submission of the document and still others were repatriated to Japan the thirty-two signatures represent almost the total representation available in Canada for expression of opinion.

It is noted that many of the signatures attached are on notes of concurrence agreeing to a different basis for distribution of the proceeds to that set out in paragraph No. 5 of the document itself. Paragraph 5 of the document agrees for the distribution in 5 equal shares. The concurrences supplied by eight or nine of the members stipulate a different basis of distribution, namely:

1. David Lloyd George School ($50.00)
2. Toronto Buddhist Temple ($100.00)
3. Anglican M.S.C.C. ($100.00)
4. National JCCA (50% of Balance)
   Japan Relief (50% of Balance)

Rec

The board may wish to take this matter into consideration or it may be agreeable to giving consideration to the matter of release of the proceeds to the Japanese Canadian Citizens Association on receipt of their covenant to pay the legal costs or expenses referred to in paragraph

.....2

No. 4 of the document and to make equitable distribution of the remainder of the funds released in accordance with the decision of the majority of the membership of the Marpole Japanese Language School Maintenance Association.

The case is submitted for board consideration and decision.

D.J. Sinclair,

File No. ~~9341~~ (Vanc. Rv.)
Legal Section
DJS/MP

32607

June 21, 1952

MEMORANDUM FOR THE CHAIRMAN--ADMINISTRATION BOARD

Re: Marpole Japanese Language School Maintenance Association

This case was presented to the board by Memorandum on May 10, 1952.

Pursuant to the decision of the board, Mr. C. Tanaka, National Executive Secretary of the Japanese Citizens Association was requested to submit a copy of the Articles of Association, or the By-Laws of the Marpole Japanese Language School Maintenance Association.

Mr. Tanaka's reply is submitted as follows:-

"I have the following to reply with respect to the questions you raise in your letter of May 15th on the matters of the above Association:

1) Mr. Sentaro Suzuki, who was the last president of the Association, advises me that there were never any duly constituted Articles or by-laws for the Association. I understand that there were a number of organizations of various kinds formed by the elder generation of Japanese Canadians in the past in British Columbia which were loosely set up without proper constitution.

2) The statement in the blue covered file which we submitted to your department was prepared after we received from Mr. Suzuki a suggested method for the distribution of the Association's funds. When this proposal was brought to the attention of some of the members through the efforts of Miss Aya Suzuki, daughter of the president of the Association, the members signed their names in agreement firstly that the National JCCA act for them in disposing the funds and secondly, on the basis as suggested. But it was found later by the National JCCA that many of the members desired to have the funds distributed to 5 organizations as set forth in the Letter of Authority to the Custodian which was prepared by the National JCCA according to the wishes of the membership under date of July 15, 1950.

Last year the National JCCA published a notice in the Japanese Canadian paper, The New Canadian, informing the membership that it had acted upon their request and informed the Custodian that they desired the National JCCA to dispose of the funds in the manner indicated in the July 15, 1950 letter of authority.

Luc

MEMORANDUM FOR THE CHAIRMAN--ADMINISTRATION BOARD

Re: Marpole Japanese Language School Maintenance Association

It is therefore the intention of the National JCCA to distribute the funds in question as indicated in the preceding paragraph when they are received from the Custodian."

The distribution proposed in the penultimate paragraph of Mr. Tanaka's letter is best indicated by a quotation from the letter of July 15, 1950, which reads as follows:-

"Thus this letter for your approval and your suggestions as to how the monies are to be disposed. The cash balance is $1611.03 of which the necessary costs will be deducted. I don't want to seem to sway your opinions but those whom I was able to visit seem to welcome a suggestion. And most of them have voted for; $50 to David Lloyd George School, $100 to Bhuddist, $100 to anglican and the rest equally to the National J.C.C.A. and Japan relief."

The matter is submitted to the board for its decision.

D. J. Sinclair.

File No. 9341 (Vanc. Ev.)
Legal Section
EA

32-607

78

August 29, 1938

MEMORANDUM FOR THE CHAIRMAN--ADMINISTRATIVE BOARD

Re: Marpole Japanese Language School Maintenance Association

As directed by the minute of the Board, which discussed this case on June 25, 1938, the Japanese Canadian Citizens Association were requested to provide a corporate bond of indemnity to protect the Custodian in the event of him releasing the funds on hand, namely $1,611.05 to that body. The National Executive Secretary of the Association, Mr. George Tanaka, has replied and I quote his proposal as follows:-

> "In compliance with the request made to furnish a corporate bond of indemnity to protect the Custodian in the event the sum of $1,611.05 is transferred to the National JCCA, we made enquiries with the United States Fidelity and Guarantee Company, 34 King Street East, Toronto and were advised that it was highly unlikely a bonding company would underwrite a corporate bond of this nature unless it has some definite time limiting factor. The representative of the bonding company expressed the view that a corporate bond terminating with the receiving of receipts from the recipients of the Marpole Association funds would likely be acceptable.
>
> We would appreciate it if your department could draw up an acceptable agreement to cover a corporate bond as suggested above together with advice on a bonding company we may approach. We would appreciate having the bonding company's fees made deductible from the Marpole Association's funds."

Owing to the character of the proposal the writer does not feel it incumbent upon him to make any recommendation. The matter is submitted for consideration of the Board and further instructions.

D. J. Sinclair,
Solicitor.

File #30607
Legal Section
DJS/HA

September 29, 1952.

MEMORANDUM FOR THE CHAIRMAN--ADMINISTRATION BOARD

Re: Marpole Japanese Language School Maintenance Association

Pursuant to Board minute dated September 8, 1952, I submitted the problem to Mr. Fred Sheppard of Vancouver for his opinion. I quot his reply in total as follows:-

"This Association was not incorporated as I am informed by the Registrar of Companies; it has therefore been organized by voluntary association, and I understand that the assets consisted of property which was held in the name of three Japanese trustees, two of whom died and the third became a resident of Japan. However, it appears that those who had a beneficial interest were either evacuees or enemies; also there were over sixty members of the Marpole Association and some thirty-six have recommended the distribution by you of the monies on hand amongst five other organizations, that the remaining members have been advertised for but have not been found, therefore they are presumably dead or in Japan.

On a strictly legal basis you cannot distribute these monies to those other organi ations without the request of each of the sixty odd individuals of this Association. The consent of the thirty-six only would bind themselves but not the other other absent members. However, it is not practical to deal with it upon a strictly legal basis because that would involve getting such request from each individual member, and in view of the fact that many have not already been found, it is evident, that any further search by you would be unsuccessful. It would seem to me that your problem is essentially a practical one. The value of each individual's share is approximately $25.00, and in view of this small amount it is most unlikely that any individual member of the Association would make a claim, other than those who have been in touch with you. Again it would appear that where such $25.00 share passes by death each beneficiary would have such a small interest that his making a claim would become even less likely. As I have pointed out, from a strictly legal point of view the consent of all the members should be obtained but the risk of paying to these other organizations on the consent of the thirty-six members only does a poor remote indeed. Therefore I would recommend that you proceed by paying the money to a Committee of the thirty-six as trustees of this Marpole Association; such Committee could give their receipt as that of the association and that would allow them to do with the money as they please. They can distribute to these other organizations if they please.

I do not see any advantage in taking a bond, which is conditioned upon this Marpole Association paying to the other five organizations, for the reason that those five organizations have no right to the monies, they are mre doness, and if they do not receive the monies they have no clain, and if they do receive the monies that does not discharge any right of the absent members of the Marpole Association. I appreciate that a bond indemnifying the Custodian forever in making payment would be a proper security but you could not obtain such a bond therefore I would suggest that a bond be dispensed with."

I recommend that the procedure outlined by Mr. Sheppard be followed. Mr. Sheppard rendered his account, fees and disbursements amounting to $26.75. May I have your instructions with respect to the action to be taken in connection with this case.

D. J. Sinclair,
Solicitor.

File #32607-111
Legal Section
DJS/EA

(Provisional Feb. 2/43)

(R.S.) Parcel 3 FILE NO. 9341

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY NISHIMURA, Jujiro REG. NO. 04777.

(1) Nature of Interest:

(a) Owner: Certificate of Title ~~[illegible]~~ held by above.

(b) ~~[illegible]~~ Half-interest.

Co-owners YAMASAKI, Kyomitsu (In Japan) - one-half interest.

(c) Holder of the right to purchase Equity $

Vendor

(d) Holder as Mortgagee Equity $

Mortgagor

(2) Cert. of Title No. 65578-K In the name of Above

(3) Property address 8757 Selkirk St., Vancouver, B. C. Mun City of Vancouver.

(4) Legal description Lot 2, Blk. 8, D. L. 318, Group 1, N. W. D., Plan 1749.

L.R.O. Vancouver

(5) Vested in the Custodian 34676 Certificate of Encumbrance November 24th, 1943.

(6) If Agricultural Lands: Type of Farm

Acreage Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND $ Lot 2 $400.00 IMPROVEMENTS $ Vacant Land

(8) Appraised value if any: Land $ Improvements $

(9) Taxes: Current $ 20.83 - 1943 paid. Arrears $ 20.83(1942) & 6% int. from Dec. 31/42

(10) Water or other rates: Current $ Arrears $

(11) Encumbrance: Dated Amount $ Matures

Payments: Prin. $ Due Bal. owing $

Int. rate Due Total owing $ (R.2.)

(12) Judgments or other charges

(13) Leased or rented to (Vacant Land) Amount $

All or part Chattels included

Terms

Total owing $

(14) Insurance: Agent Company

Pol. No. Amount $ Premium $ Exp. date

(15) If liquidated: Amt. realized $ Cash $ Outstanding $

(16) Agent J. W. Fairhall

Dated this day of , A.D. 1943.

Rec'd. by Accounting Dept.

A.D. 1943.

Compiled by:

(Provisional Feb. 2/43)

(R.3.) Parcel 2 (Provisional Feb. 2/43) FILE NO.

(This man presumably in Japan)

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY YAMASAKI, Kyomitsu (one-third interest) REG. NO.

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by

(b) Part owner (joint or in common)

Co-owners NISHIMURA, Jujiro (one-third interest)

TERAMURA, Tashiro (Dec'd) (one-third interest)

(c) Holder of the right to purchase Equity $

Vendor

(d) Holder as Mortgagee Equity $

Mortgagor

(Separate Certificate 36795K - above two-thirds interest)

(2) Cert. of Title No. 28704K In the name of Tashiro TERAMURA

(3) Property address 8757 Selkirk Street, Vancouver, B.C. Mun. City of Vancouver

(4) Legal description Lot 3, Blk. 8, D. L. 318, Group 1, N. W. D., Plan 1749.

L.R.O. Vancouver

(5) Vested in the Custodian 34652 Certificate of Encumbrance Nov. 24/43

(6) If Agricultural Lands: Type of Farm No

Acreage Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND $ L.3 - 400.00 IMPROVEMENTS $ L.3 - $1700.00.

(8) Appraised value if any: Land $ Improvements $

(9) Taxes: Current $ Arrears $

(10) Water or other rates: Current $ Arrears $

(11) Encumbrance: Dated Amount $ Matures

Payments: Prin. $ Due Bal. owing $

Int. rate Due Total owing $ (R.2.)

(12) Judgments or other charges

(13) Leased or rented to Amount $

All or part Chattels included

Terms

Total owing $

(14) Insurance: Agent 32-28739 2000.00 Company Bankers & Traders Insce. Co.

Pol. No. 685858 Amount $ 3000.00 Premium $ Exp. date Dec. 5/44

N.British & Mercantil Ins. Co. Apr.11/45

(15) If liquidated: Amt. realized $ Cash $ Outstanding $

(16) Agent J. W. Fairhall.

Dated this day of , A.D. 1943.

Rec'd. by Accounting Dept.

A.D. 1943.

Compiled by:

FORM "JP" BUREAU POWELL STREET FILE NO. 9341

REAL ESTATE

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: NISHIMURA, Jujiro

HOME ADDRESS: 9182 Hudson St., Vancouver, B. C.

REGISTRATION NUMBER 04777 SEX: Male AGE: 53

OCCUPATION: Merchant----J. Nishimura Co., 9182 Hudson St., Vancouver, B. C.

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

EMPLOYER: Self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Naka (yellow card)

ADDRESS OF WIFE OR HUSBAND: 9182 Hudson St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Ichiro (M) Nami (F) Saburo (M) Shiro (M) Akiko (F) Kazuko (F) Keiko (F) Goro (M)

ADDRESS OF CHILDREN: 9182 Hudson St., Vancouver, B. C.

AGE OF CHILDREN: 23, 22, 17, 13, 12, 10, 8, 5.

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

1. LOCATION AND DESCRIPTION: (1) 9182 Hudson St., Van, B. C. City of Vancouver, Lots 14 and 15, Block 2, Block "x" D.L. 318, Group 1, New West'r, District, Plan 3069. Title No. 62476"L". (2) 8757 Selkirk--Mun. of Pt. Grey, Lot 3, Block 8, D.L. 318, Group 1, New West'r District, Plan 1749. Title No. 36795-K. (3) 8757 Selkirk--City of Vancouver, Lot 2, Block 8, D. L. 318, Group 1, New West'r District, Plan #1749. Title No. 65578-K.
2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 9182 Hudson--14 room frame house, (2 & 3) 8757 Selkirk----5 room frame building (Japanese School).
3. INSURANCE (Give particulars; state where policies are) (1) Merchants Fire Ins. (N.Y.) $3500.00. No. 39148. Bankers & Traders, Sydney, Australia. $2250.00. No. 32-28190. (2 & 3) 8757 Selkirk---Bankers & Traders Ins. Sydney, Aust No. 32-28739. All policies in owner's possession.
4. TAXES (Amount and where payable) (1)--$180.00 per yr. payable at City Hall, Van, B. C. (2) (2 & 3)---$86.00 per yr. pay. at City Hall, Van, B. C.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none (1942 taxes paid on all land.
6. OCCUPANCY AND LEASES (If vacant so state) (1)--Occupied by owner. Will lease land and building to A. B. Enger, Vancouver, B. C., Agt. J. W. Fairhold, Marine Drive, Vancouver, B. C. Lease papers not drawn up yet. (2 & 3)--Selkirk---Vacant at present but is in the hands of J. W. Fairhold, Agt. Marine Dr., Van, B. C. to rent for declarant.

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

Hamaura Motaro, Acme Cannery, Eburne, B. C. owes declarant $200.00 for mdse. acct.

Koyanagi Toru, Acme Cannery, Eburne, B. C. owes declarant $490.00 for mdse. acct.

Nagai Matsunosuke, Acme Cannery, Eburne, B. C. owes declarant $170.00 for mdse acct.

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

none

8. BANK ACCOUNTS: Royal Bank, Marpole, B. C. $4,300.00. Acct. No. ~~185~~ 1625.

9. LIFE INSURANCE: Sun Life, $2,000.00. Policy No. 2,201,940.

Beneficiary, wife, Naka. Policy in owner's possession.

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 16th day of May 1942.

Witness

(Signature) Fujiro Nishimura

FOR DEPARTMENTAL USE

A.D. 1943.

9341

COPY

KNOW ALL MEN BY THESE PRESENTS

THAT I, KIYOMITSU YAMASAKI, (or Kiyomitsu Yamasoki), fish dealer of 9134 Hudson Street, Vancouver, in the Province of British Columbia, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint

JUJIRO NISHIMURA, grocer, of 9182 Hudson Street, Vancouver in the Province aforesaid,

true and lawful Attorney for me and in my name, place and stead to sell my undivided one-half interest in Lots Two (2) and Three (3), Block Eight (8), District Lot Three hundred and eighteen (318), Group one (1), in the District of New Westminster, situated in the City of Vancouver, Province of British Columbia, according to the registered map or plan of the said subdivision deposited in the Land Registry office at the City of Vancouver in the said Province and numbered 1749,

Also to sign my name to any deed or agreement for sale conveying the above property to give receipts for all payments and make all collections in connection therewith.

and for all and every of the purposes aforesaid DO HEREBY GIVE AND GRANT unto my said Attorney full and absolute power and authority to do and execute all acts, deeds, matters and things necessary to be done in and about the premises, AND also to commence, institute and prosecute all actions, suits and other proceedings which may be necessary or expedient in and about the premises, as fully and effectually to all intents and purposes as I could do if personally present and acting therein. AND also with full power and authority for my said Attorney to appoint a substitute or substitutes, and such substitution at pleasure to revoke I hereby RATIFYING and confirming and agreeing to ratify, confirm and allow all and whatsoever my said Attorney or such substitute or substitutes shall lawfully do or cause to be done in the premises by virtue hereof.

IN WITNESS WHEREOF I have hereunto set my hand and seal this twenty-ninth day of September, one thousand nine hundred and thirty-six (1936)

SIGNED, SEALED AND DELIVERED in the presence of)
Signature of Witness: (Signed) John Wesley Fairhall)
Street Address: 1318 S.W.Marine Drive Vancouver, B. C.)
Occupation: Notary Public)

(Signed) Kiyomitsu Yamasaki

Canada
Province of British Columbia,
To Wit:

I, Jujiro Nishimura, of 9182 Hudson Street, Vancouver, in the Province of British Columbia, grocer, do solemnly declare that:-

1. I am the Attorney appointed by the foregoing Power of Attorney.

2. At the time of such appointment, namely on the twenty-ninth day of September, 1936, I was of the full age of twenty-one years.

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 Vancouver, B. C.)
this 29th day of September, 1936) (Signed) Jujiro Nishimura
(Signed) J. W. Fairhall, Notary Public

POWER OF ATTORNEY
SHORT FORM (GENERAL)

Dated September 29th, 1936

Kiyomitsu Yamasaki

TO

Jujiro Nishimura

J. W. FAIRHALL
Real Estate, Insurance,
Notary Public (Marpole)
1318 Marine Drive West,
Vancouver, B. C.

ACKNOWLEDGMENT OF MAKER
(including Married Woman.)

I HEREBY CERTIFY that, on the twenty-ninth day of September, 1936, at Vancouver, in the Province of British Columbia, Kiyomitsu Yamasaki personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Vancouver in the Province of British Columbia, this 29th day of September in the year of our Lord one thousand nine hundred and thirty-six.

(Signed) J. W. Fairhall
A Notary Public in and for the Province of British Columbia

Form 246

ROYAL CANADIAN MOUNTED POLICE

Detachment
Seizure No. T 37
FOR USE WHEN APPLICABLE

EXHIBIT REPORT

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

Detachment
Sub-Division
Division
Date 19

RE:- NISHIMURA, Ichiro 9182 Hudson St. Vancouver, B.C.
NAME OF FILE

On March 9 19 42 I H.F.Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

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

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (42) C 167 TIRE NUMBERS 5 MAKE & MODEL Chev. Truck SERIAL NO. 627368 ENGINE NO. T4046125 SPEEDOMETER READING 28789 CONDITION Appears good condition. EXTRA EQUIPMENT NONE

DESCRIPTION & CONDITION VERIFIED

Ichiro Nishimura
Signature of Owner
02208
Japanese Registration No.

Handed over to representative of Custodian whose signature in receipt thereof appears hereunder

E M Morris

DATE: March 9/42

H.F. Price
SIGNATURE OF MEMBER SUBMITTING REPORT

Form 246

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. F 35
FOR USE WHEN APPLICABLE

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

Detachment
Sub-Division
Division
Date 19

RE:- NISHIMURA, Jujiro, 9182 Hudson St. Vancouver, B.C.
NAME OF FILE

On March 9 19 42 , I H. F. Price MEMBER'S NAME RCMP

Came into possession of the following goods by:-

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

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (42) C 166 TIRE NUMBERS 5
		MAKE & MODEL Willys Panel truck
		SERIAL NO. 67895
		ENGINE NO. 68780
		SPEEDOMETER READING 26941
		CONDITION appears dgood condition
		EXTRA EQUIPMENT NONE

DESCRIPTION & CONDITION VERIFIED

x J Nishimura #04777
Signature of Owner
Japanese Registration No.

Handed over to representative of Custodian whose signature in receipt thereof appears hereunder

E Morris,

March9/42
DATE:

H. F. Price
SIGNATURE OF MEMBER SUBMITTING REPORT

Schedule "A"

JUJIRO NISHIMURA - No.04777

INVENTORY OF CONTENTS OF SCHOOL BUILDING

8757 SELKIRK STREET, VANCOUVER, B.C.

2 Toilets
2 Sinks
1 Wash basin
1 Cook Stove
2 Heating Stoves
3 Box Stoves
1 Organ (in very bad state of repair)
1 Piano, stool and bench
1 Ping Pong table and 2 bats
3 Black boards
1 Wall clock
1 Glass front wall case
1 Garden hose (50') with nozzle
1 Cupboard containing dishes
1 Cupboard (locked)
1 First Aid cabinet
2 Brooms
3 Mop handles
14 Rough tables
1 Rough Cupboard
3 Benches
11 Chairs
2 Wooden trays
40 Benches and tables

Contents of wood shed

1 Wheelbarrow
Miscellaneous benches and broken chairs and lumber
Approximately two cords of slabs and edgings.

Agt.

"C O P Y"

Vancouver, B. C. May 15th, 1942

Articles of Agreement made in triplicate between J. Nishimura of 9182 Hudson street, and A. B. Engen, of 1065 West 10th. Avenue, Vancouver, B. C. in manner following, to wit.

The said Nishimure leases five rooms in the rear of said 9182 Hudson street for the duration of the war and for thirty days thereafter, at a rental of $15.00 per month in advance, said rent to be payable at the office of J.W. Fairhall 1318 S.W. Marine Drive, Vancouver, B. C. Light and water to be paid by Nishimure. Lessee to pay all light over $1.00 per mo.

The following articles belonging to Nishimure are to be left on the premises, and may be used by the Lessee, namely:

- 1 box heater,
- 2 cupboards
- 1 dining room table
- 1 vanity dresser
- 1 sideboard
- 12 window blinds
- The linoleums on all floors

Possession, June 1st. 1942, or when vacated by the owners.

Signed by the parties in the presence of

Witness

(Signed) "J.W. Fairhall" .....

(Signed) "J. Nishimura" .....

(Signed) "A.B. Engen" .....

Rent later changed to $14.00 per mo. with tenant paying his own light.

COPY

File 3744

Report of C. Barrett-Lennard, Chartered Accountant, 502 Randall Building, on the affairs of Jujiro NISHIMURA. June 3rd, 1942.

---oOo---

Attention Mr. C.L.Drewry

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

Your File No.9341

Dear Sir: Re: Jujiro NISHIMURA - No.04777

1. Location and Nature of Property.

(a) 9180 and 9182 Hudson Street, Vancouver, B.C. This property, 31.9' by 100', contains a small house and also a store with living quarters in the rear containing about fourteen rooms.

(b) 8757 Selkirk Street, Vancouver, B.C. This property, 50' by 115' contains a Japanese School and wood shed.

(c) 8759 Selkirk Street, Vancouver, B.C. is a vacant lot 50' by 115' adjoining the school building, and has been used as a playground.

2. Description of Land and Buildings.

(a) Four room frame house, attic stored with furniture and boarded. This property also includes a store (vacant) frontage about 15' with living quarters in the rear containing about fourteen rooms. The store is not rented but the rooms are. Both buildings have surface concrete foundations, but no basements.

(b) Two story frame building approximately 30' by 60' which has been used as a Japanese School. The wood shed at the rear is about 40' by 14'. The school building rests on a concrete foundation and floor. Basement, floor, walls and ceiling are lumber lined. The building, plumbing and chimney generally appear in good condition.

(c) Vacant lot adjoining the school building and used as a playground.

3. Inventory - See Schedule "A".

I do not understand why declarant did not disclose this personal property on form J.P.

With reference to the fire wood on the premises, which is stored in an open shed, I propose to immediately sell it wholesale, before it all disappears.

COPY

4. Insurance.

(a) On 9180-2 Hudson Street:

1. Merchants Fire Insurance Co. policy No.39148 for $3,500.00.

2. Bankers & Traders Insurance Co. policy No.32-2819 for $2,250.00.

(b) on 8757 Selkirk Street:

1. Bankers & Traders Insurance Co. policy No.32-28739

I have been unable to verify the above particulars as the declarant has been evacuated, and has the policies in his possession.

5. Liabilities.

I have been unable to discover any liabilities.

6. Recommendations.

The property located at 9182 Hudson Avenue is in the hands of J.W.Fairhall, Real Estate Agent, 1318 S.W.Marine, and I recommend that this arrangement be continued. I have been informed by Mr. Fairhall that there is furniture stored in two rooms of the house located at 9180 Hudson Street, but there is no mention of this in form J.P. Should an inventory be obtained from Mr.Nishimura?

The school building, which is more or less a hall or barn, has limited use. It may be useful as a storage place for the effects of the large number of Japanese living in the district. If it cannot be used for this purpose, I would recommend that Mr. Fairhall, the Real Estate Agent, be asked to endeavor to rent it, and in the meantime to securely board up doors and windows.

In the event of its not being used for regular storage, I would recommend that before it is boarded up, the piano, which is the only piece of valuable furniture, be placed in Crone's Storage for safe keeping.

Reported by

(Signed) C Barrett-Lennard

CHARTERED ACCOUNTANT.

File No. 9341

To Mr. Ian Macpherson

From D. A. Davidson

Re: NISHIMURA, Jujiro Reg. #04777,
YAMASAKI, Kyomitsu Reg. #-----

It would be appreciated if you would kindly search title ~~to the following property:~~, file vesting certificate and obtain certificate of encumbrance.

Re: the 2/3 interest in

Lot 3,

Block 8,

District Lot 318,

Group 1,

District of New Westminster,

Vancouver.

DAD.

DAD/CD

MEMORANDUM

File #9341 17th June, 1942.

To: Mr. Alexander

From: Mr. Peers

Re: Jujiro NISHIMURA

With regard to the properties "B" and "C" at 8757 Selkirk St. which were used as a Japanese language school, these properties are registered as follows:-

"B" Jujiro Nishimura & Kigomitsu Yamasoki (as to 2/3 interest) and Tashiro Teramura 1/3 interest.

"C" Jujiro Nishimura and Kiyomitsu Yamasoki.

Kiyomitsu Yamasoki and Tashiro Teramura are not registered with the Custodian or the police. The inference is that they are in Japan. Should this property, which consists of a school building and inventory of school furnishings and a vacant lot, be handled by Mr. Read's department?

GHP:ND

How do you Know?

How so stated on telephone.

① I suggest Home Fairhall handle the Selkirk St property also

② Write to Nishimuras as to present addresses of X. & T. and then proceed in the light of the facts thereby obtained, please

I suggest "registering with return receipt requested"

RDC

HEADQUARTERS AND INSPECTOR
236 EAST CORDOVA STREET
PHONE MARINE 1122

Shears

"We plead for those who cannot plead for themselves"

British Columbia Society for the Prevention of Cruelty to Animals

VANCOUVER BRANCH

Member Vancouver Welfare Federation

VANCOUVER, B. C. June 23rd. 1942

2961 West 49th. Ave.

Vancouver .B.C.

Office of the Custodian.

Royal bank Building.

Vancouver.B.C.

Mr Shears.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 25 1942

Dear Mr. Shears;

Following up our telephone conversation today I wish to give you the following information as you requested.

A sub-committee of the S.P.C.A. has organized an Animal A.R.P. patterned after the English idea of protection for injured and lost animals in case of a raid.

First Aid Stations have been established in many districts with local Veterinary Surgeons in charge of each one.

We have had difficulty in securing a suitable place at Marpole and finding an empty place at 8757 Selkirk Ave.(Marpole) we find that it is under the Custodians care.

Would it be possible to secure these premises to use for for the above purpose? If so has it running water inside,a washable floorand electricity? Could we have this donated for use after a bombing or would we have to rent it and what rate would the rental amount to?

Hoping to hear from you and thanking you forbyour attention to this matter I remain

)per. N.W.)

Yours Sincerely

(Mrs) E. W. Chowne

Chairman Animal A.R.P.

C. BARRETT-LENNARD & CO.
CHARTERED ACCOUNTANTS
AUDITORS
LICENSED TRUSTEE IN
BANKRUPTCY

TELEPHONE: MARINE 7727

502 RANDALL BUILDING
535 WEST GEORGIA STREET
VANCOUVER, B. C.

July 4, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 7 1942

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

Dear Sir: Re: Jujiro NISHIMURA - File No. 9341

With reference to my report of June 3rd, and your letter of June 17th, regarding the Japanese school property at 8757 Selkirk Street, you mention that this property is registered in two other names as well as the above.

I believe the equipment in this building was owned by a Japanese organization known as "Marpole Ijikai". In your letter you advised that you were investigating further, and I was wondering if the matter had been settled.

Most of the furniture in the school building has little value, with the exception of a piano and several stoves. The building, however, is flimsy, and I rather fear for the contents.

Yours truly,

C. Barrett-Lennard

CBL/H. Agent.

Rec'd JUL 31 1942
File No.
Ans.
Referred

(c)

July 16, 1942

Mrs. E. W. Chowne,
Chairman, Animal A. R. P.,
2961 West 49th Avenue,
Vancouver, B. C.

Dear Madam:

We have before us your letter of June 23rd which refers to the matter of an air-raid station being established for animals, which matter you spoke to us about over the telephone.

We are very doubtful if we can help secure a property to suit your purpose that would be available free of rent. We have no record of properties under street addresses and files are in the name of Japanese owners. We hand over matters concerning real estate to Real Estate Agents for them to supervise.

If you could give us the full name of the Japanese owner of the property at 8757 Selkirk Avenue, Marpole, to which you refer, we would be glad to see if we had any file in that name.

We would also suggest that you might contact Mr. J. D. Mather and Mr. Thos. C. King, who are our Agents and would be better acquainted with properties in the district in which you are interested.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

File #9341 August 14th, 1942.

MEMORANDUM

To: Mr. Green

From: Mr. Peers

Re: Ichiro NISHIMURA

Re: C. Barrett-Lennard Co. letter of July 4th.

Last 2 paragraphs of this letter relate to furniture of a Japanese School and do not appear to have been attended to.

There is an alien interest in this property. It is not revenue producing and not likely to be rented in the future.

GHP:ND

August 18th, 1942

To: Mr. Peers

From: Mr. Green

I do not see Barret-Lennard's letter of July 4th on the file. Are you holding it or shall I try the filing department?

HFG:IF

attached to wrong file 3744

Filing room

Please give Mr Green the correct file for this memo. File #9341

8757 Selkirk. Sept. 18/42

The 5 room school at the above address owned by NISHIMURA, contains some school desks, benches etc. This place would be suitable to store the property of about 12 average families in this district.

There are several houses that appear to have been vacant ~~At~~ Sometime are boarded up within a couple of blocks of the school that could easily be rented if the small amount of property was moved to 8757 Selkirk.

D.C.

C
O
P
Y

506 Royal Bank Buiding,
Vancouver, B. C.,
November 25, 1942.

The Chief Constable,
City Police,
Vancouver, B. C.

Dear Sir:

Following up my conversation with you in your office the other day in which you courteously stated that you would be glad to co-operate by giving special instructions to your men on duty with regard to certain properties that the Custodian would like protection given to, I therefore enclose a preliminary list of properties which I would like special attention being given.

May I say that your courteous reception of Mr. K. W. Wright and myself is warmly appreciated.

Yours faithfully,

Edgar T. Read,
General Manager.

ETR:MA
Enc.

Property - 8757 Selkirk St. - Japanese Language School

Original in File #G/45

COPY

MEMORANDUM

December 1,1942

To: Mr. S. A. Gibson

From: H.F.Green

- - -

Re: Vancouver Freight & Storage
- File No. G/45 -

Would you please arrange to take out fire insurance on Japanese goods stored at the following places:

1. Hompa Buddhist Temple - File No. 12938
The present value of goods there is estimated at $8,000.00 and I will give you a detailed list later. As stuff is being moved in there all the time, I suggest you make the coverage $10,000.00.

2. 8757 Selkirk Street - File No. 9341
The present value of goods stored there is $2,500.00, and we shall be putting a little more in there, so I suggest $3,000.00 coverage.

HFG:NDE

COPY

MEMORANDUM

December 7, 1942.

TO: Mr. H.F. Green

FROM: Mr. S. M. Gibson

With reference to your memorandum of December 1st.

1. Hompa Buddhist Temple, 604 East Cordova Street East.
I gave instructions by phone to McGregor Johnston & Thomas Ltd. to place Fire Insurance to the extent of $10,000. on Japanese goods stored in this building.

There is in force at the present time, North West policy #205112 covering for $6,000. on this building and $2,000. on the Temple furniture and furnishings, etc. The existing rate on this policy is 1.06%, but as we are using this Temple for storage purposes, it means that a higher rate of premium will have to be charged. I think the difference in premium whatever it may be, should be taken care of out of our Protection Account because we have been responsible for the increase in premium.

2. Japanese School, 8757 Selkirk.
We have instructed J. W. Fairhall to place Fire Insurance to the extent of $3,000. to cover Japanese goods stored in this school building.

Using this building for storage will likely mean an increase in the Fire Rate. I think in this case also, the Protection Account should take care of the increase in premium on any existing Insurance owing to our using it as a storehouse.

SMG:BL

Peers

Office Telephone, LAngara 0037

House Telephone, LAngara 0675

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
42
RECEIVED
JUN 24 1942

1318 Southwest Marine Drive
VANCOUVER, B. C.

June 23, 1942.

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

04777

02208

Nishimura

J. 04777 · 9341.
I. 02208 · 3714

Dear Sirs: Re Your files Nos. 9341 & 3714, Jujiro Nishimura and Ichiro Nishimura.

Enclosed please find cheque for $36.05 as per statement.

We are enclosing a copy of the contract that J. Nishimura has with A. B. Engen for 9182 Hudson Street. This was later amended by oral agreement that the tenant should pay all his light bills and the rent would be reduced $1.00 accordingly.

Mrs. H. Seymour is the tenant at 9180 Hudson Street at $15.00 per month on a straight month-to-month tenancy.

N. A. Thomas is the tenant at 8407 Osler Street, which is, I believe, owned by Ichiro Nishimura alone. It is not mentioned in your letters to us about the Nishimuras. Nishimura rented this house himself and agreed to allow the tenant two months rent for decorating the house. Consequently the next two months rent will be free to the tenant, in consideration of the work he will do or have done.

You also write about 8757 Selkirk Street owned by J. Nishimura, et al. Mr. Nishimura mentioned this building to us before he left, but did not give us any instructions about looking after it. We have heard from him and his present address is, McGillivray Lodge, McGillivray Falls, B. C. if you wish to comunicate with him.

Yours faithfully,

J. W. FAIRHALL

per

Encls.

216 - 2
EXHIBIT No.
29 April 1948
DATE
FILED BY
Claimant on behalf of Crown

JOHNSON, REEVE and WATSON

Bank of Nova Scotia Building
602 West Hastings Street
Vancouver, B. C.
19th July 1943

The Custodian's Office,
Vancouver, B. C.

File No. 9341/3714

Dear Sir:

Catalogue No.120
Lot 15 Block 2 "Y" D.L. 318
9180 Hudson Street.

We have inspected this property and beg to report as follows:-

Location — In the Marpole district on the main street leading to the bridges to Sea Island and Lulu Island. There is a minor shopping centre a short distance north of this property near the Electric Railway Station but south of the Railway tracks there are only a few small shops which do not seem at all prosperous.

Land — 33 ft lot about 96 feet long, on the east side of Hudson Street opposite the Eburne Saw Mill yards.

Buildings — (1) 1½ storey frame house on street line 20' 6" x 24' with 1 storey additions 6' x 14' and 12' x 20'6". Concrete blocks. Siding walls. Shingle roof. 1st floor 3 rooms. 2nd floor, 3 small rooms with low sloped ceilings. Occupied by 2 tenants. 2 sinks, 2 hot water tanks, 1.w.c. No plaster - ceilings and walls lined with V-joint.

(2) 1 storey frame building (locked) 16'6" x 32' on concrete blocks.

(3) Garage 22' x 26' concrete floor, sheet metal walls, corrugated iron roof, sheet metal sliding doors. Rough but serviceable. Used for storage of sawdust etc.,

Condition — Old and depreciated but fairly good interior of house.

Rent — $27.50

City Assessment — $2,630 (Land $780 Buildings $1,850)

Taxes — $85.25

Appraisal — We are of the opinion that the market value of this property is $1,500.

Yours faithfully,
JOHNSON, REEVE & WATSON
per
"D.W. Reeve"

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

Date: 26/5 1948

E.M. Scobey

EXH 216 No. 2

DATE 28 April 1948

FILED BY Claimant on behalf of Crown

JOHNSON, REEVE and WATSON

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.
19th July 1943.

The Custodian's Office,
Vancouver, B. C.
File No. 9391/3714.

Dear Sir:

Catalogue No.121
Lot 14 Block 2"Y" D.L. 318
9182 Hudson Street

We have inspected this property and beg to report as follows:-

Location In the Marpole district on the main street leading to the bridges to Sea Island and Lulu Island. There is a minor shopping centre and a short distance north of this property near the Electric Railway Station but south of the Railway tracks there are only a few small shops, which do not seem at all prosperous.

Land

Building 33' x 96' (approx) at North east corner of 76th Avenue. 1 storey frame store and rooms 22' x 60' with addition 22' x 22'. Contrete foundation. Siding exterior. Composition roofs. Floors well ventilated. Interior lined V-joint. Electric wiring in conduit. 5 rooms behind shop. 1 sink 1. w.c.

Condition Good.

Rent $14.00 per month on lease for duration of war, to Norwegian sailor, now shipyard worker.

City Assessment $2,750 (Land $950, Building $1,800)

Taxes $92.50

Appraisal The rent is only sufficient to cover taxes, insurance, water rates and cost of collection with a very small surplus. The lease prevents obtaining a proper rent for the shop, which is a good one. A purchaser would probably require possession and lease may prevent sale for occupancy except to buyer willing to speculate on the future at a low price.

We would not recommend sacrificing the property, and are of the opinion that the fair value is $2,500.

Yours faithfully,

Johnson, Reeve & Watson
per
"D.W. Reeve

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

May 26th 1958

E. M. Seeley

July 24. 1942

To the Department of Secretary of State.
To the Custodian of Japanese Property

I the Undersigned submit a tender of One Hundred and Fifty Two Dollars ($152.00) on the following Motar Vehicle stored at 929 Main St described as follows.

Willys. A. 77. 1936. ½ to ¾ Ton Panel
5 tires Mileage 26944 Custodian # T35

Find enclosed certified Cheque for $15.20 being 10% of full Price of Tender

Norman V. Morrison
2411 Cambridge St
Vancouver.
B.C.

$27.50
Interest.

295

W. H. JOHNSTON, MANAGING-DIRECTOR

A. S. JOHNSTON, PRESIDENT

JOHNSTON MOTOR CO. LIMITED

Authorized Dealers Plymouth and Chrysler

TELEPHONE: FAIRMONT 0424 — SEVENTH AND MAIN STREET

VANCOUVER, B.C.

July 25th, 1942

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

Dear Sir:

We wish to submit our tender for purchase of the following unit listed in your catalogue covering Jepsnese Vehicles.

MAKE	LOCATION	MODEL	YEAR	STYLE	CUSTODIAN NO.	OUR OFFER
Chevrolet	A	112	1934	Panel 1 T.	T37	$200.00

Enclosed please find certified cheque to cover 10% of our offer.

Yours very truly,

JOHNSTON MOTOR CO. LTD.

.....

G W McPherson
506 Royal Bank Bldg
Vancouver

Mission B.C.
Sept 19th 42

Dear Sir

I was looking at the Jeff car on Main st the other day there is a Chevrolet Truck T 113 My Offer is $75.00 let me know if you can sell, also Willys 77 I dont know what year My Offer $125.00.

If you sell me these cars I shall bring a Marked Cheque and take them away.

Philip Zelmer
Box 194
Mission B.C.

5.96.B.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9341

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 16, 1943.

Mr. Jujiro NISHIMURA,
Reg. No. 04777,
McGillivray, B.C.

Dear Sir: Our No. T 37

Re: Motor Vehicles

Your Chevrolet truck
which was surrendered to the Authorities, has been
sold for $ 200.00
Charges against your car were as follows:
Liens $
Administrative Expenses $ 26.98
The Balance thereafter remaining of $ 173.02
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
BL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9341

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 16, 1943.

Mr. Jujiro NISHIMURA,
Reg. No. 04777,
McGILLIVRAY, B.C.

Dear Sir: Our No. T 35

Re: Motor Vehicles

Your Willys truck

which was surrendered to the Authorities, has been sold for $275.00

Charges against your car were as follows:

Liens	$
Administrative Expenses	$ 27.21
The Balance thereafter remaining of	$247.79

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

BPA:MA

CONFIRMATION OF OWNERSHIP

Name of Registrant: TERAMURA, Tashiro

Former Address:

Legal Description of Land: Municipality of Point Grey

Lot 3, Block 8, District Lot 318, Group 1, Plan 1749, District of New Westminster save and except a 2/3 interest conveyed Title No. 36795-K

Title in name of: Tashiro TERAMURA (contractor)
8870 Selkirk St.,
Vancouver, B. C.

Encumbrances: Clear
No Judgments

Confirmed by Land Registry Search: February 6th, 1943.

C. of T. 28704 K Dated February 3rd, 1927.

In possession of: Registrar

Note: other 2/3 interest in Jujiro NISHIMURA (vested 34652) and Kiyomitsu YAMASOKI (vested 34644) 9341 Inv 7-39

March 1st, 1943.

File No. 11954 Police Registration No. Not Reg. R.C.M.P.

Required - Vesting Certificate covering the above described property.

Approved: _____ Registered as No. _____

Copy for Evacuee File #9341.

912 Royal Bank Building,
Vancouver, B.C.
February 20th, 1943.

739.

Mr. Jujiro NISHIMURA,
Reg. No. 04777,
McGILLIVRAY, B.C.

Re: Kiyomitsu YAMASOKI (In Japan)

Dear Sir:

We understand that you and Kyomitsu Yamasoki, who is in Japan, have a 2/3 interest in part of 8757 Selkirk Street, Vancouver, the legal description of which is - "Lot 3, Block 8, D.L. 318".

Will you kindly advise if you each own a 1/3 interest, and, if not, what portion of the property belongs to Kiyomitsu Yamasoki.

Your prompt attention to this matter will be very much appreciated.

Yours truly,

K.W. WRIGHT.
Counsel to the Custodian.

KWW:HW.

1b

CITY OF VANCOUVER ASSESSMENT ROLL, 1943

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D7589	Lot 2 III Blk 8 D.L. 318 Lot 3 Parcel II	1700	400 400

☞ **TAKE NOTICE** that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

CITY OF VANCOUVER ASSESSMENT ROLL, 1944

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D7589	Lot 2 Bk 8 DL 318 Lot 3	1700	400 400

CITY OF VANCOUVER ASSESSMENT ROLL, 1945

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D7589	LOT. 2 BLK. 8 D.L. 318 Lot 3	1600	400 400

CITY OF VANCOUVER ASSESSMENT ROLL, 1946

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D7589	LOT. 2 BLK. 8 D.L. 318 Lot 3	1600	400 400

☞ **TAKE NOTICE** that the above described property is assessed for the amount as specified for the year 1946 under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B.C., on **JANUARY 24th, 1946**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 9th, 1946.**

A. T. DALTON,
Assessment Commissioner.

6643
9341

April 22nd, 1943.

9341

Mr. Jujiro NISHIMURA,
Registration No. 04777,
McGillivray Falls, B.C.

Dear Sir:

re: Motaro HAMAURA, Reg. No. 05294 - $200.00

We submitted the above claim to HAMAURA for payment and he has replied stating quite definitely that the amount was paid "Somewhere around the 20th of October 1941", and payment was made by Mrs. HAMAURA to your son Ichiro. There seems to have been some controversy between you and him, but he closes his letter by saying "He said we are all clear."

He has asked for your address and we are forwarding it to him. Should you and he agree on a settlement, or that the account is paid, please advise this office.

We shall take no further action until we hear from you.

Yours truly,

RHM:DE

A. McAlister,
Claims Department.

Assessment Commissioner.

April 27th 1943
McGillivray Falls, B.C.

EVACUATION SECTION
Rec'd APR 30 1943
File No. BCD
Ans.
Referred McAlister

A. McAlister, Esq.,
Claims Department,
Office of The Custodian,
Vancouver, B.C.

Dear Sir;-

Re File No. 6643 & 9341
Re Motaro Hamaura No. ~~0529~~ 05294 -$200.00

I thank you for your letter dated April 22nd re my claim for $200.00 balance against the above named M. Hamaura, I hereby certify that the balance of $200.00 is still outstanding against him as my legitimate claim.

Nishimura states $200.00 unpaid.

Through unknown reason, somewhere around October 1941, Mrs. Hamaura claimed, to my great astonishment, that she had paid the sum of $200.00 through my son Ichiro Nishimura. Through my through investigation, my son positively denies the receipt of any sums like $200.00.

It used to be the strict practice of my business to hand over receipt of the store for any payment of money; This receipt could not be produced by her, there being absolutely none. The reason could not be accountable for her to have taken such action. although I presumed then, in my candid opinion, that this was probably due to some kind of domestic affairs with her husband.

On December 6th 1941, I received the sum of $263.93 on account, leaving the above said $200.00 out-standing.

I am fully prepared to start letigation to cover my claims, should they insist on having paid the above mentioned $200.00.

Immediately adise what action I should take in order to protect my claim to which I am fully entitled so far as the procedure is concened through the Custodian.

Yours vry truly,

BY J. Nishimura
J. Nishimura No 04777

9341 & 11954

June 3, 1943.

Mr. Jujiro NISHIMURA,
Registration No. 04777,
McGillivray Falls, B. C.

Dear Sir:

Thank you for your letter of May 25th. It is noted that you have an agreement under which you say that Yamasaki's interest was transferred to you. This does not seem to be on our file and we have considered him to be a part-owner. Please send us this agreement for inspection and copying, and it will be sent back to you. If it has the effect of transferring Yamasaki's interest to you both in Lot 2 (vacant and next to the school) and Lot 3 (on which the school stands), this office can then regard you as the full owner of Lot 2 and two-thirds owner of Lot 3.

As to the one-third interest in Lot 3 still standing in the name of Teramura, it is unfortunate that he died without transferring it to you, as apparently was contemplated. We must take the situation as we find it however.

If you can produce any document signed by Teramura which will prove that he had arranged to transfer his interest to you and that all conditions had been met under which he was to transfer to you, we can arrange to recognise your rights. If you have any such document, please send it to us, whether in Japanese writing or in English.

If no such writing exists, we do not see at present how to get this one-third interest transferred to you, except by the usual procedure demanded by Canadian Law. An administrator would be appointed who would be empowered to make the necessary transfers. While the Custodian already holds such powers in general, he does not exercise them in particular cases as a rule without the consent of all parties and in this case such consent cannot be had, as Teramura's wife and children are in Japan.

In the meantime it is thought that it may safely be said that your right to recovery of the debts you list in your letter of May 25th, together with your claim for taxes will be recognised.

How much have you paid for taxes on Lot 3 altogether? For 1943, taxes are $63.00, and probably they have been about the same amount in past years. Your claim on that account would be one-third of the amount, or

probably about $130.00. This would be charged against Teramura's Estate, in addition to the $264.00 listed by you. Have you any other debts owing to you by Teramura? How much?

Lot 3 is assessed at $400.00 and the building is assessed at $1,700.00. Are these fair values? If so, the total would be $2,100.00, of which one-third, $700.00, belongs to Teramura's Estate, less debts owing by him.

If one-third of taxes paid by you are about $130.00 and all he owed was the $264.00 you mention, the total debts would be about $414.00, all due to you. This would leave the Estate with about $286.00. Would you be willing to pay this sum in order to get clear title to Teramura's one-third registered interest? If so, and if no objections are found, this probably could be arranged. If Teramura owed more than $700.00 when he died, these proposals would have to be modified somewhat.

It is hoped that this letter is clear to you. We have tried to set up the situation in such a manner that you can see all the questions that need answering and also will know your position according to Canadian Law.

The situation is, briefly:

1. If you can prove that Yamasaki's interest belongs to you, your right can be recognized.

2. If you can prove that Teramura's interest was transferred to you or was promised to be transferred to you under conditions which have been met, your right can be recognized.

3. If Teramura's interest was not transferred or promised to you, his Estate must be administered according to Canadian Law and your right to collect your debts equally with other creditors can be recognized.

We shall be glad to have your reply to all the questions raised.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE
cc: Morris & MacLennan

File No. 739 - Internee

C
O
P
Y

June 11th, 1943
McGillivray Falls, B. C.

P. H. Russell, Esq.,
Department of Secretary of State Office
of The Custodian,
Vancouver, B. C.

Dear Sir:

Re Your File No. 9341 & 11954
Jujiro Nishimura No. 04777

I have your letter of June 3rd, contents of which have all been carefully noted by me.

I hereby answer to your questions contained in the letter as follows:

1st paragraph. Refer you to your file No. 739. The copy of the agreement in question is lodged with Norris & MacLennan, 602 West Hastings Street, Vancouver. However, as requested, I herewith enclose the documents for your perusal and examination. Kindly return same as same has served your purpose.

3rd paragraph. I regret, but I cannot produce any documents either in Japanese nor in English to indicate in written form that the property was transferred to me. Until the time of enquiry made by the Custodian, I was positively under the impression that I hold the outright of Lot 3.

4th paragraph. I fully realize and understand your position and attitude under the circumstances.

6th paragraph. I used to pay all the taxes as the tax bill came every year, without putting down exact amount owing by Teramura. I positively assumed that all taxes are to be paid by me, which I did. Teramura has no other debt at all.

7th paragraph. While I do not know the value of $400.00 land $1,700.00 building are fair or not, as I never had intention to sell nor lease. What City Hall fixes must be right. This has been my impression; I cannot say whether same is high or low, as I have no definite reason to establish proof.

8th paragraph. I have no interest whatsoever in paying $286.00 to acquire interest. It seems to be ridiculous to be called upon to pay anything on my own property, as my hitherto understanding has existed.

I also understand very clearly highlights of the contents of your letter so kindly placed itematically.

Any further legal procedure will be consulted with Norris & MacLennan, 602 West Hastings Street, Vancouver.

Thanking you again for your elaborate letter, which I am more than satisfied with.

Yours very truly,

(Signed) J. Nishimura, No. 04777

copy of document by [illegible]

C
O
P
Y

KNOW ALL MEN BY THESE PRESENTS

THAT I, KIYOMITSU YAMASAKI, (or Kiyomitsu Yamasoki), fish dealer of 9134 Hudson Street, Vancouver, in the Province of British Columbia, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint

JUJIRO NISHIMURA, grocer, of 9182 Hudson Street, Vancouver in the Province aforesaid,

true and lawful Attorney for me and in my name, place and stead to sell my undivided one-half interest in Lots Two (2) and Three (3), Block Eight (8), District Lot Three hundred and eighteen (318), Group one (1), in the District of New Westminster, situated in the City of Vancouver, Province of British Columbia, according to the registered map or plan of the said subdivision deposited in the Land Registry office at the City of Vancouver in the said Province and numbered 1749,

Also to sign my name to any deed or agreement for sale conveying the above property to give receipts for all payments and make all collections in connection therewith.

and for all and every of the purposes aforesaid DO HEREBY GIVE AND GRANT unto my said Attorney full and absolute power and authority to do and execute all acts, deeds, matters and things necessary to be done in and about the premises, AND also to commence, institute and prosecute all actions, suits and other proceedings which may be necessary or expedient in and about the premises, as fully and effectually to all intents and purposes as I could do if personally present and acting therein. AND also with full power and authority for my said Attorney to appoint a substituto or substitutes, and such substitution at pleasure to revoke I hereby RATIFYING and confirming and agreeing to ratify, confirm and allow all and whatsoever my said Attorney or such substitute or substitutes shall lawfully do or cause to be done in the premises by virtue hereof.

IN WITNESS WHEREOF I have hereunto set my hand and seal this twenty-ninth day of September, one thousand nine hundred and thirty-six (1936)

SIGNED, SEALED AND DELIVERED in the presence of)

Signature of Witness: (Signed) John Wesley Fairhall)

Street Address: 1318 S.W.Marine Drive Vancouver, B. C.)

Occupation: Notary Public)

(Signed) Kiyomitsu Yamasaki (SEAL)

Canada
Province of British Columbia,
To Wit:

I, Jujiro Nishimura, of 9182 Hudson Street, Vancouver, in the Province of British Columbia, grocer, do solemnly declare that:-

1. I am the Attorney appointed by the foregoing Power of Attorney.

2. At the time of such appointment, namely on the twenty-ninth day of September, 1936, I was of the full age of twenty-one years.

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 Vancouver, B. C.)
this 29th day of September, 1936) (Signed) Jujiro Nishimura
(Signed) J. W. Fairhall, Notary Public

Dated September 29th, 1936

Kiyomitsu Yamasaki

TO

Jujiro Nishimura

POWER OF ATTORNEY

SHORT FORM (GENERAL)

J. W. FAIRHALL
Real Estate, Insurance,
Notary Public (Marpole)
1318 Marine Drive West,
Vancouver, B. C.

ACKNOWLEDGMENT OF MAKER
(including Married Woman.)

I HEREBY CERTIFY that, on the twenty-ninth day of September, 1936, at Vancouver, in the Province of British Columbia, Kiyomitsu Yamasaki——————————— personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Vancouver in the Province of British Columbia, this 29th day of September in the year of our Lord one thousand nine hundred and thirty-six.

(Signed) J. W. Fairhall
A Notary Public in and for the Province of British Columbia

Canada
Province of British Columbia,
To Wit:

I hereby certify that I have compared the foregoing copy of the Power of Attorney dated September 29, 1936 from Kiyomitsu Yamasaki to Jujiro Nishimura with the original Power of Attorney whereof purports to be a copy produced to me from the custody of Messrs. Norris & MacLennan, Solicitors, Vancouver and I certify that the said copy is a true copy of the original, whereof it purports to be a copy.

Dated at Vancouver this day of June, 1943

.....

A Notary Public in and for the Province of British Columbia.

Rec'd JUN 18 1943
File No.
Re "Mr. Peers"

COPY

for file 934 1/1

Hope, B. C.
June 15th, 1943.

Mr. K. W. Wright,
Council to the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Your File No. 739.

This is to confirm your letter dated 2nd inst., however, one of the three owners in trust Tashiro Teramura died seven or eight years ago, and another member Kiyonitsu Yamasaki went back to Japan about five years ago. Before he left Canada he transfered his interest in the language school property to Jujiro Nishimura now residing at McGillivray fall, B. C. through some lawyer.

Upon your request I enclosed herewith a list of members of the community who have subscribed to purchase and operation of school. Hoping this is clear to you,

I remain,

Yours truly,

"O. Osaka"

Member List of Marcola Japanese Language School

	Family Name		Christian Name	
•	Nishimura Decd	9341	Jujiro	
•	Nakabayashi	14684	Genroku	
	Hirota	2313	Shihei	
	Ono Decd	10221	Shohei	
	Ono		Yoshiichi	2282?
	Iriye	1724	Seibachi	
	Higo		Minoru ? (might be 1021)	
	Hirota	10338	Sanyemon	
	Suzuki	4390	Kaoru	
•	Nishi	3169	Kanao	
R	Takahashi	3135	Shinhichi	
•	Nakabayashi	14210	Gentaro	
	Sakamoto	7387	Shigeru	
	Utsunomiya	4839	Zenji	
	Fujioka	10228	Yonesaku	
•	Suzuki	9957	Sentaro	
	Nakagawa	1542	Kumakichi	
•	Nakagawa	12450	Masajiro	
•	Kuwabara	10843	Hirenori	
	Fujita	9041	Setaro	
•	Arima	10335	Name (Mrs.)	
	Seki Dec'd	5970	Kakuzo	
	Miike	4597	Uhei	
	Kojino	9494	Koichi	
	[illegible]ro	2838	Yukiharu	
•	Konari Decd.	9943	Matsunosuke	
•	Yamamoto	3618	Yonesaku	
•	Shibata Decd.		(unknown)	10931
	Katayama)			15196?
	Ito)		(unknown)	3620
	Kariatsumari)			

•	Furukawa	2205	Akio
•	Kubo	9586	Kunetaro
	Uchida		Morisaku ? (might be 11667)
R	Omiya	11542	Seitaro
•	Akase Decd	7106	Kyuichi
•	Akase	3558	Ichiyoshi
•	Fukumoto	1474	Toyemon
•	Kodama	12619	Shizuka
•	Hunoda	11059	Seichi
•	Tokiwa	10491	Tsunekichi
•	Sunohara	8082	Junichi
•	Iriye	2123	Kiyemon
	Yamashita		Kichinosuke ? (might be 4676
•	Nishizaki	13592	Yosematsu
•	Tadokoro		Seikai ? (Try 7029)
R	Sakamoto	34555	Sekichi
•	Toyofuku	2040	(unknown) atsuchi
•	Nakazawa		Shusui ? (Try 10324
•	Matsui	1616	Toshiro
•	Kuroda	10319	Shishiro
•	Ishiwatari	8954	Hikoshiro
•	Osaka	13816	Otokichi
•	Yamada	3173	Hideo
•	Domaye	13761	Motuo
•	Hagata	4213	Kenichi
•	Ito	3620	Heizo
•	Yamamoto	3023	Isamu
•	Uchiyama	15699	Haseki
•	Matsui	9842	Toragoro
•	Uyeda	3589	Sojiro

Above 61 members are actual membership at the time of evacuation.

"O. O."

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9341

June 16, 1943.

Mr. Jujiro NISHIMURA,
Registration No. 04777,
McGillivray Falls, B. C.

REGISTERED MAIL

Dear Sir:

Your letter of June 11th, with Power of Attorney enclosed, is acknowledged. We have retained a copy of this for our files and now return to you your original Power of Attorney.

It is noted that you do not care to pay $286.00 to transfer to yourself Teramura's interest. The only alternative will therefore be apparently to have Teramura's interest administered in the ordinary way and sold to whoever will buy it. As Teramura has no other assets known to the Custodian, this is the only way in which it appears that your claim for debts can be protected.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE
Enc.

cc: Norris & MacLennan,
602 Hastings Street W.,
Vancouver, B. C.

Hold

910 Royal Bank Building,
Vancouver, B.C.
June 28, 1943

Int. 739
Int.1334
Evac.9341

Mr. Jujiro Nishimura,
McGillvray Falls, B.C.

Dear Sir:

With reference to your letter of the eighteenth instant, we are returning herewith the Power of Attorney from Kiyomitsu Yamasaki to you. We have made a copy of this document for our files. It is our understanding that the property known as 3759-3763 Selkirk Street is owned by the Marpole Japanese Language School, otherwise known as the Marpole Kyoritsu Nippon Gogakko, and that the Registered Owners hold the title to the property as Trustees for the School and we feel that the title to this property should remain undisturbed for the present.

With regard to your claim against the estate of Toshiro TAKAMURA in regard to the funeral expenses paid by you, this debt is not chargeable against the assets of the Marpole Japanese Language School.

In the matter of the Taxes on this property, which you state were paid from your personal funds, this matter will be under consideration should any funds become available and subject to satisfactory confirmation of your claim.

Yours truly,

H.E. WRIGHT
COUNCIL FOR CUSTODIAN

GHP/JF
Enc.

file 9341

July 10th, 1945

Japanese Language School
8255 Selkirk St
8757 Marpole.

A check of the above building revealed that it had been entered by breaking a rear window. Some boxes & drawers have been ransacked but no articles of any size are missing.

Neighbours believe that this damage was done by boys in the vicinity.

The window has been boarded & the building made as secure as possible.

L. A. Smith.

9341 & 3714

July 30th, 1943

J. W. Fairhall, Esq.,
1316 Southwest Marine Dr.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 121.

Your letter of the 9th instant written on behalf of Mr. and Mrs. Armstrong enclosing cheque for $135.00 and offer to purchase 9182 Hudson Street for the sum of $1,350.00 has been received and considered.

We are not able to accept this tender and are returning Mr. Armstrong's cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than $2,500.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shoars
Director.

FGS/GH

Enc.

9341 & 3714

July 30th, 1943

J. W. Fairhall, Esq.,
1318 Southwest Marine Dr.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 120.

Your letter of the 9th instant written on behalf of Mr. and Mrs. Armstrong enclosing cheque for $85.00 and offer to purchase 9180 Hudson Street for the sum of $850.00 has been received and considered.

We are not able to accept this tender and are returning Mr. Armstrong's cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than $1,500.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Sheare
Director.

FGS/GH

Enc.

Office Telephone, LAngara 0037

House Telephone, LAngara 0675

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd AUG 13 1943
File No. 9341 / 3714
Ans.
Referred

August 12, 1943.

9341
3714

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

Dear Sirs: Re 9182 Hudson Street, Lot 14, Block 2, Sub. Y, D.L. 318, Catalogue No. 121.

Further to our letter of July 9th. which made an offer on the above property on behalf of Harry Armstrong, chimney cleaner, and his wife, Ellen Armstrong, as Joint Tenants, of R.R. No. 1, Eburne, B. C. In your letter of a later date refusing to accept their offer, you stated that an offer of $2,500 would be considered.

Mr. and Mrs. Armstrong now wish to make an offer to purchase the above property for $2,500 all cash. We understand that you do not require a deposit with this offer.

We shall be glad to hear from you as to the decision on this offer at your earliest convenience.

Yours faithfully,

J. W. FAIRHALL

per

9341 & 3714

August 13th, 1943

J. W. Fairhall, Esq.,
1318 S. W. Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 121.
9182 Hudson Street.

This will acknowledge receipt of your letter of the 12th instant in which you advised that your clients, Mr. and Mrs. Harry Armstrong, are prepared to revise their former bid and now offer to purchase the above property for the sum of $2,500.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward us a certified cheque for this amount.

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

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.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your clients will then be in a position to assume control of this property.

Yours truly,

F. G. Shears
Director

FGS/GH

Office Telephone, LAngara 0037

House Telephone, LAngara 0675

1

EVACUATION SECTION
Rec'd AUG 19 1943
File No.
Ans.
Referred

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

Aug. 18, 1943.

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

Dear Sirs:

Re Catalogue No. 121,
9182 Hudson St.
File Nos. 3714 & 9341.

We have your letter of the 13th. instant stating that you would recomend the offer we submitted on behalf of Mr. & Mrs. Harry Armstrong for the above property.

Mr. & Mrs. Armstrong are now holding back on account of the rental agreement which the tenant of these premises holds. It is an agreement made with Nishimura, the owner, for the duration of the war and thirty days after. I understand you are getting legal advice as to the possibility of breaking this form of lease when the property is sold. If that is so, and you are able to break the lease, the Armstrongs are prepared to put up the necessary $2500 and proceed with the sale.

They are quite willing to buy subject to the tenants' occupancy with the necessity of giving six months notice under Rent Control regulations, but they do not wish to be held up for the duration of the war.

Please advise us as to whether anything can be done about this matter.

Yours faithfully,

J. W. FAIRHALL

per

MEMORANDUM

File Nos.: 3714
9341

October 5th, 1943

To: Mr. Spain

From: Mr. Green

Re: NISHIMURA, Ichiro
NISHIMURA, Jujiro

Would you please look into the question of chattels at the following addresses?

(1) 8407 Osler, being owned by Ichiro Nishimura alone. I think there is probably nothing here as the property was bought from another Japanese early last year.

(2) 9180 and 9182 Hudson St., being jointly owned by Ichiro Nishimura and Jujiro Nishimura. At 9180 Hudson St. there is a small list of effects signed for by the tenant, Mrs. E. J. Driver, on file 9341 under date of 6/1/43.

At 9182 Hudson St. there are also some effects signed for by the tenant on May 15th, 1942, but possibly since removed -- see the second registration of June 19th in which everything is declared to be taken on evacuation.

file 3714 Ichiro Nishimura

Finally, of course, there is the Japanese School at 8757 Selkirk Street, covered by Schedule A, dated 3/5/42 with which we are already quite familiar.

There is no particular urgency about the above but 8407 Osler Avenue has been sold and the two Hudson St. addresses are included in the catalogue.

HFG:IF

File Nos. 3714
9341 ✓

October 8, 1943.

MEMORANDUM

TO: File

FROM: Mr. Spain

Re: Nishimura Ichiro, Reg. No. Reg. No. 02208

8407 Osler Street

I consulted Mrs. Thomas, the tenant, regarding the possibility of any chattels being left at the address by Ichiro NISHIMURA, and she informed me there was nothing left by NISHIMURA at this address.

GBS/HMS

34

9341 and
Int. 739

November 23rd, 1943.

The Registrar,
Land Registry Office,
Vancouver, B. C.

Dear Sir:

Will you please let us have a Certificate of Encumbrance with respect to the following property:

Jujiro NISHIMURA and Kiyomitsu YAMASAKI:

"Lots 2 and 3, Block 8, D. L. 318, Gp. 1,
Plan 1749 - City of Vancouver."

As the need for this is urgent, will you kindly let us have it as soon as possible.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

Copy for:
Files: 9341
Int. 739

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

VANCOUVER, B. C.

- - - - minutes 11.30 the 24th day of November, 1943.

I HEREBY CERTIFY that the following is the state of the title to

CITY OF VANCOUVER
Lot 2
Block 8,
District Lot 318,
Group 1, New Westminster District,
Plan 1749.

X

REGISTERED OWNER: Jugiro NISHIMURA and Kiyomitsu YAMASAKI

Volume 627, Folio 34645, Vested in the Custodian, as to K. Yamasaki interest. Filing 34676, vested as to J. Nishimura interest.

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Lines: None

To: Custodian's Office

"W. C. BROWN"
Registrar.

Copy for:

FORM 31—10M-1241-5431

No. .....

CERTIFICATE OF ENCUMBRANCE

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY OFFICE

Deed.

VANCOUVER, , B.C.

No. 9341, and Int. 739. minutes 11.45 o'clock A.M. 24th day of November, 19 43.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
An undivided 2/3rds interest in
Lot 3,
Block 8,
District Lot 318,
Group 1, New Westminster District,
Plan 1749.

viz.:

Registered Owner: Jujiro Nishimusa, and Kiyomitsu Yamasoki; In Japan

Volume 512, Folio 36795 K. Indef.

Registered Charges: Filing 34644, Vested in the Custodian, (As to K.Yamasoki Int.)
Filing 34652, Vested in the Custodian, as to J.Nishimusa interest)

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Copy for:

FORM 31—10M-1241-5431

No.

CERTIFICATE OF ENCUMBRANCE

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY OFFICE

Peters Interned 1334

VANCOUVER, B.C.

No. 9341 and 739. minutes 1 P.M. o'clock 24th day of November, 19 43.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
An undivided 1/3rd interest in Lot 3,
Block 8,
District Lot 318,
Group 1, New Westminster District,
Plan 1749.

viz.:

Registered Owner: Tashiro Teramura

now Ruye Teramura Com 176025L

Volume 479, Folio 28704 K. Indef.

Registered Charges: None

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Copy for:

Copy for
Files: 9341
& Int. 739

FORM 31—10M-1241-5431

No.

CERTIFICATE OF ENCUMBRANCE

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY OFFICE

VANCOUVER, B.C.

No. 9341 and Int 739. minutes 11.30 o'clock A.M. 24th day of November, 1943.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lot 2,
Block 8,
District Lot 318,
Group 1, New Westminster District,
Plan 1749.

viz.:

Registered Owner: Jugiro Nishimura, and
Kiyomitsu Yamasaki - In Japan

Volume 627, Folio 65578 K. Indef.

Registered Charges: Filing 34645, Vested in the Custodian, as to K.Yamasaki interest
Filing 34676, Vested in the Custodian, as to J.Nishimura interest.

CASHIER'S DUPLICATE

Return BOTH Original and
Duplicate with your remittance.

Tx. 20—125M—3-44.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

1944

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
18.982	Mills General Purposes	$ 4,022,403.95
16.359	" Interest and Instalments	3,466,671.19
17.159	" Schools	3,636,222.30
52 500	" Gross	$11,125,297.44

CITY OF VANCOUVER

TAX STATEMENT, 1944

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1944

Land	$110,762,180
Improvements	101,148,248
Total Value for Taxation	$211,910,428

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed 9341 (v 25. 739.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1944	CURRENT GENERAL TAXES 1944	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1944
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1941 & PRIOR	1942	1943							
	400	400							21 00Δ	21 00☆		84		20 16☆Δ
PAYMENT ON A/C APPLIED														

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1944.
3% if paid on or before 3rd August, 1944.
2% if paid on or before 5th September, 1944.
1% if paid on or before 3rd October, 1944.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
D7589

8757 Selkirk
Vacant land

D7589 LOT. 2
BLK. 8
D.L. 318

ROLL No. Description of Property

NOTE.—Is your property correctly described?

Tx. 20—125M—3-43.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER
All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."
All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

AUG-2-43 00030 L (1)—

PAID

1943

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $			Taxes Levied
19.732	Mills	General Purposes	$ 4,170,227.41
15.219	"	Interest and Instalments	3,216,282.81
17.129	"	Schools	3,619,975.68
52.080	"	Gross	$11,006,485.90

CITY OF VANCOUVER
TAX STATEMENT, 1943
City Hall — 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943

Land	$111,204,915
Improvements	100,133,140
Total Value for Taxation	$211,338,055

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/cs IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1943
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED									
			CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941	1942							
	400	400							20 83Δ	20 83☆		~~03~~		~~20~~
PAYMENT ON A/C APPLIED												.62		20 82

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1943.
3% if paid on or before 3rd August, 1943.
2% if paid on or before 3rd September, 1943.
1% if paid on or before 4th October, 1943.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.
SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.
Consolidated Arrears carry interest at 5% per annum.

VACUATION SECTION
AUG 17 1943
64777

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property

27 #9341 — Amt. 739

Tx. 20—125M—3-42.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER
All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."
All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

9341 NR

1942

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $			Taxes Levied
20.000	Mills	General Purposes	$ 4,198,887.56
15.349	"	Interest and Instalments	3,216,246.99
16.761	"	Schools	3,518,931.97
52.080	"	Gross	$10,934,066.52

CITY OF VANCOUVER
TAX STATEMENT, 1942
City Hall — 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1942

Land	$112,324,869
Improvements	97,619,509
Total Value for Taxation	$209,944,378

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/cs IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1942	CURRENT GENERAL TAXES 1942	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1942
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED									
			CAPITAL SUM	INSTALMENTS DUE	1939 & PRIOR	1940	1941							
	400	400							20 83Δ	20 83☆		83		20 00☆
PAYMENT ON A/C APPLIED														

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1942.
3% if paid on or before 3rd August, 1942.
2% if paid on or before 3rd September, 1942.
1% if paid on or before 3rd October, 1942.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.
SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.
Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Jujiro Nishimura & Kyomitsu Yamasaki,
9182 Hudson St.,
Vancouver, B. C. D7589*

D7589 — LOT. 2, BLK. 8, D.L. 318
ROLL No. — Description of Property
NOTE.—Is your property correctly described?

File on 9341

File No. 3714
9341

January 7th, 1944.

MEMORANDUM

TO: Mr. Green

FROM: Mr. Spain

Re: NISHIMURA, Ichiro

NISHIMURA, Jujiro

Investigation has been made in accordance with your memorandum of the 5th of October.

8407 Osler Street The tenant Mrs. Thomas assured me there are no chattels at this address belonging to Nishimura.

9180 Hudson Street Mrs. E. J. Driver is still in possession and has no intention of moving from this address. She has signed for the chattels and same are receiving her care. In the event of her moving elsewhere at any time she will advise us. She mentioned a stove, a good kitchen range which belongs to some Japanese formerly at the Celtic Cannery. How she obtained the stove was not explained, but presumably from the Celtic Cannery watchman. No doubt Fred Clugston would be able to explain the ownership. She wishes to buy the stove and other items, and I have suggested that she should submit an offer for anything she needs.

9182 Hudson Street Mr. Engen the tenant offers $30.00 for the linoleum in the three rooms. I think we should accept without reference to the Japanese. He also offers for the following:-

1 Very good sideboard	$5.00
1 Dresser	7.00
1 Heater (circulating type)	7.00
1 Chest of drawers	4.50

I

Mr Nishimura's letter of 1st Feb 43 thinks they are worth double this offer. I agree with him.
Spain

There are two rooms at the rear full of furniture, also a good stove, refrigerator, rice mill complete, electric heater, good garden hose, electric motor, boxes of kitchen utensils, desk, beds etc.

GBS/HMS

MEMORANDUM

File No.: 3714
9341

February 10th, 1944

To: Mr. Spain

From: Mr. Green

Re: NISHIMURA, Ichiro
NISHIMURA, Jujiro

In answer to yours of January 7th, I deal with 9180 Hudson Street and 9182 Hudson Street (neither of which have yet been sold) as follows.

(1) 9180 Hudson Street. Next time you are in this neighbourhood, please investigate the question of the kitchen range and try and determine ownership. Any application to purchase effects should, I think, be made by the interested party direct to the Japanese owner. For this purpose, identification of ownership is, of course, necessary and it will be in order to supply to such interested parties the address of the Japanese concerned. As a general rule and unless there are especial circumstances, I do not think we should make such applications to evacuated Japanese as we will get answers on the lines of Ichiro Nishimura's letter of October 18th on file 3714 herewith. Moreover, other Japanese will complain when sales are made without application to them.

(2) 9182 Hudson Street. I agree that the lino may be sold to the tenant but I think the offer of $30.00 should be confirmed independently. Perhaps you could take Mr. Thompson out sometime when you are deciding what to do about our Selkirk storage. The tenant's offers for the other furniture should, I think, be disregarded and everything removed to sale at auction with the possible exception of the heater which should similarly be valued.

It might be a good idea to collect sufficient from the neighbourhood to have a small auction at 8757 Selkirk Street if Mr. Thompson thinks this will draw a sufficient crowd.

HFG:IF

Office Telephone, LAngara 0037

House Telephone, LAngara 0675

EVACUATION SECTION
Rec'd FEB 14 1944
File No. 9341/37.4
Ans.
Referred Hamp

2

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

Feb. 11, 1944.

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

Dear Sirs: Re catalogue No. 120, 9180 Hudson Street.

Enclosed please find cheque for $150.00 as deposit on an offer to purchase the above property. We are acting for Harry Armstrong, chimney sweeper, and his wife, Helen Armstrong, both of R. R. No. 1, Eburne, B. C. They are British Subjects.

They offer $1,500 for the above property. This, of course, is all cash.

Please advise us as to the decision on this offer as soon as possible.

Yours faithfully,

J. W. FAIRHALL

per

Enc. 1.

9341/3714

REGISTERED

22nd February, 1944.

J.W. Fairhall Esq.,
1318 Southwest Marine Drive,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 120
9180 Hudson Street.

Your letter of the 11th instant written on behalf of your clients, Mr. & Mrs. Armstrong, enclosing cheque for $150.00 and offer to purchase the above property for the sum of $1,500.00, has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than $1,850.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

MEMORANDUM

To: File 9341 March 3, 1944.

From: Specified Articles Department

Re: NISHIMURA, Jujiro - Reg. 04777

ARTICLE	DESCRIPTION	APPRAISED VALUE
TRUCK	1937 Willys Panel No. T35 License No. (42) C 166	$275.00

Sold to: Pioneer Equipment Date: September 10, 1942.

Selling Price: $275.00

Parker

Sold Sept. 10/42 for 275.00
Less administrative
expenses 27.21

Balance credited to
J. Nishimura $247.79

E Robertson
Jan. 31/47

MEMORANDUM

To: File 9341 March 3, 1944.

From: Specified Articles Department

Re: NISHIMURA, Jujiro - Reg. 04777

ARTICLE	DESCRIPTION	APPRAISED VALUE
TRUCK	1934 Chevrolet No. T37 License No. (42) C 167	$235.00

Sold to: Johnston Motors Date: August 24, 1942.

Selling Price: $200.00

Horker

Sold Aug. 24/42 for $200.00
Less administrative expenses 26.98
Balance credited to J. Nishimura $173.02

E Robertson
Jan. 31/47

Office Telephone, LAngara 0037

House Telephone, LAngara 0675
" " Kerr. 4690-L

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

Rec'd JUN 10 1944
File No. 9341 | 3714
Ans.
Referred HARROP

June 9, 1944.

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

Dear Sirs: Re Catalogue No. 121,
9182 Hudson Street.

In August of last year we made you an offer on the above property of $2,500.00 on behalf of Mr. and Mrs. Harry Armstrong. Subsequently they decided not to go through with the deal. Now, however, they have changed their minds again and have decided to purchase the property if it can still be bought at the price of $2,500.00. Your letter of August 13th, 1943 states that you were prepared to accept this price.

We enclose herewith two cheques, certified, for $1250.00 each, making the amount of the offered price. Kindly advise us as soon as possible if this offer is acceptable.

The names of the purchasers are Harry Armstrong and his wife, Helen Armstrong, both of R. R. No. 1, Eburne, B. C. as Joint Tenants. Mr. Armstrong is a chimney cleaner by occupation. They are, we understand, British Subjects.

Hoping to have a reply soon, we remain,

Yours faithfully,

J. W. FAIRHALL

per

Encls.

MEMORANDUM

June 24th, 1944.

TO: Mrs. Harrop

FROM: Administration Department

Re: Catalogue No.121
9182 Hudson St.
Files 3714 and 9341

There is an agreement on file leasing the 5 rooms in the rear of this property (which has a store in front) to A. B. Engen. The Agreement was made between Jujiro Nishimura and the above, the period being for the duration of the war and 30 days thereafter. However, as the property is jointly owned, according to the Certificate of Encumbrance, by the above Evacuee and Ichiro Nishimura, the Lease may not be valid. The agent, J. W. Fairhall, has a copy of the Lease and are cognizant of the matter, and so is the purchaser.

P. Douet.

PD/ER

Copy for Mrs. McArthur

arms

1

9341 + 3714

June 27, 1944.

J. W. Fairhall, Esq.,
1318 Southwest Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 121
9182 Hudson Street

This will acknowledge receipt of your letter of June 9th in which you enclosed your certified cheques for $1,250.00 each. We have now received $2,500.00, the full amount of the purchase price of the above property and are prepared to recommend the acceptance of this offer.

We note that you wish this property to be registered in the names of Harry Armstrong, chimney cleaner, and his wife, Helen Armstrong, both of R. R. No. 1, Burne, B. C. as Joint Tenants, and that they are British Subjects.

The necessary documents will 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.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

We wish to call your attention to an agreement made between A. B. Engen and Jujiro Nishimura for the period of the duration of the war. We understand that you have a copy of this agreement and that the purchaser is fully aware of its conditions.

The above sale will be subject to this tenancy.

Yours truly,

F. G. Shears,
Director.

GP:EB

Mr. Reeve's valuation $2,500.00
Committee approved June 14/44

6th July, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 9341 & 3714

NAME: Jujiro Nishimura and Ichiro Nishimura

CATALOGUE NO: 121

RE: 9182 Hudson Street, Vancouver, B.C.
Store and rooms.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, Lot 14, Block 2, Block "Y", District Lot 318, Group 1, New Westminster District, Plan 3069.
Encumbrances:	77043 H. 17/12/29. 1.40. City of Vancouver. Indemnity Agreement re erection and encroachment of building. As to Lot 14.
Taxes:	$92.50, 1943, paid. No arrears or consolidated.
Vested:	34653.
VALUATION BY APPRAISER:	$2500.00
AMOUNT OF BID:	$2500.00
APPROVED BY ADVISORY COMMITTEE:	June 14th, 1944.
AMOUNT RECEIVED BY CUSTODIAN:	$2500.00
NAME OF PURCHASER:	Harry Armstrong and Helen Armstrong.

K.W. WRIGHT

KWW/DG
Attachs

CITY OF VANCOUVER ASSESSMENT ROLL, 1944

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D7589	LOT. 2 BLK. 8 D.L. 318		400
	Lot 3	1700	400

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1944 under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 25th, 1944.** at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 10th, 1944.**

CHESTER GREEN
Assessment Commissioner.

CITY OF VANCOUVER ASSESSMENT ROLL, 1943

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D7589	Lot 2 Parcel III Blk 8 D.L. 318		400
	Lot 3 Parcel II	1700	400

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943,** at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

CITY OF VANCOUVER ASSESSMENT ROLL, 1947

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
D7589	LOT. 2 BLK. 8 D.L. 318		400
	Lot 3	1600	400

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1947 under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 23rd, 1947,** at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 8th, 1947.**

A. T. DALTON, Assessment Commissioner.

July 18th 1944
McGillivray Falls, B C

EVACUATION SECTION
Rec'd JUL 20 1944
File No. 9341 & 3714
Ans. 15/7/44
Referred Green

To The Custodian,
Administration Department,
Royal Bank of Canada Building,
Vancouver, B.C.

Attention Mr. Geo. Peters

Dear Sirs;-

Re; Catalogue No121.
9180 & 9182 Hudson Street
Jujiro Nishimura No. 04777
Ichiro " No. 02208 (Son)
Your file No. 9341 & 3714

I wish to acknowledge receipt of your letter of July 4th. I now learn that the property at 9180 & 9182 Hudson Street are in the course of sale. Of this, I duly notified my son Ichiro Nishimura No. 02208, who is away to Kamloops temporarily.

Prior to anything that may happen to the above property, particularly change in absolute ownership by sale, I wish you to attend to the following matters.

1. Kindly advise what has been done, or will be done in regard to chattells listed as per enclosed list page 1 & 2.

2. Chattells or merchandise listed listed on page 3 & 4 and anything besides not listed to which I legally claim ownership (Reference diagram 1 to 3 inclusive) I should like to have same forwarded to my present address at my expenses.

It is very important for me to know about the above matter, and also it is my intention to secure anything of value left at the property forwarded to me here, to which I am fully and legally entitled to claim ownership.
(except page i & 2 items)
Awaiting your immediate reply,

Yours very truly,

BY J. Nishimura
Jujiro Nishimura No. 04777

Enc. List page 1 to 4 inclusive.
Diagram 1 to 3 inclusive

c.c. Ichiro Nishimura, Box 294
Kamloops B C

July 18th 1944

EVACUATION SECTION
Rec'd AUG 7 1944
File No. 9341
Ans.
Referred Dawe

1191 W 71st ave
Vancouver
B.C.

July 28/44

Custodian of Enemy Property

Dear Sir:

Re 8757 Selkirk St. File No 934

I was given to understand that this property is to be vacant soon, and will be to rent, and I with to make application for same. I am in very bad need of a place, and this place, would be just what I need.

Trusting that I may have a chance of getting this place

I remain
Yours Truly

Kenneth M Smith

...icles are stored

Catalogue No. 121
Files Nos. 3714 & 9341
9182 Hudson Street
14/2/I/318

September 5, 1944.

MR. & MRS. HARRY ARMSTRONG
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at June 27, 1944)

	DEBIT	CREDIT
Purchase price	2,500.00	
Cheques received		2,500.00
178/365 x $97.12 seller's proportion of 1944 taxes		47.36
Amount of rental		
W. Doty - June 27 to June 30 - 3/30 x $6.65		.66
To July 31st - Aug. 31st - 2 x $6.65		13.30
A. B. Eason - June 27 to July 20 - 23/31 x $13.30		9.87
From July 21st to Sept. 21st - 2 x $13.30		26.60
Registration fees on deed - $2,500.00	9.25	
Insurance premium - 18.2% x $61.25	11.15	
Balance owing purchaser	77.39	
	$2,597.79	$2,597.79

BALANCE OWING TO PURCHASER $77.39

...ticles are stored

To The Custodian 1185 Burnaby St.
of Enemy Alien Property Vancouver B.C.
509 Royal Bank Bldg.
Vancouver B.C. Sept 16/1944

EVACUATION SECTION
SEP 18 1944
Rec'd
File No. 739 (934)
Ans.
Referred Doust

Dear Sir. See Green

Re 8757 Selkirk Street Vancouver
Int. File No 739.

This is an old frame Bldg which was a school and is now vacant & being slowly destroyed by boys etc: down the next property to this on the South.

I am writing to suggest that the above property should be sold. Of course it will take a lot of money to fix it up to make anything out of it, and if something is not soon done there will be nothing left of it:

I might also state that the above lot is not properly drained & during the rains all the water from that lot runs south under my buildings causing damage, which will have to be fixed.

Yours truly
Moore & Moore
Per J.M.

9341 & Int.
739

September 20th, 1944.

Messrs. Moore & Moore,
1185 Burnaby Street,
Vancouver, B. C.

Dear Sirs:

We are in receipt of your letter of the 16th instant with regard to the Marpole Japanese Language School and would advise that at present there is no change in the policy of the Custodian's Office that properties of this nature are not for sale, but if there is any change made prompt action will be taken in regard to this property, the condition of which has been brought to the attention of our Protection Department.

Yours truly,

P. Douet,
Administration Department

PD/ER

NAME NISHIMURA, Jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 1047 Seymour St., Vancouver on September 21, 1944

	Brought forward	$ 77.55
Dresser		19.50
Heater		19.50
Counter case		1.20

Chil

Total			$ 117.75
Less Expenses:	(Auctioneer's Fee:	$11.77	
	(Advertising:	4.01	
	(Moving:	14.00	$ 29.78
Net Proceeds Credited:			$ 87.97

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 511

Remarks:

MEMORANDUM

Files: ~~3[illegible]~~ 9341

September 26, 1944.

To: The file

From: Mr. Spain

Re: Ichiro NISHIMURA

9182 Hudson Street

The chattels were removed to Willard's Auction Room where they were included in Vancouver Auction No. 511.

Two truck loads of innumerable boxes, cartons and barrels were moved to 992 Warehouse for further examination. Most of these packages were concealed in different parts of the building and under the basement on a wet dirt floor causing disintegration of the cartons and increasing the handling problem.

The Soya Beans, Rice Flour and food stuffs were found in a locked shed. The rats had eaten through the containers and spilled the contents over a large surface.

Destruction and contamination by rats compelled us to discard this material.

The linoleum came under closer inspection and it was discovered nailed to the floor and therefore immovable.

GBS/pls

G. B. Spain

NAME NISHIMURA, Jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 1047 Seymour St., Vancouver on September 28, 1944.

Oil can and paper cutter	$0.25
Paper cutter	0.60
Baby buggy (old)	1.00
Winnipeg couch	2.75
Pictures, frames and screens	0.95
2 School bags	0.45
Crockery	2.50
Bowls	2.15
Dishes	3.05
Glassware	1.00
Plates	1.35
Platters	2.70
Trays	1.70
Vaseline	0.55
Toy Piano	0.35
Ink and erasers	0.50
Wire toasters	1.00
2 Paintbrushes	1.60
Picture and box	0.25
Bowl of sundries	0.55
Box of lightbulbs	1.90
Small case	0.60
Tailors iron	3.75
Japanese Toy Horse	2.10
Doll buggy	1.50
Roaster and cake basket	1.45
Grass clipper	1.55
Carried Forward	
Total	$ 38.10
Less Expenses	$
Net Proceeds Credited:	$

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:

...ticles are stored

NAME NISHIMURA, Jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 1047 Seymour St., Vancouver on September 28,1944

Brought Forward	$128.65
Gramophone	5.00
Vase	0.25
Broken warehouse truck	2.50

Total			$136.40
Less Expenses:	(Auctioneer's Fee:	$13.64	$ 34.10
	(Advertising:	4.46	
	(Moving:	16.00	
Net Proceeds Credited:			$102.30

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 512

Remarks:

NAME NISHIMURA, Jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 1047 Seymour St., Vancouver on ~~September 28, 1944.~~

	Brought Forward	$ 38.10
Window cleaner		0.55
Shovel		0.50
2 Pails		0.50
Lamp and 2 small crocks		1.50
Steamer pan		0.50
Sundries		0.60
2 Iron Pots		2.05
Box and contents		1.40
Small campstove		2.00
Shelves		0.55
Home made table		0.25
Small cabinet		2.05
Window		0.55
Cupboard		2.45
Old table		0.45
Cupboard		1.60
Wardrobe		2.80
3 Wicker chairs (Poor condition)		2.00
Baby high chair (Poor condition)		0.25
4 Odd chairs		1.65
Gramophone (No handle)		1.50
Ice Box		28.50
Stovepipes		0.25
4' show case		10.00
8' show case		25.00
Counter case		1.10
	Carried Forward	$128.65
~~Total~~		$
~~Less Expenses:~~		
~~Net Proceeds Credited~~		$

~~Members of Custodian Staff Present~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

Sept. 28 1944

Mrs. A Koga
1200 Bidwell St.

In Account With Office of the Custodian
Trucking

TERMS: $3.00 per hr.

Sept.	20	NISHIMURA 9180	
	21.	9780 Hudson St	
	22.	Fil. 9341	
		Personal goods to	
		992 Powell St.	$66.00
		22. hrs.	
		These goods removed from under floor + out of attic.	
		Charge To File # 9341.	
		O.K. [illegible]	

This was an extraordinarily difficult job entailing a crawl on hands and knees over damp mud underneath the floor and then pulling cartons piece by piece as one backed out. These were hidden by the Japanese and would not have been found unless a diagram had been sent. Assigned this was the man who had all his groceries at 1658 West 2nd and carried such trouble free.

NAME NISHIMURA, Jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on October 11, 1944.

	Brought Forward	$ 60.95
3 Trays and basket		1.00
2 Boxes ceremonials		3.25
3 Boxes ceremonials		1.00
Small cabinet, etc.		3.00
Metal Jardinere		4.50
4 Metal ash trays and dish		1.75
Table lamp		0.80
Carton of dust pans etc.		3.00
Carton of glasses		3.25
Carton of glasses		2.00
7 Boxes childrens paints		2.00
5 Boxes Japanese scissors		4.25
Lacquerware		2.25
2 Boxes Ceremonials		0.25
2 Japanese tea sets		1.00
2 Japanese tea sets		1.50
2 Japanese tea sets		1.50
2 Japanese tea sets		1.50
2 Japanese tea sets		1.50
2 Japanese tea sets		1.50
2 Japanese tea sets		1.50
2 Japanese tea sets		1.50
2 Japanese tea sets		1.50
2 Japanese tea sets		1.50
2 Japanese tea sets		1.25
2 Japanese tea sets		1.25
2 Japanese tea sets		
Total	Carried Forward	$ 110.25
[illegible]		$
[illegible]		$

[illegible]

NAME NISHIMURA, Jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on October 11, 1944.

Brought Forward	$ 214.90
Carton dishes	2.75
Box bud vases	1.00
3 boxes dishes	0.85
3 boxes dishes	0.75
3 boxes dishes	1.00
3 boxes dishes	1.40
3 boxes dishes	1.10
Basket cups	1.75
2 doz. Cups and saucers	1.50
Toledo scales	24.00
3 crocks	4.50
Platform scales	39.00
4 Wooden bins	1.00
National cash register	27.00
	$ 322.50
Total	
Less Expenses: (Auctioneer's Fee: $32.25 (Advertising: 8.00 (Moving: 52.99	$ 93.24
Net Proceeds Credited:	$ 229.26

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 33

Remarks:

NAME NISHIMURA, Jijiro

REGISTRATION NO. 14777 FILE NO. 9341

The following chattels were sold by public auction at 992 Powell St., Vancouver, B. C. on October 11, 1944.

	Brought Forward	$148.75
Carton stationery		9.00
Dish pan and dishes		1.50
Carton of insoles		2.00
Copper tank		2.25
Iron pot and screens		1.75
Basket glasses		1.50
Box dishes		1.25
Vase		1.80
2 Pyrex dishes		1.50
Japanese bowl		2.20
2 Japanese plates		1.75
2 Japanese plates		1.75
2 Japanese plates		1.75
2 Japanese plates		1.80
2 Japanese plates		3.00
2 Japanese plates		2.25
2 Japanese plates		2.25
2 Japanese plates		3.75
2 Japanese plates		3.25
2 Japanese plates		2.75
2 Japanese plates		2.75
2 Japanese plates		2.60
2 Japanese plates		2.75
2 Japanese plates		3.25
2 Japanese plates		3.50
Japanese tea set and large box		2.25
5 boxes ceremonials		
Total	Carried Forward	$214.90
[illegible]:		$
[illegible]		$

[illegible]

[illegible]:

NAME NISHIMURA, Jujiro

REGISTRATION NO. 14777 FILE NO. 9341

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on October 11, 1944.

Brought Forward	$ 110.25
2 Japanese tea sets	1.25
2 Japanese tea sets	1.25
2 Japanese tea sets	1.25
2 Japanese tea sets	1.25
3 Japanese tea sets	2.00
Carton dishes	1.25
Carton string	2.00
Carton pail etc.	0.75
Box dishes	1.25
Carton dishes	2.25
4 Boxes dishes	1.50
Box bud vases	1.50
Box dishes	1.50
Box dishes	2.00
7 Bowls	1.35
7 Bowls	1.35
7 Bowls	1.35
6 bowls	1.35
5 bowls	0.60
Pail tea pots	1.00
Pail, jar etc.	0.40
Dish pan and dishes	1.20
Paper bags and paper	2.25
12 tea pots	2.25
Sink	1.50
Teakwood stand	2.90
Carried Forward	$ 148.75
Total	$
[illegible]:	$
[illegible]	
[illegible]	
[illegible]:	

NAME NISHIMURA, Jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on October 11, 1944.

Carton dishes	$ 1.75
Carton dishes	2.50
Vibrator	5.50
Cruet, plated dish and crockery	2.00
3 boxes dishes	1.50
3 boxes dishes	1.50
3 boxes dishes	1.40
3 boxes dishes	1.25
3 boxes dishes	1.50
Carton dishes	1.00
Tin of cups and saucers	2.20
Tin of bud vases	3.50
Box dishes	1.75
Box dishes	2.25
Pail of dishes	2.75
Carton of dishes	2.25
Pail of dishes	2.50
5 Green boxes dishes	1.75
5 Green boxes dishes	1.00
6 Boxes small glasses	1.00
5 Boxes small glasses	3.50
2 Dolls	3.00
Lacquerware	1.50
Jardinere and platter	1.75
Electric toaster	1.35
Metal jardinere	4.00
	5.00
Total Carried Forward - -	$ 60.95
[illegible]:	$
[illegible]:	$

[illegible]

[illegible]

[illegible]:

1

3714
9341

October 11th, 1944.

Mr. Jujiro NISHIMURA,
Registration No. 04777,
McGillivray Falls, B.C.

Re: Catalogue No. 121
9182 Hudson St., Vancouver
Lot 14/2,Blk.xy".D.L.318

Dear Sir:

Please be informed that the above property has been sold as of June 27th, 1944, for the sum of $2,500.00. An independant 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 and Mr. Ichiro NISHIMURA's joint 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 joint account. We are also enclosing a general statement of your joint account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

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

1

STATEMENT RE SALE OF:

Name: NISHIMURA, Jujiro, Reg.04777
NISHIMURA, Ichiro, Reg.02208

Catalogue No: 121

File No: 9341 & 3714

Street Address: 9182 Hudson

Legal Description: Lot 14/2,Blk."Y",D.L.318

Date of Sale and Adjustments ..... June 27/44 .....

Sale Price		$ 2,500.00
Real Estate Agent's Commission	$ 125.00	
Charge for Valuation	10.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
~~Encumbrances~~:		
~~Unpaid Vendor~~		
~~Mortgagee~~		
~~Arrears of Taxes~~		
~~Other charges~~		
Adjustments:		
Fire Insurance		11.15
Taxes to June 27/44	47.36	
~~Water~~		
	188.86	$ 2,511.15

Net Proceeds credited to your account $ 2,322.29

Date: October 11th, 1944

Compiled by: George Peters

Office Telephone, LAngara 0037

House Telephone, LAngara 0675
" " Kerr 4690-L

EVACUATION SECTION
Rec'd OCT 13 1944
File No. 93[illegible] / 3714
Ans.
Referred

2

J. W. FAIRHALL
Notary Public
REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

Oct. 12, 1944.

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

Dear Sirs: Re Catalogue No. 120, 9180 Hudson Street, Lot 15/2/Y/318.

Certified ✓ Enclosed please find cheque for $185.00 being deposit on an offer to the purchase the above property for the sum of $1850.00 all cash. This offer is made on behalf of Harry Armstrong, chimney cleaner, and his wife, Helen Armstrong, both of 360 Ferndale Road, R. R. No. 1, Eburne, B. C. They are British Subjects.

Kindly advise us of the decision of the Advisory Committee as soon as possible.

Yours faithfully,

J. W. FAIRHALL

per J.W.F.

Enc. 1.

MEMORANDUM

October 13th, 1944

File No. ~~3714~~, 9341

To: The File

From: G.B. Spain

Re: J. NISHIMURA
9180 Hudson Street.

Nishimura declared:- 1000' B.M. Lumber
8 Cords Fuel Wood.

A careful search was made by Mr. D.A. Smith and myself for the above. A large quantity, possibly 1000' was discovered in a rear shed, but it was odd sizes and lengths and not new, also quite unsaleable, therefore it was allowed to remain in the shed.

With reference to the 8 cords of Fuel Wood, this quantity might have been there, but there are so many tenants, and others in this open property that it would be impossible to trace the fuel after two winters. It has undoubtedly been consumed and replaced numerous times by any one of the many people living in this neighborhood.

Geo. B. Spain

GBS:LM

NAME NISHIMURA, jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 1047 Seymour St.,Vancouver,B.C. on October 19, 1944.

$185.00

Safe

			$185.00
Total			$ 31.69
Less Expenses:	(Auctioneer's Fee:	$18.50	
	(Advertising:	5.69	
	(Moving:	7.50	
Net Proceeds Credited:			$153.31

Members of Custodian Staff Present. Mr. D. A. Smith

Extracted from Auctioneering List No. Vancouver 514.

Remarks.

NAME NISHIMURA, Jujiro

REGISTRATION NO. 14777 FILE NO. 9341

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on October 25, 1944.

Box miscellaneous	$ 2.50
Box and contents	4.75
12 Cups and saucers	2.10
12 Cups and saucers	2.10
12 Cups and saucers	2.10
12 Cups and saucers	2.40
24 Cups and saucers	3.00
24 Cups and saucers	3.50
90 Day clock	25.00
2 Pair scales	7.50
Pot, tin, etc.	2.50
2 Boxes brushes, etc.	1.00
Motor	75.00
2 Baskets tools	4.25

Total		$137.70
Less Expenses: (Auctioneer's Fee	$13.77	
(Advertising:	3.18	
(Moving:	22.28	$ 39.23
Net Proceeds Credited:		$ 98.47

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 34.

Remarks.

NAME NISHIMURA, Jijiro FILE NO. 9341

REGISTRATION NO. 04777

The following chattels were sold by public auction at 1047 Seymour St., Vancouver, B.C. on October 26, 1944.

2 Blinds	$0.95
Small home made table	1.10
6 odd chairs	3.00
Couch	2.50
Dresser (no mirror)	2.00
Old vanity dresser (no mirror)	3.25
Chest of drawers (one leg broken)	5.50
Magazine rack	1.00
McClary Range (Old)	2.75
Total	$21.05
Less Expenses: (Auctioneer's Fee: $2.10	
(Advertising: 0.81	
(Moving: 12.00	$14.91
Net Proceeds Credited:	$ 6.14

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 515

Remarks.

Copy for Mr. Peters

2

3714 & 9341

October 31, 1944.

J. W. Fairhall, Esq.,
1318 Southwest Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 120
9180 Hudson Street
15/2/X/318

Your letter of October 12th enclosing cheque for $185.00 and offer to purchase the above property for the sum of $1,850.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, $1,665.00.

We note that you wish this property to be registered in the name of Harry Armstrong, Chimney cleaner, and Helen Armstrong, his wife, of 360 Ferndale Road, R. R. No. 1, Eburne, B. C., both British Subjects. Kindly let us know if you wish this registered as a Joint Tenancy or Tenants in Common.

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.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

FGS:EB.

Office Telephone, LAngara 0037

House Telephone, LAngara 0675
" " Kerr. 4690-L

J. W. FAIRHALL
Notary Public
REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd NOV 4 1944
File No. 9341 | 3714
Ans.
Referred Peters

2

Nov. 3, 1944.

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

Dear Sirs: Re Catalogue No. 120, 9180
Hudson St., Lot 15/2/Y/318.

Replying to your letter of the 31st. of October, we enclose herewith three cheques totalling $1665.00, balance of the purchase price of the above property.

800 00
465 00
400 00
1665 00

not certified

The Purchasers, Harry Armstrong and his wife Helen Armstrong, wish their deed to be registered as "Joint Tenants".

Yours faithfully,

J. W. FAIRHALL

per

Encls.

Deposit of $185 previously recd.

Chas

3714
9341

November 7th, 1944.

Mr. J. W. Fairhall,
1318 Southwest Marine Drive,
Vancouver, B.C.

Re: Catalogue No. 120
9180 Hudson Street,
15/2/1/318

Dear Sir:

This will acknowledge receipt of your letter of November 3rd, in which you enclose your cheques for $1,665.00. We have now received a total of $1,850.00, being the full amount of the purchase price for the above property.

We note you wish this property to be registered in the names of Harry Armstrong, chimney cleaner, and his wife, Helen Armstrong, of 360 Ferndale Road, R. R. No. 1, Eburne, B.C., British subjects, as Joint Tenants.

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,

George Peters,
Administration Department.

GP/MH
encl.

House Telephone, LAngara 0675

November 6th 1944
McGillivray Falls, B.C.

EVACUATION SECTION
Rec'd NOV 9 1944
File 9341
Ans.
Ref.

To The Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs;-

Administration Department,
re; 8757 Selkirk Street property

I shall be obliged if you will kindly advise as to what has been done in regard to the above mentioned property, in which I have interest.

Thanking you in advance of your attention.

Yours very truly,

BY J. Nishimura
Jujiro Nishimura No. 04777

9341 - 739

November 9th, 1944.

Mr. Jujiro NISHIMURA,
Reg. No. 04777,
McGillivray Falls, B. C.

Dear Sir: Re: Marpole Japanese Language School and Vacant Land - 8757 Selkirk St., Vancouver, B.C.

In reply to your letter of November 6th we would advise that this property has not yet been sold, but the whole question as to what is to be done with properties of this nature is under consideration, and in due course you will be advised of the decision arrived at.

The premises are at present empty.

Yours truly,

P. Douet,
Administration Department.

PD/ER

NAME NISHIMURA, Jujiro

REGISTRATION NO. 04777 FILE NO. 9341

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on November 22, 1944.

Carton of bottles	$0.25 misc.
Rice Mill Complete	50.00
Total	$50.25
Less Expenses: (Auctioneer's Fee: $5.02	$11.86
(Advertising: 1.14	
(Moving 5.70	
Net Proceeds Credited:	$38.39

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 36

Remarks.

MEMORANDUM

November 23rd, 1944.

Files: 3714 and 9341

TO: Mr. Green

FROM: Administration Department

- C H A T T E L S -

Re: 9180 Hudson Street, Vancouver, B. C.

In view of the complications involved in connection with chattels at the above, of which the vast majority were undeclared, the writer is of the opinion that at a later date Jujiro NISHIMURA be written and sent copies of the lists of chattels which were sold by auction, together with some specific remarks relating to the 1000' BM Lumber and 8 cords of fuel wood, and loss of Soya Beans, Rice Flour and foodstuffs eaten by rats.

Nishimura, through the B. C. Security Commission, was advised on October 6th that all the chattels that were removable had been removed and with the exception of articles of a personal nature would be sold at Public Auction---so he is already aware of the action we have taken.

If after sending Nishimura the lists of goods sold at Auction he wishes to raise any queries, then he can do so, but in view of there being no complete Inventory in the first place of most of the goods we cannot be held responsible for any losses that may have occurred.

P. Douet.

PD/ER

Catalogue No.120
File No. 9341 & 3714
9140 Hudson St. Vancouver, B.C.
Lot 15, Blk.2, Blk."Y",D.L. 318,
Gp.1, NWD. Plan 3069.

February 12th,1945

2/

HARRY ARMSTRONG and HELEN ARMSTRONG

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at November 7, 1944)

	DEBIT	CREDIT
Purchase price	$1,850.00	
Cheques received		1,850.00
Water Oct. 3,1944 to Nov.6,1944 - 34 days @2.40/100¢ a day		.82
Amount of rent collected		
November 7th to November 30th-23x30 x$25.65		19.66
December 1st to December 31st,1944		25.65
Registration fees on deed-$1,850.00	7.95	
Insurance premium -39.4% x$11.25	4.43	
Purchaser's proportion of taxes for 1944 54/365 x $85.93	12.71	
Balance owing to Purchaser	21.04	
	$1,896.13	1,896.13

BALANCE OWING TO PURCHASER $21.04

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

VITAL STATISTICS ACT

CERTIFICATE OF DEATH

THIS IS TO CERTIFY that the following particulars of Death have been recorded in the Office of the District Registrar of Births, Deaths, and Marriages

at KAMLOOPS, B. C.

Name of Deceased. ICHIRO NISHIMURA

Date of Death December 18, 1944 SEX Male

Place of Death. Royal Inland Hospital, Kamloops, B. C.

Date of Birth November 6, 1918 AGE 26

Place of Birth. Vancouver, B. C.

Residence McGillivray Falls, B. C.

Occupation. Laborer in Lumber Mill CONDITION Bachelor

Name of Father. Jujiro Nishimura

Maiden name of Mother Naka Kitamura

Cause of Death. Subperitoneal hemorrhage and shock

Contributory Railway accident

Doctor in attendance at Death. Dr. J. S. Burris

Name of Undertaker. R. H. Dwyer

Marginal notations: -

"SEAL"

Given under my hand at Kamloops B. C., this 21st day of December, 1944

"D. C. Dalgleish"
District Registrar, Births, Deaths and Marriages

NO. 23470 D

I HEREBY CERTIFY this is a true copy of the Certificate of Death of Ichiro Nishimura as issued at Kamloops, B. C. by the District Registrar, Births, Deaths, and Marriages.

Notary Public in and for the Province of British Columbia.

Vancouver, British Columbia, December 18th, 1944.

8882 Hudson St.
Vancouver.B.C.

FEB 16 1945
No. 9341.

Japanese Custodian.
506 Royal Bank Bldg;
Vancouver.

Dear Sir;

I would like to buy or rent the building known as the Japanese School at 8757 Selkirk St; File number 9341. Will you please let me know the sale price, and if all cash is required. If not for sale please let me know what rent you would charge. I would appreciate it very much if you could give me all necessary information as soon as possible, as the place where I now reside with my family has been sold.

Yours truly,
L Monkman
Lawrence Monkman.

Green advises
now all clear
as far as he is
concerned

File No. 3714 & 9341
Reg. No. 02208 & 04777

Ichiro & Jujiro NISHIMURA

Date	Particulars	Debit	Credit	Balance
		$	$	
1942 December 12	Rents collected		248.00	
	Commission, water, repairs	67.05		
	Land Registry Office - Certificate of Encumbrance	1.00		
1943 May 20	Rents collected		510.00	
December 3	Fire Insurance	11.25		
	Commission, water rates	260.05		
			291.00	
1944 June 10	Rents collected		39.50	
	Expenses	85.93		
	1944 taxes		3.46	
June 27	Balance rents to date re 9182 Hudson		2,322.29	
	Credit re Sale of Property		81.00	
September 19	Rents collected 3 months @ $27.00 re 9180 Hudson		27.00	
	Less expenses	10.45		
October 10	Rent for October		4.10	
	Less commission $1.35, Repairs $2.75	4.80		
	Water to 2nd October		5.99	
November 7	Balances rents to date (nett)		1,762.32	
	Credit re Sale of Property			
1945 March 12	To purchasers of 9182 Hudson St. representing their share of amount paid to above account by Imperial Tobacco Co. for sign on outside of building (this item was not taken into account when adjustments on real property were made)	3.30		
May 5	To Estate of Ichiro NISHIMURA - one half share of joint account	2,381.81		
	To Jujiro NISHIMURA - one half share of joint account	2,381.82		
		$5,251.06	$5,251.06	
				NIL

Accounting Department
February 23rd, 1948

ADT 1 M

CITY OF VANCOUVER

AUDIT VERIFICATION OF TAX ARREARS

As at December 31st, 1944

Reference 1303.

ENEMY SECTION
Rec'd FEB 1 1945
File No.
Ans'd

Jujiro Nishimura & Kyomitsu Nakagawa
% The Custodian of Enemy Property.
D7589

D7589 LOT. 2
BLK. 8
Dear Sir or Madam: D.L. 318

According to the City Records unpaid taxes on the above described property at December 31st, 1944, amounted to $21 00☆Δ . This does not include interest owing which must be added.

If, in your opinion, the above amount is incorrect, you are requested to communicate immediately with the Internal Audit Department, City Hall, Vancouver, B.C.

W. WARDHAUGH, C.A.
INTERNAL AUDITOR.

NOTE: All cheques should be made payable to the City of Vancouver. Communications with reference to change of address should be sent to the City Assessment Commissioner, City Hall, 453 W. 12th Avenue, Vancouver, B.C.

CASHIER'S DUPLICATE

Return BOTH Original and
Duplicate with your remittance.

1334
739

Tx. 20—125M—8-45

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

9341-32692 9341 marthur

1945

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
19.132 Mills	General Purposes	$ 4,140,842.51
15.686 "	Interest and Instalments	3,394,914.40
17.682 "	Schools	3,827,128.68
52.500 "	Gross	$11,362,885.59

CITY OF VANCOUVER

TAX STATEMENT, 1945

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1945

Land	$111,832,840
Improvements	104,603,076
Total Value for Taxation	$216,435,916

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/Cs IN ARREARS						LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/Cs. 1945	CURRENT GENERAL TAXES 1945	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1945
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED										
			CAPITAL SUM	INSTALMENTS DUE	1942 & PRIOR	1943	1944								
	400	400					21 00			21 00Δ	42 00☆	63	88		41 79
PAYMENT ON A/C APPLIED															

not to be paid as agreed KWW 21/6/45

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1945.
3% if paid on or before 3rd August, 1945.
2% if paid on or before 4th September, 1945.
1% if paid on or before 3rd October, 1945.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
D7589

D7589 LOT. 2
BLK. 8
D.L. 318

ROLL No. Description of Property
NOTE.—Is your property correctly described?

...HAUGH, C.A.
INTERNAL AUDITOR.

...ues should be made payable to the City of Vancouver. Communi-
...with reference to change of address should be sent to the City Assessment
Commissioner, City Hall, 453 W. 12th Avenue, Vancouver, B.C.

2

STATEMENT RE SALE OF:

Name: NISHIMURA, Ichiro (Deceased)
File No:" Jujiro
3714- 9341
Reg. 02208 - 04777

Catalogue No: 120

Street Address: 9180 Hudson
Vancouver, B.C.

Legal Description: 15/2/Y/318

Date of Sale and Adjustments ....Nov. 7th, 1944.....

Sale Price		$1850.00
Real Estate Agent's Commission	$92.50	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid vendor		
Mortgagee		
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		4.43
Taxes		12.71
Water	.82	
	104.82	$ 1867.14
Net Proceeds credited to your account		1762.32

Date: February 23rd, 1945.

Compiled by: Mr. George Peters

9341 and Int. 739

February 27th, 1945.

Mr. Lawrence Monkman,
8882 Hudson Street,
Vancouver, B. C.

Dear Sir: Re: Marpole Japanese Language School, 8757 Selkirk Street, Vancouver, B. C.

With reference to your undated letter received by us on the 16th instant requesting to know if we are prepared to sell the above property or rent same to you, we would advise that no decision has yet been reached as regards properties of this type and we regret therefore that at the moment we are unable to give you any definite information on this matter.

If we do decide to dispose of the property, same will be advertised in the press in the usual manner and tenders will have to be submitted to the Custodian's Office.

Yours truly,

P. Douet,
Administration Department

PD/ER

3714 - 9341

March 1st, 1945.

Mr. Jujiro NISHIMURA,
Reg. No. 04777,
McGillivray Falls, B. C.

Dear Sir: Re: Catalogue No. 120
9180 Hudson St., Vancouver, B.C.
Lot 15, Blk.2, Blk."Y", D.L.318
Jujiro NISHIMURA and Ichiro
NISHIMURA (Deceased).

Please be informed that the above property has been sold as of November 7th, 1944 for the sum of $1850.00. 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 joint 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 joint 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. It will be seen that the credit balance in this joint account is $4766.93.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Encs.
cc to B. C. Security Commission.

5356,13127,8986,10526,9341

March 20th, 1945

MEMORANDUM

To: Mrs. MacArthur

From: Ian Macpherson

Reference is made to your memorandum of March 15th, in which you request a report as to the condition of titles of Japanese School Properties unsold and unadvertised as on your list submitted to me on March 12th.

This list shows as school properties file numbers 5356, 9341 (two properties) 10526, (two properties) and 8986. Titles in respect to these properties and the steps necessary to be taken in order to permit transmission to the Custodian are as below:

5356 - Lots 5 and 6, Blk. 219, D.L. 526.
The Registered owner is The Kitsilano Japanese Language Association, a registered association, of which we have no file - the by-laws of the association and list of directors for 1941. A vesting for this property in the general form used by us was filed as number 35165 on the 7th, of November 1942. A special vesting form was submitted to Ottawa for approval as to form on the 29th, Jan. 1945. Approval has not yet been received. It appears that it is now in order, to file this special vesting, when approved, and transmit it.

13127 - Lot 4, Blk. 33, D.L. 200^A, Plan 197.
The registered owner is the Fairview Japanese Language School Maintenance Association, a registered Association of which we have the names of the directors as of the 18th of Jan. 1943 on file. The property was declared by Kiichi OKURA and Hanshichi MABUCHI as trustees of the Association and a vesting was registered as number 35516 on the 5th, Jan. 1943 in the general vesting form. We have not yet procured a certified copy of the by-laws of this Association, nor have we obtained a certified copy of the minute appointing OKURA and MABUCHI as trustees of the Association. On October 3rd, 1942 Morris & MacLennan advised the Custodian that they had been authorized by the trustees of the school to administer this property. A copy of this authorization dated May 4th, 1943 is unsigned. As title is in the name of the Association itself and not in the name of any trustee a vesting in the special form and transmission to the Custodian appears to be in order. We may have to submit,

(over)

in this case as in others, a list of directors to the Registrar in evidence that the Association is Japanese. I understand that the members of these school associations are those Japanese who contribute to their support, and that when they were evacuated and such contribution ceased their membership automatically lapsed.

8986 - West ½ of Lot 19, Blk. 28, Map 2620. The registered owner is The New Westminster Japanese Language School Society of which a list of directors for 1941 is on file. A certificate of vesting was filed on August 30th, 1943 as number 26184, and the filing of the special vesting of transmission may be proceeded with.

10526 - This file covers Lots 20,21,22,23,24, Blk. 38, D.L. 196. The registered owner, according to searches made, is The Vancouver Japanese School of Language Maintenance Association. Title is free of encumbrance, and the regular form of vesting was filed against title of Lots 20,23 and 24 as number 34461. We do not appear to have filed a vesting in respect to Lots 21 and 22, and is unnecessary now, as a special vesting of the five lots and transmission can now be filed.

9341, Int. 739, 11954 - These files cover Lots 2 and 3, Blk. 8, D.L. 318. The various interests in which is shown on my memorandum on file March 19th. Attention is called to my suggestion in the final paragraph of the memorandum.

CONFIRMATION OF OWNERSHIP

Name of Registrant: Tashiro TERAMURA

Former Address:

Legal Description of Land: Pt. Grey. Lot 3, Blk. 8, D.L. 318, Gp. 1, N.W.D. Plan 1749 - 1/3 interest -

Title in name of: Tashiro TERAMURA

Encumbrances: Nil.

Confirmed by Land Registry Search: March 21st 1945

C. of T. 28704-K Dated 3rd February 1927.

In possession of:

File No. Int. 739 Police Registration No. _____

Required - Vesting Certificate covering the above described property.

Approved: _____ Registered as No. _____

CONFIRMATION OF OWNERSHIP

Name of Registrant: Jujiro NISHIMUSA and Kiyomitsu YAMASOKI

Former Address:

Legal Description of Land: Lot 3, Blk. 8, D.L. 318, Gp. 1, N.W.D., Plan 1749, Pt. Grey. Undivided 2/3 interest.

Title in name of: Jujiro NISHIMURA and Kiyomitsu YAMASOKI

Encumbrances: Vested in Custodian 34644 K.Y. interest
Vested in Custodian 34652 J.N. interest

Confirmed by Land Registry Search: March 21st 1945

Dated 13th Sept. 1927.

C. of T. 36795-K

In possession of:

File No. 9341 / 11954 Police Registration No. _____

Required - Vesting Certificate covering the above described property.

Approved: _____ Registered as No. _____

Files Nos. 9341 (Evac)
1334 & 739 (Int)

April 3rd, 1945

MEMORANDUM

TO: MRS. A. G. MCARTHUR

FROM: MR. K. W. WRIGHT

RE: Tashiro TERAMURA, Deceased

Referring to your memorandum of the 29th ultimo, I have informed Mr. Shears that this property cannot be offered for sale pending clarification of title. I believe some arrangement is being made to rent the premises to the Boy Scouts on the understanding that they will make certain repairs and pay the taxes.

It will be necessary to apply for the appointment of a personal representative to wind up the Estate of Tashiro TERAMURA and I will ask Mr. Sheppard to make the necessary arrangements in this connection with the Official Administrator in Vancouver. As soon as the appointment is made by the Surrogate Court, we will arrange to offer the parcel for sale and I hope the Official Administrator will agree to our advertising and if a purchaser is found, join with the Custodian in the document of transfer.

It appears that the registered owners held the property as Trustees for the Marpole Japanese Language School and if funds are received, a separate account should be opened in the joint names of the Japanese, In Trust.

A copy of this memo is being sent to Mr. Shears.

K. W. WRIGHT

KWW/JF

509 Royal Bank Building,
Vancouver, B. C.
April 3rd, 1945

9341, 739, 1334,
Legal Department

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Marpole Japanese Language School,
Lots 2 and 3, Block 6, D.L. 316, Plan 1749

Dear Sirs:

We enclose herewith copies of Certificates of Encumbrance showing present position of the title to land on which is situated a building formerly known as the Marpole Japanese Language School.

According to a memorandum on the Custodian's file, Tashiro Teramura died on October 24, 1936.

Kiyomitsu YAMASOKI resides in Japan and Jujiro NISHIMURA is an Evacuee. We understand the registered owners hold this property as Trustees for the School.

Our Administration Department brought this matter to my attention a few days ago and indicated that they would like to put this property up for sale in the near future, and I have advised that they may not do so pending clarification of title.

It appears necessary to wind up the Estate of Tashiro Teramura, Deceased, and we would be obliged if you would take the matter up with the Official Administrator with a view to having him appointed to represent the Estate. The Custodian will guarantee the Official Administrator's expenses and as soon as Letters of Administration are granted, we would like to ad-

Messrs. Locke, Lane, Guild & Sheppard April 3rd, 1945

vertise the property for sale, including the one-third interest that will be recorded in the name of the Official Administrator. Independent valuations will be obtained and tenders submitted through you to the Official Administrator and if an offer is accepted, we would expect him to join with the Custodian in a conveyance, on the understanding that the amount to which the Estate is entitled will be paid over by us in due course.

The property is assessed at - Lot 2 - $400.00, (Land)
Lot 3 - $400.00 (Land
1700.00 (Improvements)

If there is any further information you require, please let us hear from you.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JP
Encl.

P.S. The Custodian has been informed that the deceased left him surviving a widow and two daughters, in Japan. Their names are unknown to us.

LOCKE, LANE, GUILD & SHEPPARD

703 Rogers Building,
Vancouver, B. C.

April 13th, 1945

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
VANCOUVER, B. C.

Attention Mr. Wright

Dear Sir:

Re: Marpole Japanese Language School
Lots 2 and 3, Blk. 8, D.L. 318, Plan 1749,
Your Files 9341, 739 and 1334

The Official Administrator states that he is quite prepared to co-operate in any way possible. He may ask that an Order of the Court be obtained directing a sale, but that will be purely formal.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD

Per: "F.A.S."

FAS/EB.

9341 - Int.739

April 16th, 1945.

Mr. John L. Hendry,
9114 Hudson Street,
Vancouver, B. C.

Dear Sir: Re: 8757 Selkirk St., Vancouver, B.C.
Lot 3, Blk. 8, D. L. 318.

Respecting your inquiry on Saturday morning relating to the School building at the above address, please note this is a 33 ft. Lot and so is the adjoining Lot 2. As advised you these lots are assessed at $400.00 each and the building at $1700.00.

We confirm that this property is not for sale at the moment but may be later on. If it is sold it will be advertised in the press with other properties owned by Japanese Associations, etc.

We will endeavor to advise you when the property is advertised but would suggest that you keep a watch on the three daily papers---our advertisements are usually fairly large and should be readily noticed.

Yours truly,

P. Douet,
Administration Department

PD/ER

509 Royal Bank Bldg.,
Vancouver, B. C.
April 16th, 1945

9341 (Evac)
1334, 739 (Int)
Legal Department

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Marpole Japanese Language School

Dear Sirs:

We thank you for your communication of the 13th instant.

Will you be kind enough to proceed immediately with an application to have the Official Administrator appointed to wind up the Estate of Tashiro Teramura.

As soon as Letters of Administration have been obtained and recorded in the Registry Office, we will advertise the property for sale and submit the tenders through you to the Official Administrator.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

April 18th, 1945.

MEMORANDUM

TO: File 9341 and Int. File 739

FROM: Administration Department

Re: 8757 Selkirk Street, Vancouver, B. C.

When this property is advertised for sale the below-mentioned party wishes to be advised in order to put in a tender:

M. E. Kennedy,
8742 Cartier Street,
Vancouver, B. C.
Phone: La. 0568-L

P. Douet.

PD/ ER

COPY

April 18th, 1945

File No. 10697 (Evac)

MEMORANDUM

TO: MR. C. PETERS

FROM: MR. K. W. WRIGHT

RE: Parcels of Real Estate held by Associations and Societies

Canada Nio Sonjinkai - Lot 9, Block 6 of Section 10, Block 3N, Range 7W, Map 249, Mun. of Richmond, District of New Westminster

It is noted from your memo of the 17th instant that the above property is registered in the name of Canada Nio Sonjinkai; also that the Custodian is collecting the rents.

The Special Vesting Order, signed by the Deputy Custodian, was filed in the Registry Office merely to supplement the Vesting Certificate that had already been deposited. This Order was not obtained for the purpose of enabling the Custodian to offer the property for sale.

The Order in Council relates only to property of natural persons and not of juridical persons. Our difficulty is that "persons" is defined in P.C.2483 as follows:

"Persons of the Japanese race mean any person of the Japanese race required to leave any protected area of British Columbia by Order of the Minister of Justice under Regulation 4, as amended, of the Defence of Canada Regulations (Consolidation) 1941".

It is agreed that property must refer to the property of Evacuees, that is natural persons of the Japanese race required to leave the protected area and cannot go beyond this to include property of Evacuee Companies or Associations.

It is expected that Mr. C. W. McPherson will visit Vancouver early next month and while he is here, we intend to ask him to recommend that the Orders in Council be amended by express provision and made applicable to Evacuee Companies, Associations and Societies. If Mr. McPherson agrees, and the Minister obtains Cabinet approval, we will then be in a position to liquidate the various parcels of Real Estate owned by Associations and Societies.

Unless and until this is brought about, I am of opinion that the Custodian should not offer any of such parcels for sale.

We have two or three cases in the office where title stands in the name of individuals and there is some evidence to indicate they held the asset for a particular Association. I have approved liquidation of these on the understanding that the funds received from sale be placed to the credit of the Association, pending determination of their rights, if any, to such funds.

K. W. WRIGHT

KWW/JP

REG. NO.	NAME	FILE NO.
04777	NISHIMURA, Jujiro	9341

ASSURED

~~JUJIRO NISHIMURA, Trustee, ABERNETHY PUBLIC SCHOOL~~
Secretary of State of Canada, acting in his capacity as Custodian

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
Bankers & Traders Insurance Co. Ltd.	32-28739	$2000.00	$20.00	1.00	3 Yr.	April 11,1945

PROPERTY INSURED

$2,000.00 On the two story, frame, metal roofed building occupied as Public school known as Abernethy Public School

LOCATION

Lot 3, Block 8, D.L. 318, 8757 Selkirk St. Vancouver, B. C.

LOSS PAYABLE

ASSURED

INSURANCE AGENT

Hobson, Christie & Co. Ltd.

RENTAL AGENT

J. W. Fairhall

ENDORSEMENTS

Allowed to lapse. Insurance being placed by new owner (Canadian Pacific) 9341 8 Feb 5/46

VANCOUVER
MAY 28 1945
REGISTRY

33109

IN THE.....SUPREME.....COURT.....OF BRITISH COLUMBIA....

In the matter of.....ICHIRO NISHIMURA.....,deceased,

and

In the matter of the "Administration Act."

DATED THE.....28th.....DAY OF.....May....,A.D.1945.

UPON reading the affidavits of SAMUEL ALFRED MOORE

, it is ordered,

that SAMUEL ALFRED MOORE , Official Administrator

for the County of Vancouver , shall be Administrator

of all and singular the estate of ICHIRO NISHIMURA , deceased,[X]

intestate and that notice of this Order be published for

three days in a Vancouver Daily Newspaper

Died; 18th December, 1944.

....."J. M. COADY".....
J.

B.C.L.S. (Seal of the Supreme Court
.50 of British Columbia)

.....Norris & MacLennan, Solicitors.....

[X] This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

VANCOUVER
MAY 28 1945

Int. 739 and
9341

June 1st, 1945.

Mr. J. W. Fairhall,
1318 S. W. Marine Drive,
Vancouver, B. C.

Dear Sir: Re: 8757 Selkirk St., Vancouver, B.C.
Lot 3, Blk. 8, D.L. 318.
School and Playground.

Confirming our telephone conversation with Mr. Fairhall, Jr., we shall be glad if you will have the above property boarded up immediately - windows, doors, etc., as we learn the place is going from bad to worse through vandalism.

If you can manage to have this done over the weekend we shall appreciate it. The property at the moment is not for sale but may be for sale any time now, but on this we will write you.

Thanking you,

Yours truly,

P. Douet,
Administration Department

PD/ER

Office Telephone, LAngara 0037

House Telephone, LAngara 0675
" " Kerr. 4690-L

J. W. FAIRHALL
Notary Public
REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd JUN 25 1945
File No. 1
Ans.
Original

Clerk to Locke Lane

June 23, 1945.

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

Dear Sirs: Re 8757 Selkirk St., Lot3/8/318.
School and playground
File No. Int. 739 & 9341.

Replying to your letter of the 1st. instant, the work of boarding up the above premises has now been completed. We enclose the account of Warren Hennigar, 8261 Montcalm Street, Vancouver who did the work.

Also enclosed is our account in this connection.

Yours faithfully,

J. W. FAIRHALL

per

Enc. 2.

auction sale
clause
1½ mile rule 121
326.92 ✓

9341,
I.739 &
I.1334

June 27th, 1945.

J. W. Fairhall,
1318 S. W. Marine Drive,
Vancouver, B. C.

Dear Sir: Re: 8757 Selkirk Street, Vancouver, B.C.

We have your letter of the 23rd and enclose our cheque for $2.50 in settlement of your attached account for supervising the boarding up of these premises. We also enclose our cheque for $16.46 made out to Warren Hennigar and shall be glad if you will please forward same on to him in due course.

We would take this opportunity of thanking you for the prompt manner in which you attended to our request to board up these premises to prevent further vandalism.

Yours truly,

P. Douet,
Administration Department

PD/ER
Encs.

9341, Int. 739
and Int. 1334

August 3rd, 1945.

J. W. Fairhall,
1318 S. W. Marine Drive,
Vancouver, B. C.

Dear Sir: Re: 8757 Selkirk Street,
Vancouver, B. C.

Confirming our telephone conversation this morning, we took the opportunity of going over the above building recently and it would appear that the roof might need some attention. If it does, then this should be done before the rainy season starts, and we understand you will kindly visit these premises at an early date and give us your views respecting the roof, gutters and down-piping.

As mentioned, we may possibly be renting these premises for use as a Boys' Club, but will advise you further on this should anything develop.

Yours truly,

P. Douet,
Administration Department

PD/ ER

9341, Int. 739,
and Int. 1334

August 3rd, 1945.

Vancouver Burrard Lions Club,
1807 Broadway West,
Vancouver, B. C.

Dear Sirs: Re: Marpole Japanese Language School.
8757 Selkirk St., Vancouver, B.C.

With reference to your letter of June 20th and ours of June 29th, we do not appear to have heard from you on this matter and as we understood you would be submitting to us estimates for putting this building in condition suitable for your occupancy as a Boys' Club, we shall be glad to know whether or not you are still interested in the rental of this building.

We may say that we have several other parties who wish to make propositions to us, and to which we shall have to give prompt and careful consideration.

At present we have no further information for you as to whether this building will be available for sale.

Yours truly,

P. Douet,
Administration Department

PD/ER

MEMORANDUM

File No.: 9341
11954
Int. 739

August 7th, 1945.

To: Mrs. Harrop

From: Mr. Douet

Re: Japanese School at Marpole
8757 Selkirk Street
Lots 2 & 3, Blk. 8, D.L. 318
Gp. 1, N.W.D., Plan 1749.
(School on Lot 3)

As agreed by Mr. Shears, will you kindly arrange for a valuation to be made on the above school building at an early date and oblige. In this instance it is desirable that there be a separate valuation for the vacant lot too.

PD:IM

9341

August 9th, 1945.

The Rental Administration of the
Wartime Prices and Trade Board,
Sixth Floor Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:-

Re: Marpole Japanese Language School
8757 Selkirk St., Marpole

We attach in triplicate Form R.C. 220 giving full information respecting the above building of which a fixation of rent is desired.

It would be appreciated if this matter could have your very early attention in view of the desired probability of renting these premises as promptly as possible to the Vancouver (Burrard) Lions Club and also in view of the continued damage that is being done to the premises by vandals while the property is unoccupied. As stated on the form, the keys of the building are at this office and we will be pleased for our representative to go out with you to view the building at any time suitable to yourselves. Thanking you,

Yours truly,

P. Douet
Administration Department

Enc.
PD:IM

part upon ... circum-
praiser a full description
h an ana... of s...
h su...

REAL ESTATE – PROPERTY MANAGEMENT – RENTALS – MORTGAGES – FINANCING – LIFE INSURANCE

Telephone: MArine 3058

Christie, Larson Agencies

INSURANCE SPECIALISTS

501 Standard Bank Building
510 West Hastings Street

Vancouver, B.C.

Idle on 9341!

EVACUATION SECTION
Rec'd AUG 14 1945
File No. 9341
Ans.
Referred P. Douet.

August 13th 1945.

P. Douet Esq.,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Douet:-

We are in receipt of your letter of August 9th regarding the Japanese Language School, 8757 Selkirk Avenue.

In accordance with the request contained in your communication to our Mr. Oliver, we have to advise that the $425.00 proposed expenditure includes the following:

(1) Replacement of all window glass.

(2) Necessary temporary repairs to roof.

(3) Interior decorating.

(4) Exterior decorating.

(5) Replacement of outside stairs.

(6) Sundries: Wiring, Locks and Hardware and miscellaneou carpentry work.

We trust that this is the desired information and we shall be glad to hear from you again at your earliest convenience. If you consider there is any additional information that we might be able to furnish you with, please advise. Kindly address your next communication to this office as Mr. Bruce Campbell has resigned as Club secretary.

Yours very truly,
Vancouver (Burrard) Lions Club,
per

Secretary.

TWC/C:

– Insurance Inspections and Audits Our Specialty –

FINANCING — LIFE INSURANCE

C O P Y

File 1 of 3rd!

J. W. F A I R H A L L

Notary Public

1318 Southwest Marine Drive
VANCOUVER, B. C.
August 14, 1945.

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

Dear Sirs: Re Files Nos. 9341/11954/Int.739
8757 Selkirk Street

Replying to your letter of recent date, we are well acquainted with the above property. This building is badly in need of painting and the roof appears in bad shape. We believe it needs a new roof. Porches, steps and downpipes are in poor condition and need repairs.

Due to the fact that this building is standing vacant it is taking considerable damage from children. All windows are broken and have been boarded up.

There are two 50 foot lots which are worth about $900.00. The building is worth about $1100 making a total value of $2,000.00. Of course, if the necessary repairs were made, the value of the building would be enhanced.

Yours faithfully,

J. W. FAIRHALL

Per "A.W.F."

Enc. 1.

Assess
Lot 3. $1400
Imp. 1600
$2000
Lot 2 $1400

3714
9341
Evacuee Section.

509 Royal Bank Building,
Vancouver, B. C.,
August 21, 1945.

Samuel A. Moore, Esq.,
Official Administrator,
Court-House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Ichiro NISHIMURA,
Deceased.

We are in receipt of your letter of the 8th instant, enclosing statement of Receipts and Disbursements for which please accept our thanks.

Regarding the sum of $125.00, which you state has been credited to Mr. Jujiro NISHIMURA we would point out that the Royal Canadian Mounted Police report on file in our office indicates that this man is a Japanese National, and according to our interpretation of the ruling of the Provincial Minister of Finance, any monies to which he is entitled from any Estate as beneficiary or creditor should be paid to the Custodian. Unless this sum has already been paid over to Mr. NISHIMURA it would in our opinion be in line with this ruling to pay over to the Custodian the full amount of his claim against the Estate.

The credit balance relating to the above Estate should also be forwarded in due course to this office, together with a list of the beneficiaries and shewing the respective amount to which each one is entitled.

We received a letter from Messrs. Norris and MacLennan, Barristers and Solicitors, dated August 13, 1945, copy of which was forwarded to you, in which they stated that we were in error in remitting to you the sum of $2410.59. In this connection we are enclosing herewith a copy of our letter

3714
9341
Evacuee Section.

August 21, 1945.

Samuel A. Moore, Esq.

in reply dated August 16, 1945, and copy of their further letter of the 20th instant. These letters are self-explanatory and you will note that Mr. MacLennan is now in agreement with us regarding this matter.

Thanking you herein, we are,

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

9341

THIS INDENTURE, made in duplicate, the 28th day of September, in the year of our Lord one thousand nine hundred and forty-five.

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN UNDER THE REVISED REGULATIONS RESPECTING TRADING WITH THE ENEMY (1943)

(Hereinafter called the "LESSOR")

OF THE FIRST PART:

AND:

~~VANCOUVER (BURRARD) LIONS CLUB~~ Burrard Lions Club Activity Society, of 501 Standard Bank Building, Vancouver, in the Province of British Columbia.

(Hereinafter called the "LESSEE")

OF THE SECOND PART:

WITNESSETH, that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained the Lessor doth demise and lease unto the Lessee ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly described as Lot Three (3), Block Eight (8), District Lot Three Hundred and Eighteen (318), Group One (1), New Westminster District, Plan One Thousand Seven Hundred and Forty-nine (1749), formerly known as The Marpole Japanese Language Association School Building, 8757 Selkirk Street, together with all erections and buildings thereupon erected, standing and being hereafter during the said time to be erected, and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

TO HAVE AND TO HOLD the same unto the Lessee for the term of Eighteen (18) months, to be computed from the first day of October, 1945, yielding and paying therefor Thirty Dollars ($30.00) each and every month during the said term unto the Lessor the clear monthly rental or sum of Thirty ($30.00) Dollars of lawful money of Canada payable on the first (1st) day of each and every month during the said

term without any deduction, defalcation or abatement throughout on any account whatsoever; the first of such payments to become due and to be made on the 1st day of October, 1945.

The Lessee covenants with the Lessor to pay rent; AND to repair (reasonable wear and tear and damage by fire and tempest excepted); AND that the Lessor may enter into and view state of repair; and that the Lessee will repair according to notice, save as aforesaid; AND the Lessee will not carry on any business that shall be deemed a nuisance on the said premises; and will not assign or sub-let without leave; AND that he will leave the premises in good repair; AND will not cut down timber without leave.

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current month's rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been repaired or made fit at the option of the Lessor for the purpose of the Lessee.

PROVISO for re-entry by the Lessor on non-payment of rent whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The Lessor covenants with the Lessee for quiet enjoyment.

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

them (where the context or the parties so require).

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and the year first above written.

SIGNED, SEALED and DELIVERED)
in the presence of)
)
)
)
)

_____
For Lessor

_____
President, For Lessee

_____
Secretary, For Lessee

PROVINCE OF BRITISH COLUMBIA)
)
TO WIT:)

I, of the City of Vancouver in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument signed and executed by F. G. Shears, agent for the Lessor, for the purposes named therein.

2. The said instrument was executed at Vancouver, B. C.

3. I know the said F. G. Shears and that he is of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver in the)
Province of British Columbia,)
this day of September, 1945.)

_____

A Notary Public in and for the Province
of British Columbia.

PROVINCE OF BRITISH COLUMBIA)
)
TO WIT:)

I, of the City of Vancouver in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument , duly signed and executed by authorized agents of the Lessee, for the purposes named therein.

2. The said instrument was executed at Vancouver, B. C.

3. I know the said and that they are of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver in the)
Province of British Columbia,)
this day of September, 1945.)

A Notary Public in and for the Province
of British Columbia.

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 1st day of October, 1945, at the City of Vancouver, in the Province of British Columbia, GORDON MURPHY and THOMAS W. CHRISTIE, who are personally known to me appeared before me and acknowledged to me that they are the President and Secretary, respectively, of the Burrard Lions Club Activity Society, and that they are the persons who subscribed their names to the annexed instrument as President and Secretary, respectively, of the said Burrard Lions Club Activity Society and affixed the seal of the Burrard Lions Club Activity Society to the said instrument, that they were first duly authorized to subscribe their names as aforesaid, and affix the said seal to the said instrument, and that

such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at the City of Vancouver, in the Province of British Columbia, this 2nd day of October, in the year of our Lord one thousand nine hundred and forty-five.

"Thomas A. Dohm"
A Commissioner for taking Affidavits within British Columbia.

"S E A L"

9341

September 22nd, 1945.

Messrs. Vancouver (Burrard)
Lions Club,
501 Standard Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Lease of No. 8757 Selkirk
Street, Vancouver, B. C.

In respect to the lease of the property above described in which lease The Secretary of State Acting in his Capacity as Custodian is Lessor and Vancouver (Burrard) Lions Club is Lessee, said lease being dated September, 1945, it is, by both parties to the lease understood that you are to have the privilege of expending on repairs to the building a sum or sums aggregating not more than Four Hundred and Twenty ($420.00) Dollars during your term of occupation and that credit will be given the Lessee on account of accrued rentals for sums so expended, a statement of such expenditure to be accompanied by receipted bills thereof.

IM:ML

We, the undersigned duly authorized officers of the Vancouver (Burrard) Lions Club, agree to the above conditions this day of , 1945.

President:- _____

Secretary:- _____

MEMORANDUM

File Nos. 9341, Int. 739 and Int. 1334

October 19, 1945

TO: Mr. Spain

FROM: Mr. Douet

Re: Marpole Japanese Language School building,
8757 Selkirk St., Vancouver, B. C.

Confirming our conversation of yesterday, as you are aware this property has been leased to the Vancouver (Burrard) Lions Club for a period of 18 months from October 1st, 1945 as per copy of Lease on file.

As you are aware, these people are already in possession but you might wish to visit the premises to see if there is anything at all that you might wish to remove.

PD/ER

Schools, Churches etc.

9341, I.739, I.1334

November 14th, 1945

VANCOUVER (BURRARD) LIONS CLUB,
501 Standard Bank Building,
Vancouver, B. C.

Dear Sirs: Attn: Mr. T. W. Christie, Secretary.

Re: Marpole Japanese Language School building at
8757 Selkirk St., Vancouver, B. C.

With reference to the odd forms, etc., which are in the basement of the above building, will you please make a list of these and send us a note stating that they are in your care. We appreciate that these have very little value and at an opportune moment a representative from our Protection Department will have a look at these goods and decide what shall be done with them.

In the meantime, of course, there is no objection to your using the forms if you so wish.

Yours truly,

P. Douet,
Administration Department

PD/ER

ADT 1 M

CITY OF VANCOUVER

AUDIT VERIFICATION OF TAX ARREARS

As at December 31st, 1945

9341

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
D7589

D7589 LOT. 2
BLK. 8
D.L. 318

Dear Sir or Madam:

According to the City Records unpaid taxes on the above described property at December 31st, 1945 amounted to $ 42 00☆Δ . This does not include interest owing which must be added.

If, in your opinion, the above amount is incorrect, you are requested to communicate immediately with the Internal Audit Department, City Hall, Vancouver, B.C.

W. WARDHAUGH, C.A.
INTERNAL AUDITOR.

NOTE: All cheques should be made payable to the City of Vancouver. Communications with reference to change of address should be sent to the City Assessment Commissioner, City Hall, 453 W. 12th Avenue, Vancouver, B.C.

ADT 1 M

CITY OF VANCOUVER

AUDIT VERIFICATION OF TAX ARREARS

As at December 31st, 1945

9341

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
D7590

D7590 LOT. 3
BLK. 8
D.L. 318

Dear Sir or Madam:

According to the City Records unpaid taxes on the above described property at December 31st, 1945 amounted to $ 132 73☆Δ. This does not include interest owing which must be added.

If, in your opinion, the above amount is incorrect, you are requested to communicate immediately with the Internal Audit Department, City Hall, Vancouver, B.C.

W. WARDHAUGH, C.A.
INTERNAL AUDITOR.

NOTE: All cheques should be made payable to the City of Vancouver. Communications with reference to change of address should be sent to the City Assessment Commissioner, City Hall, 453 W. 12th Avenue, Vancouver, B.C.

9341

February 8th, 1946

Mr. Wright,
City of Vancouver,
Building Department,
City Hall,
453 W. 12th Avenue,
Vancouver, B.C.

Dear Sir: Re: 8757 Selkirk Street, Vancouver.
Lot 3, Blk. 8, D.L. 318.

With reference to the letter of February 4th received in connection with the demolishing of some old sheds on the north side of the above property, in view of our telephone conversation yesterday morning, as arranged, we are taking no action in this matter unless we hear further from you as it would appear that the sheds in question are not on the above property.

Yours truly,

P. Douet,
Administration Department

PD/ER

Files: 9341, I.739 & I.1334

MEMORANDUM

February 26th, 1946

TO: Mrs. Harrop

FROM: Mr. Douet

Re: Building formerly known as
Marpole Japanese Language School,
8757 Selkirk St., Vancouver, B.C.
Lots 2 & 3, Blk. 8, D.L. 318.

In view of this property probably being advertised for sale this weekend, if Mr. Reeve can make prompt inspection and appraisal of this property will you kindly issue the necessary instructions.

We will arrange to send the key over to Johnson, Reeve and Watson as soon as you advise us that the inspection will be carried out by them.

PD/ER

Files 9341, and Int. 739, and 1334. 9nd -

February 26, 1946

MEMORANDUM.

To: Mr. Johnston.

From: A. G. McArthur.

Re: Tashiro TERAMURA, Deceased,
Int. File 1334.

As a matter of fact I do not know why this file has been considered an Internee file as the best information we can obtain indicates that Teramura died in Canada. His Heirs-at-law however, if any, are probably residing in Japan. A letter from J. Nishimura, one of the three registered owners of property on Selkirk Street, Vancouver, provides the best information which we have concerning the deceased owner.

In view of our wish to put this real property up for public tender at once, I have found that although the matter of clearing title was referred to our Solicitors, Locke, Lane in April 1945, no progress to this end appears to have been made. I telephoned Mr. Levesque about it today and he states that Mr. Moore requires information which he cannot supply relative to the dead man's heirs and debts.

I think it would be advisable in view of your success with Mr. Moore in certain other cases, that you personally interview Mr. Moore taking the file with you and showing him the correspondence from Nishimura. It appears improbable that anyone in Canada will be able to supply the names, ages and present whereabouts of the relatives of the deceased although I note that no inquiry has apparently been directed to the Vital Statistics Branch which would at least give definite proof of death. As a matter of fact, Mr. Moore will probably require such a certificate before proceeding.

I had been lead to believe that the title to this property had been cleared as I recall that the matter was referred to our solicitors almost a year ago. It is important that the two parcels of Steveston property be put up for sale immediately and since there are only a few left unadvertised we hope to include them all in one advertisement to keep down the expenses.

If possible please give preference to this matter and advise me at once. I have telephoned Mr. Levesque that you will approach Mr. Moore in this matter and that you would advise him as to your success.

AGM:AS

9341 - Evac.
739 - Int.
1334 - Int.

27th February, 1946.

D.W. Reeve, Esq.,
Messrs. Johnson, Reeve & Watson,
602 West Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: 8757 Selkirk Street
Lots 2 & 3, Block 8, D.L. 318
formerly known as
Marpole Japanese Language School.

Confirming our telephone conversation of yesterday's date, we shall be obliged if you will kindly let us have a valuation on the above property within the next two weeks.

For your information the building is at present rented to the Lions Burrard Club for $30.00 per month and is used for work connected with Boys Scouts etc.

The Assessment is as follows:

Lot 2	-	Land	$400.00
Lot 3	-	Land	400.00
		Improvements	1,600.00
			$2,400.00

The keys to the above property are enclosed herein.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

509 Royal Bank Building,
Vancouver, B. C.
March 4th, 1946

1334, 739, 9341
Enemy Section

Mr. Jujiro Nishimura,
Registration No. 04777,
McGillivary Falls, B. C.

Re: Tashiro TERAMURA, Dec'd

Dear Sir:

We note from our files that you were a close friend of the above mentioned during his lifetime, and as we wish to complete our records respecting the members of his family, who are, we understand, presently in Japan, we would ask you to please write us, giving the names of his widow and two daughters, and if possible, their addresses.

We would also like to know where Mr. Tashiro Teramura, deceased lived prior to his death and the name of the place where he died.

Your reply by return mail will be appreciated. In this connection we are enclosing herewith a stamped addressed envelope.

Yours truly,

F. J. Johnston
Administration Department

WJJ/JF

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

PHONE PACIFIC 6131

PLEASE REFER TO
FILE NO. 9341 - I. 1334,
I. 739

Returned
Request from this address

March 6th, 1946

EVACUATION SECTION
Rec'd MAR 8 1946
File No.
Ans.
Referred

Mr. F. H. Hutton,
5104 Spencer Street,
Vancouver, B. C.

Dear Sir: Re: 8757 Selkirk St., Vancouver, B. C.
School Building and Vacant Lot,
Lots 2 & 3, Blk. 8, D. L. 318.

Some time back you were inquiring as to whether the above property was for sale and at the time we informed you that we were not in a position to dispose of this property. In case you are still interested we would now inform you that this property will be advertised in the daily press as follows:

March 7, Thursday: Vancouver NewsHerald

March 8, Friday : Vancouver Sun

March 9, Saturday: Vancouver Daily Province

Full particulars of the method of tendering, etc., will be stated in the advertisements.

Yours truly,

P. Douet,
Administration Department

PD/ER

Note: Please leave this filed on top meantime JJ

MEMORANDUM

March 7th, 1946.

TO: File No. 9341/1

FROM: Mr. Douet

Re: 8757 Selkirk St., Vancouver, B. C.
Lots 2 & 3, Blk. 8, D. L. 318.
School Building and Vacant Land.

This property is being advertised in the press on March 7th, 8th, and 9th and all inquirers should be advised that these premises are leased to the Vancouver (Burrard) Lions Club for 18 months from October 1st, 1945, at a monthly rental of $30.00, but that an allowance of $420.00 was made to them in lieu of rent to cover the cost of necessary repairs due to the condition of the building when they took over; that is to say, that no rental will be received for the first fourteen months and that the first month's rental of $30.00 is due on December 1st, 1946.

PD/ER

Assessment
Lot 2 $1400
Lot 3 $1400
$2800

File No. 9341

Catalogue No. Adv. Mar.7/46

MEMORANDUM

TO: Mr. Douet.

FROM: A. G. McArthur

Re: 8757 Selkirk Street, Vancouver.
Lots 2 & 3, Blk. 8, D.L. 318.
Community Hall.

Acceptance of a bid of ...$2000.00 on the above property is being recommended to the Secretary of State.

Valuation: $2000 (Fairhall)
$2500 (Reeve)

Approved: April 2, 1946

Please prepare Real Property memorandum and pass on to ..... Mr. Peters. ..... for completion of this transaction.

If there are any special circumstances relative to the condition or leasing of these premises which should be disclosed to the Purchaser, or any anticipated delays in transferring title, please give ..... Mr. Peters. ..... a memo covering same.

Date ..... April 2, 1946 1946

.....

Purchaser: Vancouver (Burrard) Lions Club

File 9341

DEPARTMENT OF THE SECRETARY OF STATE

Office of the Custodian

Johnston

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following properties:

PARCEL A: Lots 2 and 3, Block 8, District Lot 318, Group 1, District of New Westminster, Plan 1749, known as 8757 SELKIRK STREET, in the City of Vancouver, on which is situated a community hall.

PARCEL B: Lots 1 to 10, both inclusive, of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774, Municipality of Richmond, District of New Westminster, being on 7th AVENUE, Steveston, B. C., and being 20 acres, more or less, of partially cultivated land, on which are situate dwellings and outbuildings.

PARCEL C: Lot 4 of the South Half of Section 31, Block 4 North, Range 6 West, Map 4775, Municipality of Richmond, District of New Westminster, being approximately 5 acres partially cultivated land, situate on Steveston Highway.

PARCEL D: Lot 8 of the South West Quarter of the North East Quarter of Section 20, Township 17, Map 543, save and except 0.25 acres shown on Sketch 665, Municipality of Mission, District of New Westminster, situate on McRae Road, Mission, B. C., and being 9¾ acres, more or less, of partially cultivated land.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque, payable to the order of "The Custodian" for ten per cent (10%) of the amount offered, must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate".
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted. Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Standard Time, on the 25th day of March, 1946. Further particulars may be obtained during office hours any day up to Noon on the 23rd day of March, 1946, and arrangements made with the undersigned to inspect the said premises.

DATED at VANCOUVER, BRITISH COLUMBIA, this 7th day of March, A.D. 1946.

THE CUSTODIAN
506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9341/1, 7098, 3714.

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

March 13th, 1946.

EVACUATION SECTION
Rec'd MAR 1 3 1946
File No. 9341/1/7098/3714 Johnston
Ans'd 1-7-31-46
Referred Douet

Mr. and Mrs. Jujiro NISHIMURA,
Reg. Nos. 04777 and 04778,
McGillivray Falls, B. C.

Dear Sir and Madam:

Re: Estate of Ichiro NISHIMURA, Deceased.

We have received advice from Messrs. Norris & McLennan, solicitors, that the proceeds from the above Estate, namely $2927.82, should be deposited with the Royal Bank of Canada, Marpole Branch, Vancouver, to the credit of Mr. Jujiro NISHIMURA's Savings Account No. 1625.

As these funds are payable to you both and the above instructions only came from Mr. Nishimura, it is necessary to have Mrs. Nishimura's agreement also that the deposit may be made in the above manner.

We enclose an extra copy of this letter which we shall be glad if you will both sign and return in the enclosed stamped and addressed envelope, when we will have the money immediately deposited with the above-mentioned Bank as requested.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 2

AGREED:

J. Nishimura
Jujiro NISHIMURA
Reg. No. 04777

N. Nishimura
Naka NISHIMURA
Reg. No. 04778

A. S. BARKER, M. B. A.
905 ROYAL BANK BUILDING
VANCOUVER, B. C.

Rec'd APR 1 1946
File No. 9341/1
Ans. 2/4/46 Phil
Referred Harrop

March 30th 1946.

The Custodian,
506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER B. C.

Dear Sir:

RE PARCEL 7/3/46 - 8757 Selkirk Street,
Lots 2 & 3, Block 8, D/L.318, Plan 1749,
Community Hall, - Your File #9341.

I wish to submit an offer of $2100.00 for the above parcel, and my cheque in the amount of $210.00, 10% is enclosed.

Kindly advise me as soon as possible as to whether or not my offer has been accepted.

Yours very truly,

A. S. BARKER.

ASB/LIB
Encls.

9341/1

REGISTERED

1st April, 1946.

Mr. James Moore,
1185 Burnaby Street,
Vancouver, B.C.

Dear Sir:

Re: Parcel "A"
Lots 2 & 3, Blk.8, D.L.318,
3757 Selkirk Street

Your letter of March 18th enclosing cheque for $107.- and offer to purchase the above property for the sum of $1,070.- has been received and considered.

This is to advise you that another offer on this property has been recommended for acceptance and we cannot therefore accept your offer.

Your cheque for $107.- is returned herein.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

9341/1

REGISTERED

1st April, 1946.

Mr. A. Hambrook,
1235 West 11th Avenue,
Suite 6,
Vancouver, B.C.

Dear Sir:

Re: Parcel "A"
Lots 2 & 3, Blk.8, D.L. 318
8757 Selkirk Street

Your letter of March 23rd enclosing cheque for $85.00 and offer to purchase the above property for the sum of $850.- has been received and considered.

This is to advise you that another offer on this property has been recommended for acceptance and we cannot therefore accept your offer.

Your cheque for $85.- is returned herein.

Yours truly,

F. G. Shears,
Director.

PMH
encl.

9341/1

2nd April, 1946.

A.S. Barker, Esq.,
905 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Lots 2 & 3, Blk.8, D.L.318
8757 Selkirk Street.

Your letter of the 30th March enclosing cheque for $210.- and offer to purchase the above property for the sum of $2,100.- has been received and considered.

This is to advise you that a previous offer already considered by our Advisory Committee has been recommended for acceptance and we cannot therefore accept your offer.

Your cheque for $210.- is returned herein.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

9341 - 3714

April 8th, 1946.

REGISTERED MAIL

Mr. Jujiro NISHIMURA,
Reg. No. 04777,
McGillivray Falls, B. C.

Dear Sir: Re: Est. of Ichiro NISHIMURA, Dec'd.

Contrary to our letter of March 13th, 1946, we would advise that this office has decided to issue to you a cheque for $1463.91, representing one-half of the net proceeds from the Estate of the above, namely $2927.82, which we received from the Official Administrator, Samuel A. Moore, Esq.

A cheque for $1463.91 is enclosed, and we leave it to you to make whatever disposition you wish of these funds.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Enc. 1
cc Department of Labour, Japanese Division.

9341

April 8th, 1946.

Hobson, Christie & Co. Ltd.,
General Insurance Agents,
163 W. Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: Marpole Japanese Language School,
8757 Selkirk St., Vancouver, B.C.
Bankers & Traders Pol. 32-34184

Respecting the above policy which expires on April 11th, 1946, will you please note that this is being allowed to lapse as the property is in course of sale to the Vancouver (Burrard) Lions Club, who wish to make their own arrangements respecting insurance.

Yours truly,

P. Douet,
Administration Department

PD/ER

Date..April 8, 1946.....

REAL PROPERTY MEMORANDUM

File No. 9341 and Int. 739
Jujiro NISHIMURA
Name..Kyomitsu YAMASAKI.....Registration No.....04777 In Japan

Re: Catalogue No. Adv. Mar.7/46.

Address: Adjoining 8757 Selkirk St., Vancouver, B.C.

Legal Description: Lot 2, Blk. 8, D.L. 318
Vacant land, adjoining 8757 Selkirk St.(Community Hall)

N

U. TITLE AND ENCUMBRANCES

A. Certificate of Title No. 65578-K Whereabouts: In possession of ~~Jujiro~~ NISHIMURA (EF per JP form) Reg. No. 04777 (In Japan)

Registered owners: Jugiro NISHIMURA and Kiyomitsu YAMASAKI

Property: City of Vancouver
Lot 2
Block 8, District Lot 318,
Group 1, New Westminster District,
Plan 1749.

B. Charges.
Registered: None.

Vesting: Filing 34645 as to K. Yamasaki interest
Filing 34676 as to J. Nishimura interest

Unregistered: Power of Attorney dated Sept.29/36 appoints Jujiro NISHIMURA Attorney for Kiyomitsu YAMASAKI with power to sell his undivided one-half interest in Lots 2 & 3/8/318.

Taxes: 1944 - $21.00, plus interest, not paid
1945 - $21.00, plus interest, not paid

Water: Nil - vacant land

Insurance: Nil.

Assessed Value: Land: $400.00 Improvements: Nil

Valuation by Appraiser: $2000.00 (Fairhall)) with school building and land
$2500.00 (Reeve)) on Lot 3.

Amount of Bid: $2000.00 (including school building and land - Lot 3)

Approved by Advisory Committee: April 2, 1946. See R.P. memo attached

Paid as shown in attached letter: $2,000.00 - May 7/46

Name of transferee as attached letter: Burrard Lions Club Activity Club Society Vancouver (Burrard) Lions Club

ADMINISTRATION.

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

see below

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)
Leased with School Building and land - Lot 3.

Chattels: Particulars of those stored on the premises.
Nil

Named Agent: Mr. Douet

THOMAS W. CHRISTIE

CANADIAN INDEMNITY COMPANY
FIRE AND CASUALTY INSURANCE

TELEPHONE MARINE 2188

DAVID E. LARSON

CHRISTIE, LARSON AGENCIES
INSURANCE SURVEYORS AND INSPECTORS
611 YORKSHIRE BUILDING
525 SEYMOUR STREET
VANCOUVER, B. C.

April 8th, 1946.

EVACUATION SECTION
Rec'd APR 9 1946
File No. 9341
Ans.
Referred

Mr. P. Douet,
Secretary of State,
Custodian Department,
Royal Bank Building,
VANCOUVER, B. C.

Dear Mr. Douet:

Further to your telephone conversation today regarding the building at 8757 Selkirk Street and the insurance expiring on same as at April 11th.

We have arranged to cover this property in the amount of $2,000.00 as at April 11th with the Canadian Indemnity Company and inasmuch as a sale of the property is pending and may be completed on or before April 11th we are holding issuance of the policy until such time as the new purchaser is decided and will thus obviate the necessity of any endorsements being issued changing the interests of the new purchaser.

You might hold this letter maantime as binder in the amount of $2,000.00 effective for a three year period from April 11th, 1946.

See our letter of 8/4/46 to both parties

Yours very truly,
CHRISTIE, LARSON AGENCIES.
per:

T. W. Christie.

TWC/po

509 Royal Bank Building,
Vancouver, B. C.
April 9, 1946

1334, 739, 9341
Enemy Section

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Tachiro TERAMURA, Dec'd,
and Lots 2 and 3, Block E, D.L. 318,
8757 Selkirk Street, Vancouver, B. C.

Dear Sir:

With further reference to our letter of the 5th instant, in connection with the valuation of $2,000.00, and offer to purchase received by us for a similar amount, we wish to advise you that Mr. D. W. Reeve of Messrs. Johnson, Reeve and Watson, states, in his supplementary report on the valuation of the above property, that in recommending the acceptance of as low a figure as $2,000.00, his appraisal would stand as follows:

Lot 2 - Vacant Lot		$250.00	
Lot 3 - Lot	250.00		
Lot 3 - Building	1500.00	1750.00	$2,000.00

The above division would therefore give this Estate a one-third interest in the sum of $1,750.00 of the offered price of $2,000.00.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF

MEMORANDUM

Files: 9341, Int. 739 and Int. 1334

April 9th, 1946.

TO: Mr. Peters

FROM: Mr. Douet

Re: Adv. Mar. 7/46
8757 Selkirk St., Vancouver, B.C.
Lots 2 & 3, Blk. 8, D.L. 318.

Respecting the attached real property memorandum relating to the above, we would point out that the School Building on Lot 3 and the adjoining vacant Lot 2 were leased to the Vancouver (Burrard) Lions Club, who are the purchasers of the property, for 18 months from October 1st, 1945. As they are now buying the property no difficulties arise in connection with tenancy.

The reason why taxes have not been paid for 1944 and 1945 is because there have been no funds in the account, and we are not paying the outstanding taxes at the moment as presumably this will be done when the total amount of the purchase price, namely $2000.00, is received from the purchasers.

PD/ER

Note: Respecting the interest of Tashiro TERAMURA, Deceased, in Lot 3, Blk.8, D.L. 318, Mr. Johnston has recently been in communication with Mr. S. A. Moore, Official Administrator, who has agreed that this property shall be sold.

Note Mr Moore and get applic admin-
also.

Copy for Mr. Peters

9341, Int. 739 & Int. 1334

April 11, 1946.

T. W. Christie, Esq.,
Secretary-Treasurer,
Vancouver (Burrard) Lions Club,
501 Standard Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Advertised March 7/46.
8757 Selkirk Street
2 & 3/8/318

Further to our letter of April 2nd we have to advise you that we are prepared to recommend the acceptance of your offer of $2,000.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, $1,830.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

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

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shears,
Director.

GP:EB
Enc. 1 - Information Form.

Copy for Mr. Peters

9341, Int. 1334,
Int. 739

April 24, 1946.

Mr. T. W. Christie,
Secretary-Treasurer,
Vancouver (Burrard) Lions Club,
611 Yorkshire Building,
Vancouver, B.C.

Dear Sir:

Re: 8757 Selkirk Street.

I regret that your letter of April 15th has not been answered but Mr. Douet, who has been handling the files concerned has recently left our employ.

When this property was advertised for sale tenders were received subject to the existing lease. The fact that you were the Lessees has no particular bearing on this matter. Any other purchaser would have been required to accept the lease arrangements and forego rentals for a number of months in lieu of the improvements which you have made.

Your original offer of $1700.00 was considered by our Advisory Committee and it was chiefly due to the fact that you were the Lessees that they recommended a sale at not less than $2000.00. Independent valuations indicated that the Custodian should possibly receive $2500.00 for the property in its present condition. In addition to the Committee's recommendation, as the registered title indicates there is a one-third interest in an estate, we had to obtain the consent of the Official Administrator to a sale and this was given on the basis that a full $2000.00 would be received.

It is my understanding that this was fully explained to you by Mr. Douet. In order for this sale to proceed therefore, it must be understood that $2000.00 is the sale price without any deductions as, if this is not acceptable to you, we will require to make the property available to any other party who may desire to purchase subject to the present lease arrangements. If you desire to continue this sale, please forward the balance requested in our letter of April 11th or otherwise advise us.

Yours truly,

F. G. Shears,
Director.

FGS/AS

9341, Int. 739 & Int. 1334

May 7, 1946.

Mr. T. W. Christie,
Secretary-Treasurer,
Vancouver (Burrard) Lions Club,
611 Yorkshire Building,
Vancouver, B. C.

Dear Sir:

Re: Advertised March 7/46
8757 Selkirk Street
2 & 3/8/318

This will acknowledge receipt of your letter of April 24th enclosing cheque for $1,830.00. We have now received a total of $2,000.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of the Burrard Lions Activity Society, 611 Yorkshire Building, Vancouver, B. C. Would you kindly advise the time, date and place of registration of this society.

Upon receipt of this information, and 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. Shears,
Director.

GP:EB

9341, Int. 739 & Int. 1334

May 7, 1946.

OFFICE OF THE CUSTODIAN, VANCOUVER, B. C. No. 2373

EVACUEE TRUST SECTION

Requisition for Cheque on No. 4 Bank Account Date May 15/46.

Issue to City of Vancouver Regn. No. --- $184.24

Particulars: Payment of tax arrears for 1944 and taxes for 1945, including interest to May 20/46 on 8757 Selkirk Street - Lots 2 & 3, Blk. 6, D.L. 318 - Adv. March 7/46.

Charge to Jujiro NISHIMURA, Kiyomitsu YAMASAKI, Tashiro TERAMURA, Estate of Regn. No. 04777 In Japan Dec'd File No. 9341 I. 739 I. 1334

whose unpaid liabilities as per file amount to $Not considered--this cheque required to clear title

Authorized by A. McArthur Requisitioned by George Peters per E.B.

Cash Balance at ~~Credit~~ Debit $164.69

~~Deduct~~ Add Above Cheque $184.24

~~Credit~~ Debit Balance Remaining $348.93

Approved for Payment

Issued Cheque No. 961

C. H. Reed
Comptroller

Additional Particulars: Approximate net proceeds: $1,815.76

GP:EB

9341, Int. 739 & Int. 1334

May 15, 1946.

Mr. Jujiro NISHIMURA,
Registration No. 04777,
McGillivary Falls, B. C.

Dear Sir:

Re: Advertised March 7/46
8757 Selkirk Street
2 & 3/8/318

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is $2,000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to the joint account of you, Kiyomitsu YAMASOKI and the Estate of Tashiro TERAMURA. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail, using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

/EB
Enc. - Addressed envelope

Int. 1334, Int. 739,
Evac. 9341

May 16th, 1946.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re: Vesting of interests in the Estate of Tashiro TERAMURA, in an undivided 1/3rd interest in Lot 3, Blk. 8, D.L. 318, Gp. 1, N.W.D., Plan 1749.

The remaining 2/3rd interests in this lot is the property of Jujiro NISHIMURA and Kiyomitsu YAMASOKI, whose interests are vested by filings numbered 34644 and 34652, registered August 15, 1942 and August 17, 1942 respectively. It was ascertained that Tashiro TERAMURA had died in 1936, and at the time of filing the other two vestings, the manner of vesting the interest of Japanese deceased prior to evacuation had not been decided upon. The property is now being sold, and I am submitting to you a Special form of Vesting. We have not had heretofore to deal with a title in which the circumstances are similar, and I would suggest that you particularly call Mr. Mathieu's attention to the facts recited in the vesting and the form thereof. I am disposed to believe that this form, though not naming all the interested parties, will be accepted by the Registrar for registration. When registered, transmission of the interests, citing the date of registration of vesting, will be in order.

IM:ML

Reg. 29/5/46
42143.

Int. 1334, Int. 739,
9341.

WHEREAS The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, may order that all or any property whatsoever situated in any protected area of British Columbia, belonging to any person of the Japanese race, may for the purpose of protecting the interest of the owner or any other person, be vested in the Custodian.

AND WHEREAS Tashiro TERAMURA, a person of the Japanese race, is the registered owner of an undivided one-third interest in Lot Three (3) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) New Westminster District, Plan One thousand Seven Hundred and Forty-nine (1749);

AND WHEREAS the above described property is situated in a protected area of British Columbia;

AND WHEREAS the said Tashiro TERAMURA died intestate on or about the 22nd day of October, 1936, at Vancouver in the Province of British Columbia;

AND WHEREAS Letters of Administration were granted by the Supreme Court of British Columbia on the 18th day of February 1937, to Suye TERAMURA as executrix of the Estate of Tashiro TERAMURA, deceased;

AND WHEREAS The Secretary of State of Canada acting in his capacity as Custodian has been informed that the said Tashiro TERAMURA, deceased, left him surviving a wife, Suye TERAMURA and two daughters whose names are to him unknown.

AND WHEREAS The Secretary of State of Canada acting in his capacity as Custodian has been informed that the wife and two daughters of the deceased Tashiro TERAMURA, are now residing in Japan and that no other heirs are known;

AND WHEREAS it appears that the interests of Suye TERAMURA and of the said unknown persons of the Japanese race in the said property should be vested in the Custodian;

NOW THEREFORE The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the provisions of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, and the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) hereby orders that the interests of Suye TERAMURA and of the said unknown persons of the Japanese race be, and the same are hereby vested in The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943).

DATED at OTTAWA, ONTARIO, this 22nd day of May , 1946.

"E.H. Coleman"
Deputy Custodian.

Tx. 20—125M—4-46

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER
All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."
All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

MAY·28·46 03683 D (1) — 44.

PAID

Jas L. Armstrong Treas.

EVACUATION SECTION
Rec'd MAY 30 1946
Notice Mailed
File No. 9341
Ans. Dale
Referred Dent

1946

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
22.985 Mills	General Purposes	$ 5,202,465.32
14.966 "	Interest and Instalments	3,387,323.94
16.549 "	Schools	3,745,595.96
54.500		$12,335,385.22

CITY OF VANCOUVER
TAX STATEMENT, 1946
City Hall — 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1946
Land $112,802,858
Improvements 113,534,485
Total value for Taxation $226,337,343
Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/cs IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/Cs. 1946	CURRENT GENERAL TAXES 1946	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1946
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED									
			CAPITAL SUM		1943 & PRIOR	1944	1945							
~~180x~~	400	400				21 00	21 00		21 80 Δ	63 80★	2 53	87		~~65 46~~
PAYMENT ON A/C APPLIED						21 00	21 00		-	42 00	2 53			44 53

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1946.
3% if paid on or before 5th August, 1946.
2% if paid on or before 3rd September, 1946.
1% if paid on or before 3rd October, 1946.
POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.
SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.
Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.
PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.
JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
Royal Bank Bldg.
D7589

D7589 LOT. 2
BLK. 8
D.L. 318

ROLL No. Description of Property
NOTE.—Is your property correctly described?

Tx. 20—125M—4-46

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER
All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."
All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

MAY·28·46 03684 D (1) — 13

PAID

Jas L. Armstrong Treas.

EVACUATION SECTION
Rec'd MAY 30 1946
Notice Mailed
File No. 9341
Ans. Dale
Referred Dent

1946

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
22.985 Mills	General Purposes	$ 5,202,465.32
14.966 "	Interest and Instalments	3,387,323.94
16.549 "	Schools	3,745,595.96
54.500		$12,335,385.22

CITY OF VANCOUVER
TAX STATEMENT, 1946
City Hall — 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1946
Land $112,802,858
Improvements 113,534,485
Total value for Taxation $226,337,343
Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/cs IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/Cs. 1946	CURRENT GENERAL TAXES 1946	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1946
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED									
			CAPITAL SUM		1943 & PRIOR	1944	1945							
1600	400	1200				69 73	63 00		65 40	Δ 198 13★	8 13	2 62		203 70★Δ
PAYMENT ON A/C APPLIED						69 73	63 00		-	132 73	7 26			139 99

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1946.
3% if paid on or before 5th August, 1946.
2% if paid on or before 3rd September, 1946.
1% if paid on or before 3rd October, 1946.
POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.
SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNT
Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of the
Taxes, please bring or mail Deposit Receipt with this Tax Sta
m to the Tax Office, City Hall, for adjustment.
PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREC
JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
D7590

D7590 LOT. 3
BLK. 8
D.L. 318

ROLL No. Description of Property

ADT 1 M

CITY OF VANCOUVER
AUDIT VERIFICATION OF TAX ARREARS
As at December 31st, 1946

9341 D.T. 139

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
D7589

D7589 LOT. 2
BLK. 8
Dear Sir or Madam: D.L. 318

According to the City Records unpaid taxes on the above described property at December 31st, 1946, amounted to $ V21 80☆Δ. This does not include interest owing which must be added.

If, in your opinion, the above amount is incorrect, you are requested to communicate immediately with the Internal Audit Department, City Hall, Vancouver, B.C.

W. WARDHAUGH, C.A.
INTERNAL AUDITOR.

NOTE: All cheques should be made payable to the City of Vancouver. Communications with reference to change of address should be sent to the City Assessment Commissioner, City Hall, 453 W. 12th Avenue, Vancouver, B.C.

CHATTELS SUMMARY

November 12, 1946

File No. 3714

Re: Ichiro NISHIMURA (Mr.)
Reg. No. 02208

In his JP form on file dated June 19, 1942, the above Japanese person (now deceased) declared that his chattels were "all taken to the present address under self-supporting scheme".

In a memo dated October 8, 1943 Mr. Spain stated he had consulted the tenant at 8407 Osler Street regarding the possibility of any chattels being left at that address by the above Japanese person and she advised there was nothing left there by Ichiro NISHIMURA.

Chattels found at 9180 and 9182 Hudson Street, Vancouver, (real property owned jointly by Ichiro Nishimura and his father, Jujiro Nishimura) were sold under the father's name as he declared in a letter on file 9341 dated July 18, 1944 that these were his goods.

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

E. Robertson.

CHATTELS SUMMARY

ADT 1 M

CITY OF VANCOUVER
AUDIT VERIFICATION OF TAX ARREARS
As at December 31st, 1946

9341 Lot 739

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
D7590

D7590 LOT. 3
BLK. 8
Dear Sir or Madam: D.L. 318

According to the City Records unpaid taxes on the above described property at December 31st, 1946, amounted to $ √65 40★Δ. This does not include interest owing which must be added.

If, in your opinion, the above amount is incorrect, you are requested to communicate immediately with the Internal Audit Department, City Hall, Vancouver, B.C.

W. WARDHAUGH, C.A.
INTERNAL AUDITOR.

NOTE: All cheques should be made payable to the City of Vancouver. Communications with reference to change of address should be sent to the City Assessment Commissioner, City Hall, 453 W. 12th Avenue, Vancouver, B.C.

y

HI-

r,

Jujiro

letter

h the

E. Robertson.

CASHIER'S DUPLICATE

Return BOTH Original and Duplicate with your remittance.

9341

1947

Cash Register impression of City Treasurer's signature constitutes official receipt

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
24.093 Mills	General Purposes	$ 5,726,739.40
14.648 "	Interest and Installments	3,481,615.12
17.259 "	Schools	4,102,393.64
56.000		$13,310,748.16

CITY OF VANCOUVER

TAX STATEMENT, 1947

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1947

Land	$117,062,673
Improvements	120,629,258
Total value for Taxation	$237,691,931

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND M'SCELLANEOUS A/Cs IN ARREARS			LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/Cs.	CURRENT GENERAL TAXES	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1947
IMPROVEMENTS	LAND		1944 & PRIOR	1945	1946	1947	1947					
	400	400			21 80		22 40Δ	44 20★	66	90		43 96★Δ
PAYMENT ON A/C APPLIED												

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1947.
3% if paid on or before 4th August, 1947.
2% if paid on or before 3rd September, 1947.
1% if paid on or before 3rd October, 1947.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Interest at 6% per annum on all arrears.

If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Jujiro Nishimura & Kyomitsu Yamasaki,
% The Custodian of Enemy Property.
D7589

D7589 LOT. 2
BLK. 8
D.L. 318

ROLL No. Description of Property

NOTE.—Is your property correctly described?

File No. 9341
Reg. No. 04777

Jujiro NISHIMURA

	Date	Particulars	Debit	Credit	Balance
1942	December 28	Transferred from Car Account		$ 420.81	
1943	January 14	Marshall Wells - balance standing to credit		22.53	
	April 2	Cheque to you	100.00		
	April 9	Cheque to you redeposited		100.00	
	April 10	Cheque to you	50.00		
	April 26	Steele, Briggs Seed Co.-settlement of account	13.73		
	May 6	Cheque to you	50.00		
	August 21	Receiver General of Canada-Income Tax due 1941	53.18		
	October 26	Cheque to you	50.00		
	November 19	Cheque to you	50.00		
1944	October 5	A. Crego-cartage from 9780 Hudson to 992 Powell	66.00		
	October 21	Proceeds from Auction Sale		87.97	
	November 8	Proceeds from Auction Sale		102.30	
	November 16	Bowman Storage-crating, cartage, packing & shipping charges	95.81		
	November 22	Proceeds Auction Sale		229.26	
		" " "		153.31	
	December 4	Proceeds Auction Sale		98.47	
		" " "		6.14	
	December 22	Part payment of claim		100.00	
1945	January 24	Proceeds Auction Sale		[illegible].39	
		(Fwd.)	$ 528.72	$ 1359.18	

File No. 9341
Reg.No. 04777

Jujiro NISHIMURA

Date		Particulars	Debit	Credit	Balance
		(Fwd.)	$ 528.72	$ 1359.18	
1945	May 31	Half interest re sale ofCat.#120 & 121 from joint account 3714 & 9341		2381.82	
	August 6	B.C. Electric Railway-refund security deposit		5.00	
	September 7	S.A. Moore, Official Administrator, refund of funeral expenses of Ichire NISHIMURA		145.95	
	March 6	From 3714- distribution of funds to Heirs		1463.91	
	April 6	Cheque to you	1463.91		
	October 17	Final distribution by S.A. Moore, Official Administrator, from Estate of Ichiro NISHIMURA, deceased		15.47	
1947	Febraury 14	Payment of claim by T. KOYANAGI- File 9944		59.45	
	March 14	Cheque to you	3000.00		
			$ 4992.63	$ 5430.78	
					CR $ 438.15

CASHIER'S DUPLICATE

Return BOTH Original and Duplicate with your remittance.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER
All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."
All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

9341

Notice Mailed

1947

Cash Register impression of City Treasurer's signature constitutes official receipt.

CITY OF VANCOUVER
TAX STATEMENT, 1947
City Hall — 453 West 12th Avenue

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
24.093 Mills	General Purposes	$ 5,726,739.40
14.648 "	Interest and Instalments	3,481,615.12
17.259 "	Schools	4,102,393.64
56.000		$13,310,748.16

ASSESSMENT FOR TAXATION, 1947

Land	$117,062,673
Improvements	120,629,258
Total value for Taxation	$237,691,931

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/Cs IN ARREARS			LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/Cs. 1947	CURRENT GENERAL TAXES 1947	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1947
IMPROVEMENTS	LAND		1944 & PRIOR	1945	1946							
1600	400	1200			65 40		67 20Δ	132 60★	1 96	2 69		131 87★Δ
PAYMENT ON A/C APPLIED												

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1947.
3% if paid on or before 4th August, 1947.
2% if paid on or before 3rd September, 1947.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Interest at 6% per annum on all arrears.

If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Jujiro Nishimura & Kyomitsu Yamasaki,

D7590

D7590 LOT. 3
BLK. 8
D.L. 318

ROLL No. — Description of Property

NOTE.—Is your property correctly described?

CHATTELS SUMMARY

Re: 8757 Selkirk St., Vancouver, B.C.

File No. 9341
Int. File No. 1334
Int. File 739

Jujiro NISHIMURA
Tashiro TERAMURA (Deceased)
Kyomitsu YAMASAKI

Reg. No. 04777

In Japan

No chattels were declared by Jujiro NISHIMURA as having been left in 8757 Selkirk Street but on June 3, 1942, C. Barrett-Lennard reported a piano, being the only valuable piece of furniture in the school, should be placed in Crone's Storage for safekeeping. To this report C. Barrett-Lennard attached an inventory known as Schedule A, listing the contents of the school building known as 8757 Selkirk Street, as follows:

2 toilets
2 sinks
1 washbasin
1 cook stove
2 heating stoves
3 box stoves
1 organ (bad shape)
1 piano, stool & bench
1 ping pong table,2 bats
3 blackboards
1 wall clock
1 glass front wall case
1 50' garden hose & nozzle
1 cupboard containing dishes
1 cupboard - locked
1 First Aid Cabinet
2 brooms
3 mop handles
14 rough tables
1 rough cupboard
3 benches
11 chairs
2 wooden trays
40 benches & tables
In wood shed:
1 wheelbarrow
Misc. benches,broken chairs, and lumber
Approx.2 cords slabs & edgings

Notes added to this Schedule by Mr. Green state "2 toilets, 2 sinks, 1 washbasin - fixtures".

A subsequent letter dated July 4, 1942 by C.Barrett-Lennard states they believe most of the equipment in this building was owned by a Japanese organization known as "Marpole Ijikai", and that most of the furniture in the building has little value, with the exception of a piano and several stoves. A report on file by Mr. D.A.Smith dated September 18, 1942, states this building contains school desks, benches, etc.

Mr. Spain's report dated September 25, 1944 states that since the Custodian opened 8757 Selkirk Street for storage no piano, stool or bench has been found; that the organ was so badly damaged it had no value whatsoever; the cookstove and heating stoves were so deteriorated and were originally of low value, they have no value today; that the wall clock and First Aid cabinet were not found there and must have been removed prior to Custodian possession.

On October 19, 1945 Mr. Douet advised Mr. Spain that the above building had been leased to the Vancouver Burrard Lions Club and suggested he might wish to visit the premises to see if there was anything he might wish to recover and a footnote by Mr. Spain states "School benches, etc.". On November 14, 1945 the Vancouver Burrard Lions Club was asked to make a list of the odd forms, etc. in the basement and send us a note therewith stating they were being held in their care. This they did on December 7, 1945, the following being the goods they found and which they advised were kept under lock and key on the premises at all times:

27 small table desks (2 broken)
28 small benches (4 broken)
3 long benches
3 doors (dividing)
1 large table top (table tennis)
1 small book rack
1 cook stove -unusable
1 airtight heater -usable
1 blazer heater - unusable
2 blackboards
2 sawhorses
1 cupboard
2 large wall cupboards

(over)

The sale in connection with 8757 Selkirk Street has not been completed at this date and the information on file indicates that these chattels are still on the premises, in care of the Vancouver Burrard Lions' Club.

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

E. Robertson

E. Robertson.

Feb. 3/47

CHATTELS SUMMARY

File No. 9341 Re: Jujiro NISHIMURA (Mr.) Reg.No. 04777

The above Japanese person, in his JP form dated May 16, 1942, declared he had no chattels in the protected area of British Columbia. No chattels were declared by his wife, Naka, File 7098. However, in a report dated June 3, 1942, Barrett-Lennard advised there was furniture stored in the Hudson Street property and the agent, J.W.Fairhall, had informed them that furniture was stored in two rooms of 9180 Hudson Street, although it had not been declared by the Japanese.

On January 6, 1943, the Custodian (Inv.No.315) removed a few goods from 9180 Hudson storage at 8757 Selkirk Street, and a number of chattels were at that time left in care of the tenant of 9180 Hudson, namely, Mrs.E.J.Diver, for which she signed under the above date. These were later moved to 992 Powell Street and articles of a personal nature were shipped to Nishimura as per Bowman Storage Receipt of October 11, 1944.

As 8757 Selkirk Street was being used as a storage centre by the Custodian special police protection was asked for it (Nov.26/42) but despite this extra attention Mr.D.A.Smith of the Custodian Office reported on July 10/43 that it had been broken into and some boxes and drawers were ransacked but no articles of any size were missing. The goods stored at 8757 Selkirk were later removed to auction, no inventory having been taken by the Custodian. According to auction records in the Chattel Department these goods appear to have been removed in September 1944.

As per memo on file of October 5, 1943, some effects were signed for by the tenant of 9182 Hudson Street, Mrs. Engen, in an agreement dated May 15, 1942. This agreement was signed by Jujiro Nishimura also. In a subsequent memo Mr.Spain reported that the tenant, Mrs. Engen, wished to purchase the linoleum in the three rooms for $30.00, also a sideboard for $5.00, heater for $7.00, dresser for $7.00 and a chest of drawers for $4.50. Mr. Spain, at that time, stated there were two rooms at the rear of these premises full of furniture, also a stove, refrigerator, rice mill complete, electric toaster, good garden hose, electric motor, boxes of kitchen utensils, desk, beds, etc. Mr. Green advised in a memo dated February 10, 1944 that the linoleum be sold to the tenant, after an independent valuation had been obtained, but that the tenant's offer for the other articles should be disregarded and the chattels moved and sold at auction, with the exception of the heater which should also be independently appraised. However, all the above goods were sold at public auction with the exception of the garden hose, which appears to be missing, and the linoleum, which, according to Mr. Spain's memo of September 26, 1944, was nailed to the floor and therefore immovable.

Mr. Green stated in his memo of July 7, 1944 that although the agreement of May 15, 1942 revealed only a few items, according to memo of January 7, 1944 there were many items of value which should be moved to auction and checked to see if they were the property of other Japanese. There is no evidence on file indicating that any other Japanese had chattels stored on the property previously owned by Mr. Nishimura, with the exception of a stove which Mr. Spain mentioned in his memo of January 7, 1944 as having been reported to him by the tenant, Mrs. Driver, (of 9180 Hudson) as belonging to a Japanese formerly at the Celtic Cannery. He advised that Mrs. Driver did not explain how she obtained this stove but she had stated she wished to buy the stove and some other items, but there is nothing on file to indicate what happened to the stove, or if it was ever identified as belonging to any other Japanese. The file does not indicate that any goods were purchased by Mrs. Driver.

Chattels Summary

On July 4th, 1944 Nishimura was advised that 9182 Hudson Street was in course of sale. Accordingly, on July 18, 1944 Jujiro Nishimura forwarded to us a list, complete with diagrams, of the chattels he had stored or concealed in various places on the Hudson Street properties. Nishimura asked what would be done with these goods, and any others not listed but to which he claimed legal ownership. He requested that a certain number be shipped to him and was advised by this office to apply for shipment through the B.C.Security Commission. According to a Bowman Storage receipt on file dated October 11, 1944, and their account dated October 20, 1944, a shipment of 2993 lbs. was made to Nishimura at McGillivray Falls, B.C. but we have no record or list of what was shipped, other than that they were goods of a purely personal nature. (See Oct.6/44).

Mr. Spain advised on September 26, 1944 that the chattels were removed from 9182 Hudson and included in Vancouver Auction 511 held on September 21, 1944, and that two truckloads of innumerable boxes, cartons and barrels were moved to 992 Powell for further examination, and most of these packages were concealed in different parts of the building and under the basement on a wet damp floor, causing disintegration of the cartons. He advised that the Soya Beans, rice flour and foodstuffs were found in a locked shed but had been destroyed by rats, therefore had to be discarded. A footnote on A. Crego's account dated September 28, 1944 (for hauling) by Mr. Green states this was an extraordinarily hard job which entailed a crawl on hands and knees over damp mud underneath the floor and then pulling cartons, piece by piece, as one backed out. He advised that these were hidden by the Japanese and would not have been found without the diagram which Mr. Nishimura sent in with his letter of July 18, 1944.

The B.C.Security was advised on October 6, 1944 by Mr. Spain that Mr. Nishimura's chattels had all been removed from the Hudson Street property, were being sorted in Custodian warehouse, and tha articles of a personal nature were being prepared for shipment to Nishimura but that all other articles would be sold at public auction. As stated above, shipment of 2993# was made to Nishimura in October 1944.

Chattels were sold in the name of Jujiro NISHIMURA at Vancouver Auctions, as follows:

No. 511 - September 21, 1944.	Gross	$117.75	Net	$	87.97
No. 512 - September 28, 1944.	"	136.40	"		102.30
No. 33 - October 11, 1944	"	322.50	"		229.26
No. 514 - October 19, 1944	"	185.00	"		153.31
No. 34 - October 25, 1944	"	137.70	"		98.47
No. 515 - October 26, 1944	"	21.05	"		6.14
No. 36 - November 22, 1944	"	50.25	"		38.39
		$970.65			$715.84

The following items were abandoned as having no value, according to statement on file signed by W.G.Willard, auctioneer, and Custodian Representative, D.A. Smith, on September 18, 1944:

H. M. Stool - broken
Baby Crib - broken
H.M.shelf with doors - broken.

The 1000' BM Lumber and 8 cords of fuel wood mentioned by Nishimura were investigated by Mr.Spain and Mr.Smith of this office and according to the memo on file dated October 13, 1944, the lumber was found to be of odd lengths and sizes,

n

not new, and that it was quite unsalable. It was allowed to remain in the shed. The fuel wood was stated to have been there, in all probability, at the time of evacuation, but with so many tenants it would be impossible to trace it after two winters and it had undoubtedly been consumed.

On March 9, 1946 the Clugston Hardware Company of 9047 Hudson Street stated they had in their possession a crate, contents unknown, a wall clock and a Singer Sewing Machine. At Nishimura's request (Mar.15/46) the Custodian gave consent (Mar.18/46) to these items being shipped direct to Nishimura by Clugston Hardware.

This file indicates that an inventory was not taken by the Custodian of the goods removed from the Hudson Street properties, or the Selkirk Street storage, to auction, the only Custodian inventory on file is that of January 6, 1943 (No. 315) listing the goods removed from 9180 to 8757 Selkirk Street. The attached schedule shows the goods signed for by the tenant of 9180 Hudson and those reported by Mr. Spain on January 7, 1944 as being at 9182 Hudson Street.

A memo on file by Mr. Douet, dated November 23, 1944, states that in view of the complications involved in connection with chattels at 9180 Hudson Street, the vast majority of which were not declared, he suggested that Mr. Green write to Mr. Nishimura and send him copies of the lists of chattels sold at auction and that some specific remarks be made regarding the 1000' of lumber, fuel wood, and foodstuffs. Mr. Douet stated that Nishimura had been advised through the B.C.Security Commission on October 6, 1944, that all movable chattels had been removed, with the exception of articles of a personal nature, and were to be sold at public auction. He stated that if Mr. Nishimura queried these lists he could do so, but in view of there being no inventory in the first place of the majority of goods, the Custodian could not be held responsible for any losses incurred.

The Original Auction Sheets were never forwarded to Mr. Nishimura.

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

E. Robertson.
February 3, 1947.

CHATTELS SCHEDULE

Declared by J. Nishimura -cont'd	AUCTIONED	Other Disposition
All chinawares, etc. - cont'd	Oct.11/44 - 2 ctns. dishes 18 boxes dishes Carton dishes 2 boxes dishes Pail of dishes Carton of dishes Pail of dishes 10 green boxes of dishes 11 boxes small glasses Jardiniere & platter 2 cartons of glasses 35 Japanese teasets Carton dishes Box of dishes Carton of dishes Box of bud vases 2 boxes dishes 32 bowls Pail of teapots dishes 12 teapots dishes Basket of glasses Box dishes Vase 2 pyrex dishes Japanese bowl 28 Japanese plates Japanese teaset & large box Carton of dishes Basket of cups 2 doz. cups & saucers Oct.25/44: 12 cups & saucers 12 cups & saucers 12 cups & saucers 12 cups & saucers 24 cups & saucers 24 cups & saucers	
1 small trunk 2 - 8 gal. crocks 2 boxes Vinegar in 4 doz. 2 sacks Soybeans 2 sack blk.Soybeans Dried Seawead 10# 2 boxes rice flour Ajinomoto Seasoning	21/9/44 - 2 crocks 22/11/44- Carton of bottles	Not found. Discarded, due to destruction & contamination by rats.

CHATTELS SCHEDULE

Declared by J. Nishimura - cont'd	AUCTIONED	Other Disposition
4 bundles white Kunten, wrapped in newspaper		Discarded, due to destruction & contamination by rats.
School textbooks and supplies in glass case *	Sept.28/44: 2 school bags ink & erasers 2 paint brushes 7 boxes children's paints 5 boxes Japanese scissors Carton stationery	Not found
	* Sept.21/44: Counter Case	
4 boxes Miscellaneous Goods in large green tea boxes & noodle cartons,etc.:	Sept.21/44: Misc. goods(2) Box of Misc.	
	Sept.28/44: Vaseline Box of light bulbs Grass clipper	
	Oct.11/44: Tin of bud vases 5 boxes of ceremonials 2 " " 5 " "	
	Oct.25/44: Box of Miscellaneous	
1 coil twine (sewing)	Oct.11/44: Carton string	
1 Japanese green tea box containing large saucers & glassware	Sept.28/44: Crockery Glassware	
1 cash register	Oct.11/44: Nat'l Cash Register	
1 showcase	Sept.19/44: Candy Display rack	
2 showcases	Sept.28/44: 2 showcases,4' & 8'	
1 hand truck	Sept.28/44: Broken warehouse truck	
3 wrapping paper holders	- Sept.21/44: 1 paper holder " 28/44: 2 paper cutters	
1 - 30# scale	Oct.11/44: Platform scale	
1 -500# Scale	" Toledo Scales	
1 box heater	21/9/44: Electric Heater	
2 clocks	25/10/44: 90-day clock	(1 clock was shipped from Clugston Hardware Co. where it had been stored by Nishimura. See Mar.9/46).
8 cords fuel wood	- -	-Memo Oct.13/44 states this not found but that this wood no doubt consumed

CHATTELS SCHEDULE

-Declared by J.Nishimura - continued.	Auctioned	Other Disposition
9 window shades	Oct.26/44- 2 blinds	Others not found
Curtains		Not found
Gramophone, Victor	Sept.28/44:gramophone	
13 chairs - -	Sept.21/44:1 odd chair	
	6 chairs	
	Oct.26/44: 6 chairs	
1 cupboard	Sept.28/44:1 cupboard	
1000' BM Lumber Cedar -rough		Mr.Spain reported Oct.13/44 this consisted of odd lengths & pcs., not new, & was quite unsalable, therefore left in shed. (abandoned)

NOTES:

Also ABANDONED as per statement of September 18/44: Home made stool-broken
Home made shelf with doors - broken

SHIPPED: According to Bowman Storage account it is indicated that a shipment of 2993# was sent to J. Nishimura at McGillivray Falls, B.C. (See Oct.11 & 20/44). We have no list to indicate what was shipped but Mr.Spain's letter to B.C.Security Commission of October 6,1944 would indicate that only articles of a personal nature were shipped.

SHIPPED: With the consent of the Custodian (Mar.18/46) and at J.Nishimura's request (Mar.15/46) a crate (contents unknown), wall clock, and Singer Sewing Machine were shipped to Nishimura from Clugston Hardware Co., 9047 Hudson St., where they had been stored. See Clugston Hardware letter March 9/46.

February 3, 1947

CHATTELS SCHEDULE

Custodian Inv.315 of goods removed from 9180 Hudson to storage at 8757 Selkirk St., Jan. 6, 1943.	Chattels declared by Jujiro NISHIMURA, in letter July 18/44, to be stored under floor at 9182 Hudson, above ceiling of 9180 Hudson and stored in shed at rear of 9180 Hudson	AUCTIONED	Other Disposition
2 beds 2 springs	2 beds	21/9/44 - 2 beds	Possibly sold with beds. Discarded
2 old mattresses 1 stove	- -	(26/10/44- Range (21/9/44 - Old Pipes (28/9/44 - Stove Pipes	
1 folding bed 3 dressers	- - 2 vanity dressers	26/10/44- Couch 21/9/44 - 2 dressers 26/10/44- old vanity dresser	
2 idol cabinets	- -	28/9/44 - 1 small cabinet 11/10/44- 1 small cabinet	
6 chairs	6 chairs	21/9/44	
9 cartons	Approx.15 boxes	21/9/44: Baskets Lamp & novelties Toy Pictures 28/9/44: Oil can Pictures, frames & screen Toy piano Picture & Box Japanese Toy Horse Sundries Box & contents 11/10/44: Vibrator 2 dolls Paper Bags & Paper Lacquerware Metal Jardiniere 3 trays & basket Metal Jardiniere 4 metal ash trays & dish Lacquerware Carton of insoles Screens 4 wooden bins 25/10/44: Box & contents 2 boxes of brushes 2 baskets of tools	
2 tables	1 table	28/9/44 : 1 old table 1 home made table	
Chattels at 9180 signed for by tenant, E.J.Driver, Jan.6/43, as being left in her care. 1 kitchen table	- -	26/10/44: small home made table	

Chattels Schedule

Chattels sgd.for by E.J.Driver,- continued:	Chattels declared by J.Nishimura in letter of July 18/44	AUCTIONED	OTHER DISPOSITION
1 cupboard	1 cupboard	28/9/44 - cupboard	
1 small cupboard	1 "	21/9/44 - 1 small cupboard	
3 kitchen chairs	3 chairs	21/9/44 - 3 chairs	
1 high chair	1 chair	28/9/44- Baby high chair	
2 wicker chairs	2 chairs	28/9/44 - 2 wicker chairs (poor)	Missing
2 tables			
1 Winnipeg Couch	1 sofa	28/9/44 - Winnipeg couch	
1 book stand		11/10/44- Teakwood stand	
Lino on kitchen & bedroom	-	- -	Memo 26/9/44 - Nailed down, therefore left as fixture.
Reported by Mr. Spain, Jan. 7/44, to be at 9182 Hudson			
Lino in 3 rooms	-	- -	Memo 26/9/44 - Nailed down, regarded as fixture.
1 sideboard	1 cupboard	21/9/44 - Old-fashioned sideboard.	
1 heater	1 box heater	21/9/44 - Heater	
1 dresser	-	26/10/44- Dresser, no mirror.	
1 chest drawers	Chest of drawers	21/9/44 - chest drawers	
Stove	1 box heater	28/9/44 - small campstove	
Refrigerator	Ice Box	28/9/44 - ice box	
Rice Mill complete	Rice Milling Mach.	22/11/44- Rice Mill Comp.	
Electric Toaster		11/10/44- Electric Toaster	MISSING.
Good garden hose	50' rubber garden hose		
Electric Motor	G.E.5HP Elec.Motor	25/10/44- Motor.	
Boxes of Kitchen Utensils:	- -	21/9/44 - Crockery & tins	
		2 old kettles, no lids	
		Bottle capper	
		28/9/44 - Trays	
		Wire toaster	
		Bowl of sundries	
		Tailors Iron	
		Roaster & Cake Basket	
		Window Cleaner	
		2 pails	
		2 small crocks	
		Steamer pan	
		2 iron pots	
		11/10/44- Cruet, plated dish & crockery	
		Tin of cups & saucers	
		Carton of dust pans, etc.	

CHATTELS SCHEDULE

Reported Jan. 7/44 - cont'd	Declared by J. Nishimura - cont'd.	Auctioned	Other Disposition
		11/10/44- Carton, pail, etc. Pail, jar, etc. Dishpan Sink Dishpan Iron pot 3 crocks 25/10/44- Pot, tin, etc.	
Desk Beds, etc.	1 office desk -	21/9/44 - Desk (broken) - -	Baby Crib (broken) - abandoned. See 18/9/44.
and also 2 rooms at rear, full of furniture:	(In letter July 18/44 Nishimura stated he legally claimed ownership to any chattels or merchandise not listed in his letter)	21/9/44 - small case child's rocker Wardrobe 28/9/44 - Baby Buggy)old) Small case Doll buggy 1 wicker chair-poor. 4 odd chairs Shovel Lamp Shelves Window Wardrobe Gramophone- no handle 11/10/44 -Table Lamp Copper tank 25/10/44- 2 pr. scales 26/10/44- Chest of drawers - 1 leg broken 1 Magazine rack	
Reported by Mr. Spain, Sept. 20/44, to be removed from 9182 Hudson to auction 1 Safe	1 safe	19/10/44- 1 safe	
	All chinawares, Japanese teapot, saucers, cup & saucer set, etc. under floor at 9182 Hudson St.:	21/9/44 - dishes 28/9/44 - Bowls Dishes Plates Platters Vase	

D 7589 Jujiro Nishimura & Kyomitsu Yamasaki % Custodian of Enemy Properties, Vancouver, B.C.

CITY OF VANCOUVER — ASSESSMENT ROLL, 1948

ROLL No.	VALUE OF IMPROVEMENTS	VALUE OF LAND
D7589	200	440

DESCRIPTION OF PARCEL	LOT	BLOCK	DIST LOT
	2	8	318

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1948 under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B.C., on **JANUARY 22nd, 1948**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 7th, 1948.**

A. T. DALTON, Assessment Commissioner.

Int. 1334

TO THE REGISTRAR

LAND REGISTRY OFFICE VANCOUVER

WHEREAS under or by virtue of Order-in-Council No. P.C. 1665 of 1942 and amendments thereto including P.C. 2483 of 1942 and P.C. 469 of 1943 and of the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) the property of TASHIRO TERAMURA has become vested in and made subject to the control of the Secretary of State of Canada acting in his capacity as Custodian.

AND WHEREAS the said TASHIRO TERAMURA died intestate on or about the 22nd day of October A.D., 1936 in the City of Vancouver, in the Province of British Columbia, leaving as heirs his widow Suye Teramura and two children whose names are unknown.

AND WHEREAS Letters of Administration were granted by the Supreme Court of British Columbia on the 18th day of February, 1937 to Suye Teramura, widow of the deceased.

AND WHEREAS an undivided one-third interest in Lot Three (3), Block Eight (8), District Lot Three Hundred and Eighteen (318), Group One (1), New Westminster District, Plan Seventeen Hundred and Forty-nine (1749) was registered in the name of Tashiro Teramura at the time of his death and transmission of the said property to the administratrix of the estate of the deceased was registered in the Land Registry Office in the City of Vancouver in the Province of British Columbia on the 19th day of June A.D. 1947.

AND WHEREAS under or by virtue of the said Orders-in-Council and Regulations a certificate was filed in the Land Registry Office in the said City of Vancouver in the said province on May 29th, 1946 as Number 42143, vesting the interests of the heirs of the deceased in the above described property as of May 22nd, 1946.

NOW THEREFORE, the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Orders-in-Council aforesaid and the Revised Regulations Respecting Trading With The Enemy (1943) by his duly authorized and lawful Deputy, hereby requests that the title of the said land or interests therein be transferred into the name of "The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)."

DATED at OTTAWA, Ontario, this 26th day of June A.D. 1947.

A.D.P. Mathieu

Assistant Deputy Custodian.

9341/1

June 27, 1947.

Messrs. Norris & MacLennan,
Barristers & Solicitor,
602 W. Hastings Street,
Vancouver, B.C.

Attention: Mr. J.A. MacLennan.

Dear Sirs:

Re: Estate of Jujiro NISHIMURA, #04777,
Deceased.

In reply to your inquiry concerning the estate of the above deceased person we wish to inform you that the credit balance of Jujiro Nishimura as at April 12, 1947 was $438.15. No entries have been made in this account since March 15, 1947 when a cheque in the sum of $3000 was sent to Jujiro Nishimura. No other funds were remitted since October, 1946.

This man filed a declaration with the Custodian on May 16, 1942 in which he reported that he owned Sun Life Assurance Policy No. 2201940, the beneficiary being his wife Naka. Information obtained from the Sun Life Assurance Co. indicated that this man held in addition Sun Life Policies Nos. 2204092 and 2204094 of which particulars are unknown to us.

Mr. Nishimura also declared in 1942 that he had $4300 in Account No. 1625 in the Royal Bank of Canada at Marpole. Nishimura's file reveals that he held 3 shares in the West Coast Trading Company, and 10 shares in the B.C. Purchaser's Association. These assets were not brought under the control of the Custodian.

Real property on Hudson Street owned by Nishimura was liquidated during his lifetime and proceeds credited to his account in this office.

He also declared monies owing to him from the following persons, namely:

Motaro Hamaura, Acme Cannery, Eburne	$200)	
Toru Koyanaga, Acme Cannery, Eburne	$490)	all for merchandise
Matsunosuke Nagai, Acme Cannery, Eburne	$170)	delivered

Of the above debtors Hamaura disputed Nishimura's claim, but after considerable correspondence stated on the 8th May, 1943 that he and

Messrs. Norris & MacLennan, June 27, 1947.

Nishinura would settle this account direct. No further action has been taken by the Custodian in this connection but in case you wish to investigate this claim, Hamaura, according to the R.C.M.P. records, lives at Turin, Alberta. Toru Koyanaga returned to Japan in August, 1946 but prior to leaving Canada the sum of $59.45 was applied through this office on his debt. With reference to the claim against Nagai, this man sent $100 to this office in December 1944 for Nishimura's credit, but no further funds have been available for this purpose.

You are already aware of Nishimura's claim of $183.78 against Kohei Baba of which $160.15 was admitted by Baba. Nothing has been paid on this account through this office. There are no assets under the control of the Custodian from which this debt might be paid and according to our records Baba has other creditors.

You are also aware of Nishimura's claim in the sum of $284 against the estate of Teramura for funeral costs and his claim against the registered owners of real property on Selkirk Street for advances for payment of taxes.

The property on Selkirk Street, namely, Lots 2 & 3, Blk. 8, D.L. 318, has been sold by the Custodian to the Vancouver (Burrard) Lions Club for $2000 a price approved by the Greater Vancouver Advisory Committee. The full amount of the purchase price has been deposited in this office and is made up of $250 for Lot 2 and $1750 for Lot 3.

These premises had been occupied by a group of the Vancouver (Burrard) Lions Club prior to the sale and upon receiving the full amount of the purchase price the purchaser was deemed to be in possession. Distribution of proceeds from sale will be subject to proof of ownership owing to the possibility of a trust in favour of an unincorporated language school society.

Answering your question relative to the interest of the estate of Hachiro Teramura, this man held title to an undivided 1/3 interest in Lot 3 on which the building is situated and his share in the proceeds from sale of Lot 3 will be a 1/3 share of whatever remains after deducting from the net sale proceeds the amount of $363.00 which represents a present debit in this property account, together with the adjustment of 1946 taxes and any other charges. Teramura's share will then be further subject to Nishimura's claim for payment of taxes prior to 1942. Any remaining amount accruing to Teramura's account will then be available for payment of debts against the estate unless held for the benefit of the Marpole language school society. No other property belonging to the estate of Teramura is known to us.

As far as Nishimura himself is concerned he held title with Kyomitsu Yamasaki to an undivided 2/3 interest in Lot 3 and is tenant in common with Yamasaki in Lot 2, Blk. 8, D.L. 318, the circumstances of which you are already familiar.

Messrs. Norris & MacLennan, June 27, 1947.

This office is aware of no other property in which Nishimura has an interest.

The R.C.M.P. records indicate the following heirs:

Mrs. Naka Nishimura, widow, #04778, Coldstream Ranch, Vernon.
Saburo, #09115, born May 19, 1925, " " "
Shiro, born Feb. 26, 1928, " " "
Akiko, born Jan. 1, 1930, " " "
Kazuko, born Jan. 31, 1932, " " "
Kayko, born July 22, 1934, " " "
Goro, born Jan. 2, 1937, " " "

The addresses are those last known to the R.C.M.P.

We will be pleased to turn over the cash on hand to the personal representative of the deceased upon receiving a certified copy of the appointment and will do everything possible to facilitate the administration of this estate.

We enclose herewith statement of account since July 16, 1946, the date on which a previous statement was sent to Jujiro Nishimura.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH
encl. Statement of Account.

ASSESSMENT COMMISSIONER'S OFFICE

ARTHUR T. DALTON
ASSESSMENT COMMISSIONER

TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Maple Jap Language School.

EVACUATION SECTION
JUL 15 1947
Rec'd
File No. 934
Ans.
Referred McArthur

Re: Particulars of Business Tenants.

Pursuant to the provisions of the City Charter you are hereby requested to furnish this department with a written statement respecting all business premises upon which you collect rent, either as landlord or agent.

The information required at this time is set out in forms sent you herewith. Please note when reporting, the particulars of any special conditions in lease. Should the lease call for a graduated rental or a minimum rental plus a percentage, kindly give full particulars in each instance. Also advise who is responsible for taxes and repairs when the rent paid is for land only.

The enclosed list is our record of business premises for which you collect rent. You are requested to fill in and return forms for all premises listed on the attached sheet as well as any additional premises. Should any of the listed premises not now be handled by your office, kindly advise if possible, new agent and date of change.

You are requested to advise this department from time to time of any change affecting these returns or any new tenants secured.

Yours truly,

A. Dalton.

Assessment Commissioner.

Forms completed & returned

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K. C. – J. A. MACLENNAN, LL. B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST
Vancouver, B.C.

TELEPHONE PACIFIC 5254
CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

EVACUATION SECTION
Rec'd SEP 17 1947
File No. 9341
Ans.
Referred Mc Arthur

OUR FILE 819.

September 16th, 1947.

Office of Custodian,
506 Royal Bank Building,
Hastings and Granville Sts.,
Vancouver, B. C.

Re: Estate of Jujiro Nishimura Deceased
Your File #047777

Dear Sirs:

On June 27th you forwarded to us particulars of the above Estate, together with a statement showing the balance of monies held by you to be $438.15. The statement also shows a cheque issued on March 15th to the deceased in the sum of $3,000.00. Will you please let us know whether this money was held on behalf of Jujiro Nishimura only or whether Naka Nishimura had a one-half interest in the $3,000.00 and in the balance of $438.15, which you have on hand. It appears from our file that you held some money from the Estate of Ichiro Nishimura in which the deceased and his wife had a one-half interest each.

Will you please let us hear from you as soon as possible.

Yours very truly,

NORRIS & MacLENNAN,

Per: Bruce M. Robinson

BMR/B.

9341

September 20, 1947.

Messrs. Norris & MacLennan,
Barristers, Solicitors & Notaries Public,
Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B. C.

ATTENTION: MR. J. A. MacLennan.

Dear Sirs:

Re: Estate of Jujiro NISHIMURA, Reg.No.04777, Deceased,
Our File No. 9341.

Replying to your letter of September 16, our records indicate that the $3000.00 sent to Jujiro Nishimura on March 15, 1947, belonged to him solely. This credit was derived from the share of Jujiro Nishimura in the proceeds from the sale of the Real Property registered in the names of Jujiro Nishimura and his son, Ichiro Nishimura. The balance of $438.15 now on hand, therefore, belongs to Jujiro Nishimura's Estate.

With reference to the estate of Ichiro Nishimura, in which the deceased, Jujiro Nishimura, and his wife, Naka, each had a one-half interest, we would refer you to your letter of March 1, 1946, asking that the proceeds from this estate, namely $2927.82, be deposited with the Royal Bank of Canada, Marpole, to the credit of Jujiro Nishimura's account No. 1625. As these funds were received from Mr. Samuel A. Moore, Official Administrator, to be divided equally between the two parents, we issued a cheque to Mrs. Nishimura in the sum of $1463.91, which was forwarded to her by Registered Mail on April 8, 1947. Jujiro Nishimura's share was credited to his account in this office and forwarded to him from his account on April 8, 1947.

A further sum of $30.94 was received from Mr. Moore on October 9, 1946, for the credit of these beneficiaries and this sum was divided equally, Mrs. Nishimura's share being sent to her on October 16, 1946, and Jujiro Nishimura's share being credited to his account and became part of the general credit and is included in the balance of $438.15 as above mentioned.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

Mr. Hunter

ANALYSIS OF CLAIM

Re: MOTOR VEHICLES formerly owned by Jujiro NISHIMURA, File 9341

T35 - Willys Panel Truck

Surrendered: Willys Panel Truck, Ser. No. 67895, Eng.No. 68780 (1937), 1942 Licence No.C-166, to R.C.M.P. on March 9, 1942. R.C.M.P. Exhibit Report on Claim File.

Advertised:

Vancouver Daily Province	July 15, 1942
Vancouver Sun	" 16, 1942
Vancouver News-Herald	" 17, 1942
Duncan Cowichan Leader	" 16, 1942
Cranbrook Courier	" 16, 1942
Victoria Colonist	" 16, 1942
Victoria Times	" 15, 1942
Haney Gazette	" 16, 1942
Prince Rupert News	" 15, 1942
Prince Rupert Empire	" 16, 1942
New Westminster Columbian	" 15, 1942

(Tenders closed July 25, 1942)

Appraisal: $275.00 - McDermott Motors. (Extract attached).

Tenders: 1 only.

Offers: $152.00 - July 24/42. Rejected.
$125.00 - September 17/42. Rejected.
$275.00 - September 10/42. Accepted. See Note below.

Sold: $275.00 - September 10/42 to Pioneer Equipment Company.

Net amount credited to J.Nishimura's account -$247.79.

Japanese advised of sale January 16, 1943.

T37 - 1934 Chevrolet Truck

Surrendered: Chevrolet Truck, Ser. No. 627368, Eng. No. T4046125, 1942 Licence No. C-167, to R.C.M.P. on March 9, 1942. R.C.M.P. Exhibit Report on Claim File.

Advertised: As above.

Appraisal: $235.00 - McDermott Motors. (Extract attached).

Tenders: $200.00 - July 25, 1942. Johnston Motor Co. Ltd. ACCEPTED. (1 only tender received)

Sold: $200.00 - Johnston Motor Co. Ltd. on August 24, 1942.
Net amount credited to J. Nishimura's acct.-$173.02.

Japanese advised of sale on January 16, 1943.

NOTE: This car would appear to have been sold direct as we have no trace of a written tender or offer of $275.00 on file.

E.K. Hunter

ANALYSIS OF REAL PROPERTY CLAIM

CLAIMANT: Naka NISHIMURA, wife of Jujiro NISHIMURA, as next-of-kin. (File 7098)

RE: 9180 and 9182 Hudson Street, Vancouver, B.C., formerly jointly owned by: Jujiro NISHIMURA, Reg. No.04777, File 9341 (now deceased)
Ichiro NISHIMURA, Reg. No.02208, File 3714 (now deceased)

Lot 14

NUMBER 1.

Catalogue No. 121 (9182 Hudson Street). Tenders closed July 19, 1943.

APPRAISAL: $2500.00 - July 1943 by Johnson, Reeve & Watson.

TENDERS: 1 only.
$1350.00 - July 9/43. J.W.Fairhall for Harry & Ellen Armstrong. Rejected.

OFFERS: $2500.00 - Aug.12/43. J.W.Fairhall for Harry & Ellen Armstrong.Withdrawn because of rental agreement.
$2500.00 - June 9,1944. J.W.Fairhall for Harry & Ellen Armstrong. ACCEPTED.

Approved by Advisory Committee June 14/44.

Japanese advised of sale July 4, 1944.

SOLD: $2500.00 to Mr. and Mrs. Harry Armstrong.
Date of adjustments - June 27/44.
Statement of Adjustments on Claim File
Actual net credit received from sale $2322.29, as per statement of sale on Claim File.

Condition of Property: Good - according to appraisal report of July 19, 1943.

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Lot 15

NUMBER 2.

Catalogue No. 120 (9180 Hudson Street). Tenders closed July 19, 1943.

APPRAISAL: $1500.00. July 19, 1943 by Johnson, Reeve & Watson.

TENDERS: 1 only.
$850.00 - July 9, 1943 from J.W.Fairhall on behalf of Harry & Ellen Armstrong. Rejected.

OFFERS: $1500.00 - February 11, 1944. J.W.Fairhall on behalf of Harry & Ellen Armstrong. Rejected.
$1850.00 - October 12, 1944. J.W.Fairhall on behalf of Harry & Ellen Armstrong. ACCEPTED.

Approved by Advisory Committee October 19, 1944.

Japanese advised of sale November 1, 1944.

SOLD: $1850.00 - Harry & Ellen Armstrong.
Date of Adjustments November 7, 1944
Statement of Adjustments on Claim File.
Actual net credit from sale - $1762.32, as per statement of sale on Claim File.

CONDITION of PROPERTY: $old and depreciated but interior fairly good - according to appraisal report of July 19, 1943 on file.

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CLAIM:

Estimated value of above two properties	$8000.00	
Est. value of "Fixtures & Chattels" (These dealt with under 'Analysis of Personal Property')	850.00	-$8850.00
Less amount at which claimant states property was sold by Custodian (Total sales of real property were $2500. plus $1850.= $4350.00)		- 5035.84
AMOUNT BEING CLAIMED - - - - - - - - - - - - - -		$ 3814.16

(ALL FIXTURES AND CHATTELS DEALT WITH ON "ANALYSIS OF PERSONAL PROPERTY")

Case 216

Name of Claimant NISHIMURA, Jujiro decd.
NISHIMURA, Naka

Custodian File 9341, 7098

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
4350	217.50 25.00										242.50

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
475	118.75							118.75

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Special 15.00

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
240.00	128.30	38.49	53.45%	25.00	13.36			51.85

TOTAL RECOMMENDATION 428.10

1540

Cat. 120 - (9180 Hudson)
Cat. 121 (9182 Hudson)

NOV 27 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

7098

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

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

(1) NAME (MRS.) NISHIMURA, NAKA (FEMALE) (RCMP) Reg. No. 04778
(Print) Surname — Given Name

(2) Pre-Evacuation Address 9182 HUDSON ST., VANCOUVER, B.C.

(3) Present Address c/o COLDSTREAM RANCH, VERNON, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 9182 AND 9180 HUDSON ST., VANCOUVER, B.C.
City or Municipality, — Province

(b) Legal description (lot number, block number, section number, etc.)

No. 1. 9182 HUDSON ST. LOT 14 BLOCK 2 BLOCK "Y" DISTRICT LOT 318 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3069

No. 2. 9180 HUDSON ST. LOT 15 BLOCK 2 BLOCK "Y" DISTRICT LOT 318 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3069

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence No. 2 Type of business GENERAL MERCHANDISE
(iii) Business No. 1
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) NEXT OF KIN (CLOSEST RELATIVE) TO JUJIRO NISHIMURA AND ICHIRO NISHIMURA JOINT TENANTS BOTH DECEASED

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

(i) Land - - - - - - - - - - - - - - - - } $
(ii) Buildings - - - - - - - - - - - - - - - - } $ 8000.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) (FIXTURES AND CHATTELS) - - - $ 850.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 8850.00

(v) Amount at which Custodian sold property and credited your account - - $ 5035.84

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3814.16

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 9180 AND 9182 HUDSON ST., VANCOUVER, B.C.

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

(c) How stored or packed at time of evacuation SMALL ARTICLES WERE ALL PACKED IN WOODEN BOXES

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") IN NO ONE'S CARE

TRUCKS ONLY LEFT IN CARE OF R.C.M.P.

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

1. CHEVROLET 1½ TON TRUCK — Estimated Value $ 600.00
2. WILLY'S ½ TON PANEL DELIVERY TRUCK — Estimated Value $ 450.00
3. LINOLEUM — Estimated Value $ 135.00
4. DRESSER — Estimated Value $ 20.00
5. KITCHEN CUPBOARDS — Estimated Value $ 50.00
6. DINING ROOM TABLE — Estimated Value $ 15.00
7. HEATER — Estimated Value $ 15.00
8. — Estimated Value $ ~~425.00~~
9. — Estimated Value $ 475.00
10. LESS AMOUNT CREDITED FROM CUSTODIAN — TOTAL CLAIM FOR PROPERTY LOSS $ 810.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 4624.16

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

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

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

DOMINION OF CANADA)
PROVINCE of BRITISH COLUMBIA) TO WIT:)

I, NAKA NISHIMURA of the DISTRICT of COLDSTREAM, VIA VERNON in the PROVINCE OF BRITISH COLUMBIA

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the CITY)
of VERNON)
in the PROVINCE of BRITISH COLUMBIA)
this 22 day of NOVEMBER.) Naka Nishimura
A.D. 1947.) A Commissioner &c.

Notary Public in & for the Provi[illegible]

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

CASE NO: 216

IN THE MATTER OF THE "INQUIRIES ACT."

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

Vernon, B.C.

April 29, 1948

IN THE MATTER OF THE CLAIM OF

NAKA NISHIMURA

PROCEEDINGS AT HEARING

APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

MR. McMASTER: The case of Mrs. Naka Nishimura. I believe the son is giving evidence in this case.

SABURO NISHIMURA, a witness called on behalf of the claimant, being first duly sworn, testified as follows:

MR. McTAVISH: Before this case is heard, I think I should make an objection to the case going in. It is made by the widow and a mother on behalf of the husband's and son's real property and personal property. Letters of Administration, I understand, are being taken out by the Official Administrator. My contention is that this claim shouldn't be heard because the claimant has no status to make a claim.

MR. McMASTER: Your honour, frankly, I am surprised at the Crown raising such an objection in proceedings of this nature.

The situation is this: The real property was registered in the joint names of Jujiro Nishimura and Ichiro Nishimura. Jujiro Nishimura is the deceased husband of the claimant, and Ichiro Nishimura is the deceased son of the claimant. I understand that the son died shortly after evacuation and that the husband has since died. I believe that administration of the son's estate has already been taken out by the Official Administrator, and that administration to the husband's estate is in the process of going through the hands of the Official Administrator. The claimant herself would be the beneficiary of half of the son's estate under our administration laws inasmuch as

I am advised that there was no will, and she would be entitled to a third of the estate of the deceased husband under our administration laws; the other children would be entitled to a share.

I am prepared to undertake to file the consent of all beneficiaries to the monies being paid either to the Official Administrator, or, if the estate has been wound up, to the mother on their behalf. I wasn't aware of this situation until I came up to Vernon, but I would ask leave to proceed subject to filing the consent of the Official Administrator.

THE COMMISSIONER: Leave to proceed granted, subject to the objection.

MR. McMASTER: With respect to the claim in this case, your honour, I would ask leave to amend it. As to the face of the claim, they have shown the fixtures and chattels on the face of it, which obviously should be shown on the back, so that the real property is for $8,000.00, the credit from the Custodian on the sale of the real property should be $4350.00, making a net real property claim of $3650.00. On the back of the claim form, I would ask to amend the total chattel claim. To deal with the following items, Chevrolet one-half ton truck, $600.00, Willy's one-half ton panel delivery truck, $450.00, equipment, equipment, $640.00, making a total of $1690.00, which goods the Custodian sold for $653.30.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did your mother request that you appear today and give evidence on her behalf with respect to these matters? A: Yes.

Q: Did you instruct me to prepare this statement concerning the real estate that is the subject of this claim, and is this your signature on it?

A: That is right.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: That is right.

Q: And in giving the information to me to prepare this form on your behalf, did you consult with your mother with respect to the matters contained therein?

A: Yes, that is right.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Does my friend have an appraisal he would like to have filed?

MR. McTAVISH: I have two appraisals here, your honour.

MR. McMASTER: I file on behalf of my learned friend what purports to be two appraisals, both by Johnson, Reeve and Watson, both dated July 19, 1943 with respect to lots 14 and 15, respectively, which are the parcels referred to in Exhibit No. 1.

(APPRAISALS MARKED EXHIBIT NO. 2)

MR. McMASTER: I might refer to Exhibit No. 1, your honour. The properties are known as 9180 and 9182 Hudson Street, Vancouver. 9180 is a one and

a half storey frame house with a one storey addition. There are three rooms on the third floor and three rooms on the second floor. In addition to the house there is a one-storey frame building with two rooms in it which was used prior to evacuation as a warehouse and rice mill, and there is also a three-car garage on the premises at 9180.

The premises at 9182 Hudson Street have a one-storey frame store, twenty-two feet by sixty feet, with an addition of twenty-two feet by twenty-two feet, concrete foundations, siding exterior, composition roof, and the interior is lined with V-joint. In that building there are five rooms behind the shop, one sink and one toilet. That was used by the claimant as a store premises.

I might say, your honour, the reason for setting these up together is that the properties were used together. The warehouse and rice mill on the other property was used in conjunction with the store on the property at 9182 Hudson Street.

The claimant states that the property was purchased by his father on September 18, 1929 for $2700.00 for both lots, and at the time of purchase there was a one and a half storey dwelling on the property. In 1929 his father reconstructed the dwelling and built two additions to the house 6 feet by 14 feet and 12 feet by 20½ feet. In that year he built the warehouse as shown in the statement, and built the garage as shown in the statement. Also in 1929 he tore down the old building

that was on 9182 Hudson, and re-erected the store building with the additions.

The claimant draws attention to the fact that the linoleum valued by the claimant at $135.00 was sold with the premises.

The claimant states that he has no personal knowledge of the cost; his father told him before his death that the premises cost him $10,000.00 including the purchase price.

The claimant states that all buildings were kept in good repair as indicated in the appraisor's report.

Then the claimant -- or this witness -- states in this statement: "We rented the dwelling on 9180 for $27.50 per month. My family operated a large general store in the store on 9182. We lived in the five rooms at the back. We used the warehouse on 9180 as a storehouse and rice mill and parked our two delivery trucks in the garage. When we evacuated, we rented the living portion of the store to a Mr. Engen at a very low rental, $14.00 per month, as he undertook to look after the premises. While he had a lease 'for the duration' we are certain that he would cooperate in getting out of the place if the place was sold." In any event, in fact, the witness believes that he did give up the possession to the purchaser.

The witness states: "I think the appraisor under-estimates the commercial value of these premises. The other stores in our block as well

as ours did a good business. The trade is largely with fishermen and the store is near the river." He states, "We think that the two parcels should have been appraised as one parcel as the warehouse and garage were necessary to the store and have little value to the dwelling. In fact, the two properties were sold to the same purchaser, but at different dates, June, 1944 and November, 1944." The witness states that, sold as one parcel at the same time, they should have brought a better price. He states that his mother considers that a fair price at the date of sale would have been $8,000.00

Q: Witness, did you instruct me -- I am sorry, before I refer to that: I produce to you an agreement for sale dated September 18, 1929 between Lancelot William Noel Harvey and Jujiro Nishimura. Is that the agreement for purchase that your father entered into with respect to the premises that your claim refers to? A: That is right.

MR. McMASTER: I produce that to my learned friend. I don't think I need to file it if he is satisfied with it. It is just to confirm, your honour, the price referred to in the statement. The agreement is dated, as stated, between the said parties for Lots 14 and 15, the subject matter of the claim, and the consideration is expressed to be $2700.00.

THE COMMISSIONER: Does Harvey happen to be a bank clerk?

MR. McMASTER: Bank teller, yes.

Q: Now, witness, did you instruct me to draw this

statement with respect to the automobiles that your mother has made a claim for?

A: Yes.

Q: Is that your signature on the statement?

A: That is right.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: That is right.

MR. McMASTER: I would ask to file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. McMASTER: Referring to Exhibit 3, your honour, it defines the two trucks claimed for and shows the condition. The witness shows the cost price as far as he has been able to ascertain it. The trucks were handed to the R.C.M.P. and the witness states that his father kept the trucks in good mechanical repair. "As appears on the R.C.M.P. reports, they had relatively small mileage on them and I know my father considered them to have a better market value than is shown above as he made a list of his chattels when leaving Vancouver and put a higher value on them." He states that he checked with local dealers to ascertain the approximate cost price in the respective years of purchase.

Q: Witness, I produce to you an R.C.M.P. report. There are two of them, one referring to a Chevrolet truck and the other to a Willy's panel truck. Are those the receipts which were given for the

two trucks now claimed?

A: That is right.

MR. McMASTER: I want to file these two receipts as the next exhibit: Royal Canadian Mounted Police receipt dated March 9, 1942 for the Chevrolet truck, which shows the mileage to be 28,789, and with respect to which it is stated "condition appears good;" the other receipt dated March 9, 1942 with respect to the Willy's panel truck shows the sppedometer reading at 26,941 and states the condition appears good.

(R.C.M.P. RECEIPTS MARKED EXHIBIT NO. 4)

Q: Now, witness, did you instruct me to prepare this statement with regard to certain equipment with respect to which your mother is making a claim and is that your signature on the statement?

A: That is right, yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that statement as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 5)

MR. McMASTER: I would ask my learned friend to advise me as to whether any appraisal was made of the chattels referred to in the statement just filed, that is, the National cash register, the Toledo scales, the counter, the rice machine and attachments, and the 5 H.P. motor.

MR. McTAVISH: I have been unable to find any appraisal

on the file, your honour.

MR. McMASTER: I would ask my friend, then, if any appraisal was made, to undertake to produce the same before the hearings in Vancouver.

MR. McTAVISH: Yes.

MR. McMASTER: Now, referring to the last exhibit, it defines those items of equipment just referred to and shows the father's estimate of market value; he doesn't show the cost price. Then he puts his own estimate at the right-hand column. He states that all of them were left in the store and were sold by the Custodian and the claimant says that he obtained the information as to the date of purchase from his mother. His father left a list of equipment with his estimate of value as shown above. "Due to the lack of knowledge of the market value of these chattels on the part of my mother and myself, we have reduced the estimates of my father in the manner shown above." For instance, the father in his memorandum that he left had shown the market value of the cash register at $75.00, and the claimant has reduced it to $50.00, and so on down the line.

The claimant draws attention to the fact that a large quantity of stock-in-trade was sold by the Custodian, but as his father left no inventory of this, and they do not know the cost prices, his mother has made no claim for these.

I would ask my learned friend to admit that the assessed value of the two properties of land

were, respectively, on the lots $780.00 and on the improvements $1850.00 on the one parcel, and on the land $950.00 and on the improvements $1800.00 on the other parcel.

MR. McTAVISH: That is correct, your honour.

MR. McMASTER: Your witness.

MR. McTAVISH: It is submitted, your honour, that the claimant was not the owner of the real property nor the personal property for which she claims, nor is she the personal representative of the former owner, that she therefore has no status to present any claim. It is submitted, your honour, that the real property was sold for its fair market value. It is submitted that the personal property was sold for its fair market value. It is submitted that the two trucks were sold for their fair market value.

With regard to the personal property, your honour, Exhibit 2 shows the appraisal of 9182 Hudson Street to have been $2500, the assessed value was $2750.00 and it was sold for the appraised value of $2500.00.

MR. McMASTER: What date?

MR. McTAVISH: The date of sale?

MR. McMASTER: Yes.

MR. McTAVISH: June 9, 1944 for the 9182 Hudson Street property; October 12, 1944 for 9180 Hudson Street.

For 9180 Hudson Street, the assessed value was $2630.00. It was appraised at $1500.00, sold for $1850.00.

With regard to the real property, your honour, it is purely a question of value.

I would like to put in, your honour, two extracts from appraisal list submitted to the Custodian by McDermott Motors Limited giving their appraised price on the two trucks.

MR. McMASTER: Subject to my friend proving them, your honour.

(APPRAISALS MARKED EXHIBIT NO. 6)

MR. McTAVISH: Referring to the last exhibit, your honour, Exhibit 6, the Willy's truck claimed for was sold at $275.00 and appraised at $275.00. The claim on that truck is $450.00. The Chevrolet truck claimed for was appraised at $235.00 and sold at $200.00, and the claim on that truck is $600.00.

Once more, your honour, it is purely a question of value.

With regard to the personal property claimed for, your honour, the National cash register, for which $50.00 is claimed, was sold for $27.00; Toledo scales, for which $65.00 is claimed, was sold for $24.00; 29 foot counter, for which $25.00 is claimed, was sold for $2.30; rice machine and attachments, for which $400.00 is claimed, was sold for $50.00; and the 5 H.P. motor, for which $100.00 is claimed, was sold for $75.00

CROSS EXAMINATION BY MR. McTAVISH:

Q: How old are you, witness?

A: Pardon?

Q: How old are you?

A: Right now, 22.

Q: 22?

A: Yes.

Q: And all values shown here are just your recollection of the values your father placed on everything? A: Yes.

MR. McTAVISH: That is all, your honour.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, you did make some inquiries with regard to the purchase price of the trucks, did you, from local dealers? A: Yes.

MR. McMASTER: I would ask my friend if he would be good enough to advise to whom the trucks were sold by the Custodian.

MR. McTAVISH: The Willy's truck, your honour, was sold to Pioneer Equipment, and the other truck appears to have been sold to Johnson Motors Limited.

MR. McMASTER: Would my friend admit that both of those are dealers in trucks?

MR. McTAVISH: I am not at all certain about Pioneer Equipment, your honour; Johnson Motor Company Limited is a dealer in motors and trucks.

MR. McMASTER: I would ask my learned friend to produce to me before the hearings in Vancouver any tenders that they had with respect to this property, and also a copy of any advertisements advertising the sale of them -- I am referring to the real property in this case -- and if my friend would at the same time advise me as to whether the properties were sold to persons who tendered on the property pursuant to advertisements calling for tenders, or whether the purchase was made by

these persons under other arrangements. I would appreciate it if he would do that. That is all.

Just one other point:

Q: Witness, you said in your examination in chief that you consulted with your mother in regard to the values placed on these various items?

THE COMMISSIONER: Yes, he stated that.

A: Yes.

(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.

"M.M. Colquhoun"
Sub-Commissioner.

D7590 Suye Teramura, Kyomitsu Yamasaki & Jujiro Nishimura,
To Custodian of Enemy Properties.
Vancouver, B.C.

CITY OF VANCOUVER **ASSESSMENT ROLL, 1948**

ROLL No.	VALUE OF IMPROVEMENTS	VALUE OF LAND
D7590	1600	440

DESCRIPTION OF PARCEL	LOT	BLOCK	DIST. LOT
	3	8	318

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1948 under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B.C., on **JANUARY 22nd, 1948**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 7th, 1948.**

A. T. DALTON, Assessment Commissioner.

Urban Ppty.
VERNON, B.C.
29/3/48

B R I E F

Notes in Defence

Ichiro Nishimura, Son of NISHIMURA, Jujiro, (Deceased) ← Husband

NISHIMURA, Naka (claiming as next of Kin of)

File No. 9341 & 7098

Case No. 216

{ Jujiro d. Apr 12.47
{ Ichiro d. Dec 18.44

Claims: 1. Real Estate

2. Personal Property

Ex. 1 - Statement of Real Estate (usual yellow form)
Ex. 2 - Appraisal of 9182 Hudson Street
Appraisal of 9180 Hudson Street
Ex. 3 - Statement of Personal Chattels (usual yellow form)(two trucks)
Ex. 4 - Receipt from R.C.M.P. for Willys Truck.
Attached to Ex. 4. Receipt from R.C.M.P. for Chev Truck
Ex. 5 - Statement of Personal Chattels (Equipment)
Ex. 6 - Extract from Appraisal list submitted to Custodian by McDermott Motors Ltd.
Attached to Ex.6 another extract from appraisal list submitted to Cistodian by McDermott Motors Ltd.

Claim 1:- Real Estate
(a) 9182 Hudson Street, Vancouver,B.C. Lot 14 - Sold June 27.44
(b) 9180 Hudson Street, Vancouver,B.C. Lot 15 - Sold Nov 7.44

(a) - 9182 Hudson St., Van.,B.C. (Lot 14 Blk.2 Blk "Y", D.L.318, Gp.1,N.W.D.,Plan 3069)
Vested in Custodian Aug. 17/42.

	Land	Bldgs.
Claimant:		8000. (includes 9180)
Assessment:	950.	1800.
Appraised:		2500. (By Johnson Reeve & Watson)
Sold:		2500. (June 27/44 to Mr. & Mrs.Harry Armstrong)
Tenders:	1350. (1 only)	
Offers:	2500. (1 only)	

(b) - 9180 Hudson St.,Van.,B.C. (Lot 15 Blk.2, Blk "Y",D.L.318, Gp.1 N.W.D.,Plan 3069)

	Land	Bldgs.
Claimant:	(Included in above claim)	
Assessment:	780.	1850.
Appraised:		1500. (By Johnson Reeve & Watson)
Sold:		1850.

Mr. McTavish objected to this claim on the ground that the claimant has no status to make a claim. She is not the owner nor the personal representative of the former owner. For the details of this situation see Transcript Page 2 line 17.

The claimant's counsel set these two parcels up in one claim because they were used together. They were sold to one purchaser but in different transactions.

Trans. P. 6 line 6, claimant's son states he has no personal knowledge of the cost of certain alterations and building done on the property by his father after purchase.

It is submitted that the real property sold for its fair market value. The case is a question of value only.

Possible Witnesses:

D.W.Reeve of Johnson, Reeve & Watson.
Harry Armstrong (Purchaser)
Mr. Engen (Lessee of claimant after evacuation)

All properties were advertised for sale in the following manner: On June 19th, 1943 the Herald, Sun, Province, and Fraser Valley paper carried an advertisement advising the public of govt policy of sale etc and informed the public that catalogues listing the various properties were available on application to local Real Estate Agents. These catalogues set out each parcel, its classification etc.

Claim 2:- Personal Property

	Claim	Sold	Appraised	Purchaser
Chev.	600.	200.	235.(McDermott Motors)	Johnson Motors
Willys	450.	275.	275. " "	Pioneer /Equipment
Cash Register	50.	27.		
Toledo Scales	65.	24.		
Counter	25.	2.30	Sold by auction	
Rice Machine	400.	50.	No appraisals made.	
5 H.P.Motor	100.	75.		
	640.-	178.30		

Scales 1.50

This is the amended claim, now totalling $1690. The question is one of value only. The trucks were appraised and sold by tender - the equipment was sold at auction. The claimant has admitted (Trans. Page 13 line 1, that values placed by him on these chattels are simply "recollections of values his father placed on everything". He consulted with his mother in affixing values to the various articles.

Both trucks were noted to "Appear in good condition" on Exhibit 4.

1400 200.00 250.00

Possible witnesses:

McDermott Motors (Appraisers of trucks)

Purchasers of trucks (as above)

See Transcript p.10 Production of appraisal of certain chattels required at Vancouver hearing

HI/mw

also p 13. Production of leaders & copies of accounts of real ppty required at Vancouver hearing

Naki Nakawo Nishimura recd grant of Ex Admin through Jarbier McLennans office - Nov 18.49.

9341

June 9, 1948.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Jujiro NISHIMURA, Deceased.
Your Reference No. 4348.

We acknowledge with thanks your letter of June 2 in which you advise that you have been asked to undertake administration of the Estate of Jujiro Nishimura, Deceased.

At the present time the credit balance in the account of the deceased in this office is $438.15. No entries have been made in this account since March 15, 1947, when a cheque in the sum of $3000.00 was sent to Jujiro Nishimura.

Jujiro Nishimura filed a declaration with the Custodian on May 16, 1942, in which he reported that he owned Sun Life Assurance Policy No. 2201940, the beneficiary being his wife, Naka. Information obtained from the Sun Life Assurance Company indicated that this man also held Sun Life Policies Nos. 2204092 and 2204094, particulars of which are unknown to us.

The deceased declared in 1942 that he had $4300.00 in Account No. 1625 in the Royal Bank of Canada at Marpole. His file in this office also reveals that he held three shares in the West Coast Trading Company and ten shares in the B. C. Purchaser's Association. These assets were not brought under the control of the Custodian.

Real Property owned by Nishimura was liquidated during his lifetime and proceeds credited to his account in this office.

Nishimura also declared monies owing to him from the following persons for merchandise delivered to them:

Montaro HAMAURA, Acme Cannery, Eburne, B. C.
Toru Kayanaga, Acme Cannery, Eburne, B. C.
Matsonosuke Nagai, Acme Cannery, Eburne, B. C.

Of the above debtors, Hamaura disputed Nishimura's claim but after considerable correspondence stated on May 8, 1943, that he and Nishimura would settle this account direct. No further action has been taken by the Custodian in this connection but in case you wish to investigate this

Samuel A. Moore, Esq. June 9, 1948.

claim, Hamaura, according to the R. C. M. P. records, lives at Turin, Alberta. Toru Koyanaga returned to Japan in August 1946 but prior to leaving Canada the sum of $59.45 was applied through this office on the debt. With reference to the claim against Nagai, this man sent $100.00 to this office in December 1944 for Nishimura's credit, but no further funds have been available for this purpose.

Messrs. Norris and MacLennan, Barristers and Solicitors, Vancouver, advised that Kohei Baba owed the deceased the sum of $183.79 for provisions. Baba registered this debt as $160.15. Nothing has been paid on this debt through this office and there are no assets under the control of the Custodian from which the debt can be paid.

In May 1943 Nishimura stated that the Estate of Tashiro Teramura was indebted to him in the sum of $284.00 for funeral exponses.

Lots 2 and 3, Block 8, D. L. 318, being 8757 Selkirk Street, in which Nishimura had an interest, have been sold by the Custodian to Vancouver(Burrard) Lions Club for the sum of $2000.00, a price approved by the Greater Vancouver Advisory Committee. The full amount of the purchase price has been deposited with this office and is made up of $250.00 for Lot 2 and $1750.00 for Lot 3. Distribution of the proceeds from sale will be subject to proof of ownership owing to the possibility of a trust in favour of an unincorporated language school society. Lot 2 is registered in the names of Jujiro Nishimura and Kyomitsu Yamasaki and the other covering an undivided one-third interest in the name of Tashiro Teramura. Teramura died in 1937 and Letters of Administration were granted to his widow who returned to Japan prior to this war without having filed her Letters against the interest of the deceased in Lot 3. We are advised that Yamasaki is now a resident of Japan, having left Vancouver in October 1936. You are already aware of Nishimura's claim against the property for taxes. Now that communication with Japan has been resumed it will, no doubt, be possible for the Registered owners or their legal representatives to agree upon a distribution of the proceeds mutually agreeable to all concerned and advise regarding the possible unregistered Trust.

This office is aware of no other property in which the deceased has an interest.

The R. C. M. P. records indicate the following possible heirs:

Mrs. Naka Nishimura, widow,
Saburo Nishimura, son, born May 19, 1925,
Shiro Nishimura, son, born February 26, 1928,
Akiko Nishimura, daughter, born January 1, 1930,
Kazuko Nishimura, daughter, born January 31, 1932,
Goro Nishimura, son, born January 2, 1937,

all now at Coldstream Ranch, Vernon, B. C.

June 9, 1948.

Samuel A. Moore, Esq.,

Upon receipt of Certified copy of Letters of Administration, the funds on hand to the credit of the deceased in this office will be forwarded to you.

Yours truly,

for
A. G. McArthur,
Office of the Custodian.

/AC

O.K'd by Mr. Sloan before being mailed.

9341

June 12, 1948.

T. W. Christie, Esq.,
Secretary-Treasurer,
Vancouver (Burrard) Lions Club,
611 Yorkshire Building,
Vancouver, B. C.

Dear Sir:

Re: Lots 2 & 3, Block 8, D. L. 318, Group 1,
N.W.D., Plan 1749, known as
8757 Selkirk Street, Vancouver, B. C.

We enclose Tax Statements for 1948 covering the above-described property.

Yours truly,

M. A. Cleaver,
Office of the Custodian.

/AC
Enc. Statements.

File Nos. 9341
Enemy 1334
Enemy 739

STATEMENT OF ACCOUNT

Date	Particulars	Debit	Credit	Balance
1945				
August 11	Boarding up premises	$ 20.96	$	$
August 17	Insurance April 11, 1945, to April 11, 1946	10.00		
	Certificate of Encumbrance	1.00		
August 23	Valuation Fee	2.50		
1946				
	Rent as arranged		420.00	
	Reparirs as arranged	420.00		
March 14	1943 Taxes	83.36		
	Certificates of Encumbrance (2)	2.00		
March 18	Valuation fee	10.00		
May 2	Advertising	34.87		
May 16	1944-1945 Taxes and interest to May 20, 1946	184.24		
	Sale of property		2000.00	
1949				
July 28	Locke, Guild, Lane, Sheppard & Yule	21.00		
	Registration Fees	19.05		
		$ 808.98	$2420.00	$1611.02

Amt for Rebate Instalment
$ 570 57 being
708.34
2000 1611.02

9341

November 5, 1948.

J. A. MacLennan, Esq.,
Barrister & Solicitor,
311 Bank of Nova Scotia Building,
Vancouver, B. C.

Dear Sir:

Re: Estate of Jujiro NISHIMURA, Deceased.

Our file indicates that on July 23, 1948, you wrote to this office relative to the application of Saburo Nishimura for administration of the Estate of his father. A pencilled note on this letter indicates that your office was advised by telephone that the Custodian would have no objection to Saburo Nishimura applying for administration of his father's estate if Mr. Moore is agreeable and we would be pleased to hear from you in respect to the appointment of an administrator.

In the meantime, we enclose original letter referring to distribution of the proceeds from sale of the Real Property in which Mr. Nishimura held an interest. This letter, as you may observe, is not fully signed and has no address but its contents may be of some help to you in advising the administrator as to distribution of the funds.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc.

Copy of this letter dated Oct 21/48 Regd A. Suzuki is on file 1573-2 Marpole Jap. Lang School. Is it Suzuki states Nar he pply belongs to the School Board + does not wish funds turned over to Nishimura

ASSESSMENT COMMISSIONER'S OFFICE

ARTHUR T. DALTON
ASSESSMENT COMMISSIONER

TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

EVACUATION SECTION
Rec'd DEC 8 1948
File No. 234
Ans.
Referred

Re: Particulars of Business Tenants.

Pursuant to the provisions of the City Charter you are hereby requested to furnish this department with a written statement respecting all business premises upon which you collect rent, either as landlord or agent.

The information required at this time is set out in forms sent you herewith. Please note when reporting, the particulars of any special conditions in lease. Should the lease call for a graduated rental or a minimum rental plus a percentage, kindly give full particulars in each instance. Also advise who is responsible for taxes and repairs when the rent paid is for land only.

The enclosed list is our record of business premises for which you collect rent. You are requested to fill in and return forms for all premises listed on the attached sheet as well as any additional premises. Should any of the listed premises not now be handled by your office, kindly advise if possible, new agent and date of change.

You are requested to advise this department from time to time of any change affecting these returns or any new tenants secured.

Yours truly,

A. T. Dalton.

Assessment Commissioner.

January 25, 1949.

Re: Joint Account 9341, Enemy 739, Enemy 1334

The joint account is overdrawn in the sum of $348.93 by payment of taxes and various other expenses.

Mr. Reed wondered if it would be possible to get the proceeds from sale out of property suspense and into the joint account to cover the overdraft.

cc.

40197

THE SUPREME COURT OF BRITISH COLUMBIA
VANCOUVER REGISTRY

IN THE MATTER OF THE ESTATE OF

JUJIRO NISHIMURA, DECEASED

CERTIFIED COPY OF GRANT OF
LETTERS OF

A D M I N I S T R A T I O N

J. Arthur MacLennan,
Barrister and Solicitor,
Vancouver, B.C.

Form C.

40197

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

B.C.L.S. $2.00

VANCOUVER
FEB 19 1949
REGISTRY

Vancouver Registry.

BE IT KNOWN that on the 18th day of November 1948, Letters of Administration of all the estate which by law devolves to and vests in the personal representative of JUJIRO NISHIMURA, late of the District of Vernon, Province of British Columbia, deceased, who died on the 12th day of April, 1947, at the City of Vernon, Province aforesaid, intestate, were granted by the Supreme Court of British Columbia to Saburo Nishimura, of the District of Vernon, Province of British Columbia, the lawful Son of the said intestate.

Given under the Seal of the said Court this 19th day of February, A.D. 1949

(SEAL OF THE SUPREME COURT OF BRITISH COLUMBIA VANCOUVER REGISTRY)

"E.W. Wells"
Dep. District Registrar

Extracted by J. Arthur MacLennan, Esq.,

Solicitor

VANCOUVER
FEB 19 1949
REGISTRY

VANCOUVER MAR 2 1949 REGISTRY

I hereby certify that the within instrument is a true and correct copy of the instrument of which it purports to be a copy.

Dated at Vancouver, this 2nd day of March A.D. 1949

District Registrar

$4086.64

Estate sworn under
Probate Duty -
Succession Duty

J. Arthur MacLennan

BARRISTER AT LAW, SOLICITOR
NOTARY PUBLIC

TELEPHONE: TAtlow 4354

311 BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST
Vancouver, B.C.

February 25th, 1949.

Attention - Mrs. MacArthur,

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

EVACUATION SECTION
Rec'd FEB 26 1949
File No.
Ans.
Returned

Dear Sir:

Re: Estate of Jujiro Nishimura, Decd.
No.04777 - Your File No.934/1

Letters of Administration have now issued to Saburo Nishimura. An application was made some time ago but I encountered considerable difficulty in obtaining an Administration Bond. I have not yet obtained Dominion Succession Duty Releases covering the assets in your hands. I expect to receive these within the next week or 10 days and will forward them to you, together with a certified copy of Letters of Administration.

With reference to the proceeds of the real estate in which the Language School claims an interest, I would suggest that a third share of the proceeds be paid to Saburo Nishimura as Administrator. The Administrator could then deduct from the moneys in his hands the taxes and insurance premiums paid, and hold the balance until the Trustees of the Language School can satisfy him that they have an interest in the property.

I should prefer to retain the balance until an Administrator de bonis non is appointed in the Teramura estate so that the Administrator of that estate, the Administrator of the Nishimura Estate and you, on behalf of Ymasaki, may agree as to whether or not a trust in favour of the Language School exists.

Man 10th 038 15

Dept. of the Secretary of State February 25th, 1949

While, of course, it is within the power of the Administrator to make whatever settlements or compromises he may consider necessary, it will be necessary to satisfy the Court on the passing of accounts that the moneys were paid to the proper persons and that a trust did exist. The difficulty is that the deceased, during his lifetime, claimed to be the owner of the two-thirds interest in the property and also entitled to be reimbursed for his disbursements. Since there are infants interested in the estate the difficulty cannot be overcome by obtaining consents of the beneficiaries.

I should appreciate it if you would let me know whether you have any other suggestions as to how this matter should be concluded.

Yours truly,

J. A. MacLENNAN

per

BMR/AD.

NOT VALID UNTIL SIGNED BY AUTHORIZED OFFICER

DOMINION OF CANADA
SUCCESSION DUTY ACT

S.D. 30
REV. MAY 1944

SERIAL NO. AB 72953

CONSENT TO THE TRANSFER OF PROPERTY

DATE. March 9th 1949

IN THE MATTER OF THE ESTATE OF

Jujiro Nishimura,

WHO DIED ON April 12th 1947

TO ALL PERSONS:

WHO MAY ON CONSENT "DELIVER, ASSIGN, TRANSFER, PAY OR PERMIT THE DELIVERY, ASSIGNMENT, TRANSFER OR PAYMENT OF ANY PROPERTY" TAKE NOTICE THAT CONSENT IS HEREBY GIVEN TO THE DELIVERY, ASSIGNMENT, TRANSFER OR PAYMENT OF—

///Custodian of Enemy Property - cash held to credit of deceased - $438.15///

J. A. Brown

DEPUTY MINISTER OF NATIONAL REVENUE FOR TAXATION

DOMINION SUCCESSION DUTIES OFFICE AT Vancouver, B.C.

BY _____ AN AUTHORIZED OFFICER

NOT VALID UNTIL SIGNED BY AUTHORIZED OFFICER

DOMINION OF CANADA
SUCCESSION DUTY ACT

S.D. 30
REV. MAY 1944

SERIAL NO. AB 72950

CONSENT TO THE TRANSFER OF PROPERTY

DATE. March 9th 1949

IN THE MATTER OF THE ESTATE OF

Jujiro Nishimura,

WHO DIED ON April 12th 1947

TO ALL PERSONS:

WHO MAY ON CONSENT "DELIVER, ASSIGN, TRANSFER, PAY OR PERMIT THE DELIVERY, ASSIGNMENT, TRANSFER OR PAYMENT OF ANY PROPERTY" TAKE NOTICE THAT CONSENT IS HEREBY GIVEN TO THE DELIVERY, ASSIGNMENT, TRANSFER OR PAYMENT OF—

///An undivided ½ interest in Lots 2 and 3, Block 8, District Lot 318///

J. A. Brown

DEPUTY MINISTER OF NATIONAL REVENUE FOR TAXATION

DOMINION SUCCESSION DUTIES OFFICE AT Vancouver, B.C.

BY _____ AN AUTHORIZED OFFICER

#15732

MEMORANDUM

Files 9341
Enemy 1334
Enemy 739

March 14, 1949.

TO: ACCOUNTING DEPARTMENT

FROM: MRS. A. G. McARTHUR

Re: 8757 Selkirk Street, Vancouver

Would you please transfer from Property Suspense, proceeds from sale of 8757 Selkirk Street, to the joint account in the names of the following:

Jujiro Nishimura , File 9341
Kyomitsu Yamasaki, Enemy file 739
Tashiro Teramura, Enemy file 1334

and after so doing, please prepare a statement of this account in order that it may be presented to the Solicitors for the Estate of Jujiro Nishimura, Deceased.

AGM/AC

9341

March 16, 1949.

J. Arthur McLennan, Esq.,
Barrister and Solicitor,
311 Bank of Nova Scotia Building,
Vancouver, B. C.

Dear Sir:

ATTENTION: MISS ROBINSON

Re: Estate of Jujiro Nishimura, Deceased.

We wish to acknowledge your letter of March 12, 1949, enclosing a Certified copy of Letters of Administration, together with Dominion Succession Duties Releases. Enclosed herewith please find Custodian cheque in the sum of $438.15, drawn in favour of Saburo Nishimura, Administrator of the Estate of Jujiro Nishimura, Deceased. This cheque represents the total amount held in this office for the credit of the personal account of the deceased. Would you kindly have the Administrator acknowledge this cheque.

With reference to sale of 8757 Selkirk Street, as arranged with you over the telephone, we are having a conveyance prepared for execution by the Custodian, covering the interests of Teramura and Yamasaki and understand that you will have Saburo Nishimura sign a conveyance covering the interest of the Nishimura Estate. We have been informed by the purchaser that the correct name is "Burrard Lions Club Activity Society." The share of the consideration to be shown on the Nishimura conveyance is $125.00 (½ of Lot 2) plus $583.33 (1/3 of Lot 3) or a total of $708.33.

Jujiro Nishimura, in his declaration to the Custodian dated May 16, 1942, stated that Certificates of Title #36795K and #65578K covering Lots 2 and 3 were in his possession. Would you please have the Administrator send these to you with the Deed if you have not already received them.

When all the documents are ready, we will discuss final adjustments with Mr. Dohm, Solicitor for the Burrard Lions Club, and arrange to file the Custodian Vacating Certificate immediately prior to registration of the deeds. Mr. Dohm will, no doubt, receive instructions concerning amalgamation of the title.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. cheque $438.15

MEMORANDUM

March 18, 1949.

TO: Mr. F. G. Shears

FROM: Mr. Ian Macpherson

Re: Sale of Marpole Japanese Language School
to Burrard Lions Club Activity Society
of Lots 2 and 3, Block 8, D.L. 318, Vancouver

Documents required to effect conveyance are herewith, except a deed of Nishimura Estate of an interest in Lot 3 which Mr. J. A. McLennan is procuring from the administrator of the estate.

Title to Lot 2 is in the names of Jujiro Nishimura and Kiyomitsu Yamasaki. The latter is in Japan, and his interest has been vested. Transmission to the Custodian and conveyance to the purchaser (both in duplicate) are herewith for execution by the Deputy Custodian, the deed including other interests.

Title to Lot 3 is now 1/3 interest in Suye Teramura, administrator in Japan, the interest of her husband vested prior to his demise. A transmission of this interest and its conveyance to the purchaser is herewith for execution by the Deputy Custodian.

A two-thirds interest in Lot 3 is in the names of Kiyomitsu Yamasaki (in Japan), and Jujiro Nishimura, (deceased). Transmission and conveyance of the Yamasaki interest herewith for execution. Mr. McLennan is procuring conveyance of the Nishimura interest. A certificate vacating the vesting of this interest is submitted in duplicate for your signature.

When documents to be executed by the Deputy Custodian are returned and the deed of the Nishimura interests is received they will be registered.

The registered owners named, it is believed, were actually trustees of the school, which is a matter yet to be established before payment out of funds can be made.

IM/CH

March , 1949

RECEIVED from the Office of the Custodian cheque in the sum of $438.15, drawn in favour of Saburo Nishimura, Administrator of the Estate of Jujiro Nishimura, Deceased.

S. Nishimura

Administrator

15732

March 29, 1949.

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. Wright:

Re: Lots 2 and 3, Block 8, D.L. 318, Group 1, District of New Westminster, Plan 1749, on which is situated a school building stated to belong to the Marpole Japanese Language School, an unincorporated Society.

The following documents are enclosed herein for signature:

Transmission of the undivided one-half interest of Kiyomitsu Yamasaki in Lot 2;
Transmission of the undivided one-third interest of Kiyomitsu Yamasaki in Lot 3;
Deed covering these interests, together with the interest of Tashiro Teramura, deceased, in Lot 3, to the Burrard Lions Club Activity Society.

Transmission of the undivided one-third interest of Teramura in Lot 3 has already been signed by Mr. Mathieu.

J. A. MacLennan, solicitor for the Estate of Jujiro Nishimura, Deceased, is preparing a Deed covering the undivided one-half interest of Nishimura in Lot 2 and the remaining one-third interest in Lot3.

The entire property, consisting of Lots 2 and 3, was sold in May 1946, to the Burrard Lions Club Activity Society for the sum of $2,000.00, approval having been given by the Advisory Committee on May 17, 1946. The Purchaser, who was the tenant, remained in possession. Title could not be delivered previously due to the necessity of administering the Estates of Jujiro Nishimura and Tashiro Teramura, both deceased.

Yours very truly,

F. G. Shears,
Director.

AGM/AC
Enc. (3)

P.S. The purchase price shown on the deed is the proportion represented by the interests of Yamasaki and Teramura.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE No. 15732.

LAND REGISTRY
VANCOUVER, B.C.

49467

1949 DEC 28 PM 2:09

VACATING CERTIFICATE

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943), by his duly authorized and lawful Deputy, hereby vacates the Certificate of Vesting registered in the Land Registry Office for the Land Registration District of New Westminster at Vancouver in the Province of British Columbia, on the 21st Day of August 1942 as No. 34676 and certifying that the interest of Jujiro Nishimura in Lot Two (2) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan Seventeen Hundred and Forty-nine (1749) is vested in the Custodian, and hereby relinquishes and releases any right which he, the said Custodian may have in the said property by virtue of the Vesting in him of the interests of the said Jujiro Nishimura.

DATED AT VANCOUVER, B. C. this 30th day of March A.D. 1949.

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary of State and/or Custodian.

Nishimura. Lot 2 1 3

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 15732

VACATING CERTIFICATE

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943), by his duly authorized and lawful Deputy, hereby vacates the Certificate of Vesting registered in the Land Registry Office for the Land Registration District of New Westminster at Vancouver in the Province of British Columbia, on the 21st Day of August 1942 as No. 34676 and certifying that the interest of Jujiro Nishimura in Lot Two (2) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan Seventeen Hundred and Forty-nine (1749) is vested in the Custodian, and hereby relinquishes and releases any right which he, the said Custodian may have in the said property by virtue of the Vesting in him of the interests of the said Jujiro Nishimura.

DATED AT VANCOUVER, B. C. this 30th day of March A.D. 1949.

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary of State and/or Custodian.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.... 15732

TRANSMISSION

TO THE REGISTRAR
LAND REGISTRY OFFICE
VANCOUVER, B. C.

WHEREAS under or by virtue of Order-in-Council No. P.C.1665 of 1942 and amendments thereto including P.C.2483 of 1942 and P.C.469 of 1943 and of the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) the property of Kiyomitsu Yamasaki has become vested in and made subject to the control of the Secretary of State of Canada acting in his capacity as Custodian.

AND WHEREAS under or by virtue of the said Orders-in-Council and Regulations, a certificate, dated the 12th day of August, 1942, stating that the interest of the said Kiyomitsu Yamasaki in Lot Two (2) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan 1749, is vested in the Custodian, was registered in the Land Registry Office at Vancouver, in the Province of British Columbia, on the 15th day of August A.D. 1942, under No. 34645.

AND WHEREAS Kiyomitsu Yamasaki is registered owner of an undivided one-half interest in Lot Two (2) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan 1749.

NOW THEREFORE, the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Orders-in-Council aforesaid and the Revised Regulations Respecting Trading With the Enemy (1943) by his duly authorised and lawful Deputy, hereby requests that the title to the said land or interest therein be transferred into the name of "The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)".

DATED at OTTAWA, Ontario, this 5th day of April A.D. 1949.

Assistant Deputy Custodian.

Filed Dec 28

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 15732

TRANSMISSION

TO THE REGISTRAR
LAND REGISTRY OFFICE
VANCOUVER, B. C.

WHEREAS under or by virtue of Order-in-Council No. P.C.1665 of 1942 and amendments thereto including P.C.2483 of 1942 and P.C.469 of 1943 and of the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) the property of Kiyomitsu Yamasaki has become vested in and made subject to the control of the Secretary of State of Canada acting in his capacity as Custodian.

AND WHEREAS under or by virtue of the said Orders-in-Council and Regulations, a certificate, dated the 12th day of August, 1942, stating that the interest of the said Kiyomitsu Yamasaki in Lot Two (2) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan 1749, is vested in the Custodian, was registered in the Land Registry Office at Vancouver, in the Province of British Columbia, on the 15th day of August A.D. 1942, under No. 34645.

AND WHEREAS Kiyomitsu Yamasaki is registered owner of an undivided one-half interest in Lot Two (2) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan 1749.

NOW THEREFORE, the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Orders-in-Council aforesaid and the Revised Regulations Respecting Trading With the Enemy (1943) by his duly authorized and lawful Deputy, hereby requests that the title to the said land or interest therein be transferred into the name of "The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)".

DATED at OTTAWA, Ontario, this 5th day of April A.D. 1949.

W. A. Mathieu

Assistant Deputy Custodian.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 15732

TRANSMISSION

WHEREAS under or by virtue of Order-in-Council No. P.C.1665 of 1942 and amendments thereto including P.C.2483 of 1942 and P.C.469 of 1943 and of the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) the property of Kiyomitsu Yamasaki has become vested in and made subject to the control of the Secretary of State of Canada acting in his capacity as Custodian.

AND WHEREAS under or by virtue of the said Orders-in-Council and Regulations, a certificate, dated the 12th day of August, 1942, stating that the interest of the said Kiyomitsu Yamasaki in an undivided two-thirds interest in Lot Three (3) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan 1749, is vested in the Custodian, was registered in the Land Registry Office at Vancouver, in the Province of British Columbia, on the 15th day of August A.D. 1942, under No. 34644.

AND WHEREAS Kiyomitsu Yamasaki is the registered owner of an undivided one-third interest in Lot Three (3) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan 1749.

NOW THEREFORE, the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Orders-in-Council aforesaid and the Revised Regulations Respecting Trading With the Enemy (1943) by his duly authorized and lawful Deputy, hereby requests that the title to the said land or interest therein be transferred into the name of "The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)".

DATED at OTTAWA, Ontario, this 5th day of April A.D. 1949.

A. D. Matthieu

Assistant Deputy Custodian.

Original to Dohm for registration dec 28/49

This Indenture,

Made the Fifth day of April in the year of our Lord one thousand nine hundred and forty-nine

In Pursuance of the "Short form of Deeds Act"

Between

THE HONOURABLE THE SECRETARY OF STATE OF CANADA
Acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943)

(hereinafter called the "Grantor")

AND

BURRARD LIONS CLUB ACTIVITY SOCIETY
c/o 211 Inns of Court, 678 Howe Street, Vancouver, in the Province of British Columbia. (hereinafter called the "Grantee")

WITNESSETH, that, in consideration of Twelve Hundred and Ninety-one Dollars and Sixty-seven cents ($1,291.67)

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **DOTH GRANT** unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, known and described as an undivided half interest in Lot Two (2) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster Plan Seventeen Hundred and Forty-nine (1749).

Also all and singular that certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, in the Province of British Columbia, known and described as an undivided two-thirds interest in Lot Three (3) Block Eight (8) District Lot Three Hundred and Eighteen (318) Group One (1) District of New Westminster, Plan Seventeen Hundred and Forty-nine (1749)

Orig. Filed Dec 28

No.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT.

FORM A. *(Section 124.)*

Application for Registration of Fee-simple.

Date September 23, *19* 49

I, Alma Graham McArthur, solemnly declare that I am [*or* Solicitor for *or* the duly authorized Agent of The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), and that he is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), 506 Royal Bank Building, Vancouver, B.C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.* [*Or*]
~~I am not a British subject.~~* [*Or*]
I am informed by ~~xx~~ (Adapt to suit circumstances.), and verily believe, that the person so entitled to be registered as owner is a British subject [~~xx is not a British subject.~~]*†

† For use where the application is made by a solicitor or agent.

The fee-simple is registered in Vol. 627, Fol. 65578-K, of the Register.

DESCRIPTION OF LAND.

Municipality or Assessment District.	Lot or Section.	Admeasurement or Acreage.
City of Vancouver	An undivided one-half interest in Lot 2, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749	

LIST OF INSTRUMENTS.

Date.	Parties.	Character of Deed.
1949 5th April	Vesting Order filed No. 34645 Request from the Secretary of St Canada acting in his capacity as Custodian under the Revised Regu Respecting Trading with the Enem for registering.	

Do not write outside the side-line. Space reserved for binding.

229403 6 65
229404 6 65
229405 5 95
19 05

Dec 28/49
9341/Ex. 1334/Ex 739

And I solemnly declare that I have investigated and ascertained the value of the said la application, including all buildings and improvements thereon erected, is 125.00 deeds mentioned hereon are all those in my custody, possession, or power, relating to the said best of my belief there are no other title deeds in the custody, possession, or power of the ow above-named owner to make this application, [*in the case of an Agent, add*] and I reside ir of twenty-one years.

And I make this solemn declaration conscientiously believing it to be true, and knowing oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 22nd day of December, 19 49 at Vancouver, British Columbia.

(*Signature*) Alma

(*Full Post-office address*)
For mailing notices and documen

Bruce L. Boyd
Commissioner

Yamasaki

Orig. filed Dec 28

No. .....

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT.

FORM A. *(Section 124.)*

Application for Registration of Fee-simple.

Date September 23, *19* 49

I, Alma Graham McArthur, solemnly declare that I am [*or* Solicitor for *or* the duly authorized Agent of The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), and that he is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), 506 Royal Bank Building, Vancouver, B.C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.* [*Or*]

~~I am not a British subject.*~~ [*Or*]

I am informed ~~by~~ .....
(Adapt to suit circumstances.)

† For use where the application is made by a solicitor or agent.

and verily believe, that the person so entitled to be registered as owner is a British subject [~~or is not a British subject.~~]*†

The fee-simple is registered in Vol. 627, Fol. 65578-K, of the Register.

DESCRIPTION OF LAND.

Municipality or Assessment District.	Lot or Section.	Admeasurement or Acreage.
City of Vancouver	An undivided one-half interest in Lot 2, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749	

LIST OF INSTRUMENTS.

Date.	Parties.	Character of Deed.
1949 5th April	Vesting Order filed No. 34645 Request from the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy(1943) for registering.	TRANSMISSION

Do not write outside the side-line. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the said la
application, including all buildings and improvements thereon erected, is 125.00
deeds mentioned hereon are all those in my custody, possession, or power, relating to the said
best of my belief there are no other title deeds in the custody, possession, or power of the ow
above-named owner to make this application, [*in the case of an Agent, add*] and I reside in
of twenty-one years.

And I make this solemn declaration conscientiously believing it to be true, and knowing
oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 22nd day of December, 19 49 at Vancouver, British Columbia.

(Signature) Alma

(Full Post-office address) 6
For mailing notices and document

Bruce L. Boyd
Commissioner

Yamasaki

Application	$	50
Registration of Fee-simple	1	00
Deposit of Deeds	1	00
⅛ of 1% on market value up to $5,000, and 1/10 of 1% thereafter		
And in addition for Indefeasible Title, 50c. up to $1,000; 75c. up to $2,500; $1 up to $5,000; $1.50 up to $10,000; $2 up to $20,000; and 50c. for each additional $10,000.		
Certificate of Indefeasible Title	1	00
Cash $	$	

SUMMARY OF FEES ON VARIOUS VALUES.

		$1,000	$2,000	$3,000	$4,000	$5,000	$6,000	$7,000	$8,000	$9,000	$10,000
		$6.00	$8.25	$10.50	$12.50	$14.50	$16.00	$17.00	$18.00	$19.00	$20.00
$100	$4.20	6.45	8.45	10.70	12.70	15.10	16.10	17.10	18.10	19.10	20.60
200	4.40	6.65	8.65	10.90	12.90	15.20	16.20	17.20	18.20	19.20	20.70
300	4.60	6.85	8.85	11.10	13.10	15.30	16.30	17.30	18.30	19.30	20.80
400	4.80	7.05	9.05	11.30	13.30	15.40	16.40	17.40	18.40	19.40	20.90
500	5.00	7.25	9.25	11.50	13.50	15.50	16.50	17.50	18.50	19.50	21.00
600	5.20	7.45	9.70	11.70	13.70	15.60	16.60	17.60	18.60	19.60	21.10
700	5.40	7.65	9.90	11.90	13.90	15.70	16.70	17.70	18.70	19.70	21.20
800	5.60	7.85	10.10	12.10	14.10	15.80	16.80	17.80	18.80	19.80	21.30
900	5.80	8.05	10.30	12.30	14.30	15.90	16.90	17.90	18.90	19.90	21.40
$11,000 and up.	$21.50	Add 10 cents for every additional $100, or $1 for every $1,000. Add 50 cents for every additional $10,000 or part thereof above $20,000.									

INCREASE IN FEES EFFECTIVE JULY 2ND, 1948

Calculate fees payable by adding $3.50 to previous rates as above.

Drg filed Dec 28

No. .....

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT.

FORM A. *(Section 124.)*

Application for Registration of Fee-simple.

Date September 23, , *1949*

I, Alma Graham McArthur, solemnly declare that I am [~~or Solicitor for or~~ the duly authorized Agent of The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), and that he is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is

The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), 506 Royal Bank Building, Vancouver, B. C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.* [*Or*]

~~I am not a British subject.*~~ [*Or*]

I am informed ~~by~~ .....
(Adapt to suit circumstances.)

† For use where the application is made by a solicitor or agent.

and verily believe, that the person so entitled to be registered as owner is a British subject [~~or] is not a British subject.**~~

The fee-simple is registered in Vol. 512 , Fol. 35795-K of the Register.

DESCRIPTION OF LAND.

Municipality or Assessment District.	Lot or Section.	Admeasurement or Acreage.
City of Vancouver	An undivided one-third interest in Lot 3, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749.	

LIST OF INSTRUMENTS.

Date.	Parties.	Character of Deed.
1947 26th June	Vesting Order Filed No. 34644 Request from the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943) for registering.	TRANSMISSION

Do not write outside the side-line. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is 583.33 dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [*in the case of a Solicitor or Agent, add*] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [*in the case of an Agent, add*] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 this 22nd day of December, 19 49, at Vancouver, British Columbia.

(Signature) Alma G. McArthur

(Full Post-office address) c/o Custodian of Enemy Property, 506 Royal Bank Building, Vancouver, B. C.

For mailing notices and documents

Bruce L. Boyd
commissioner

0

Yamasaki

Reg 7 filed No. Dec 28/49

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT.

FORM A. *(Section 124.)*

Application for Registration of Fee-simple.

Date September 23, 1949

I, Alma Graham McArthur, solemnly declare that I am [*or* Solicitor for *or* the duly authorized Agent of The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), and that he is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is

The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), 506 Royal Bank Building, Vancouver, B.C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.* [*Or*]

I ~~am not a British subject~~ [*Or*]

I am informed ~~by~~ (Adapt to suit circumstances.), and verily believe, that the person so entitled to be registered as owner is a British subject [*or*] is not a British subject.*†

† For use where the application is made by a solicitor or agent.

The fee-simple is registered in Vol. 479, Fol. 28704 K, of the Register.

DESCRIPTION OF LAND.

Municipality or Assessment District.	Lot or Section.	Admeasurement or Acreage.
City of Vancouver	An undivided one-third interest in Lot 3, Block 8, District Lot 318, Group 1, New Westminster District Plan 1749	

LIST OF INSTRUMENTS.

Date.	Parties.	Character of Deed.
1947 26th June	Vesting Order Filed No. 42143 Request from the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy(1943) for registering.	Transmission

Do not write outside the side-line. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is 583.34 dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [*in the case of a Solicitor or Agent, add*] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [*in the case of an Agent, add*] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 this 22nd day of December, 1949 at Vancouver, British Columbia.

(*Signature*) Alma G. McArthur

(*Full Post-office address*) c/o Custodian of Enemy Property 506 Royal Bank Building Vancouver, B. C.
For mailing notices and documents.

Bruce L. Boyd
A Commissioner for taking Affidavits for British Columbia

Tashiro Teramura and
Suye Teramura, Executrix.

Orig Filed Dec 28/49

No.

These were Consolidated with deed from Custodian to Burrard Lions in one applcn by Mr Boyd in Mr Dohm's office.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT.

FORM A. *(Section 124.)*

Application for Registration of Fee-simple.

Date December 22, 19 49

I, BRUCE L. BOYD, solemnly declare that I am [~~or Solicitor for or~~ the duly authorized Agent of Burrard Lions Club Activity Society, and that it is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is

Burrard Lions Club Activity Society,
211-Inns of Court Building,
VANCOUVER, B. C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

~~I am a British subject.* [Or]~~
~~I am not a British subject.* [Or]~~
~~I am informed by~~ (Adapt to suit circumstances.) ~~, and verily believe, that the person so entitled to be registered as owner is a British subject [or] is not a British subject.*~~ †

† For use where the application is made by a solicitor or agent.

The fee-simple is registered in Vol. , Fol. , of the Register.

DESCRIPTION OF LAND.

Municipality or Assessment District.	Lot or Section.	Admeasurement or Acreage.
City of Vancouver	An undivided one-third interest in Lot 3, Block 8, District Lot 318, Group 1, New Westminster District.	

LIST OF INSTRUMENTS.

Date.	Parties.	Character of Deed.
1949 4th April	Saburo Nishimura, Administrator of the Estate of Jujiro Nishimura, deceased to Burrard Lions Club Activity Society c/o 211 Inns of Court, 678 Howe Street, Vancouver, in the Province of British Columbia.	DEED

Do not write outside the side-line. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [*in the case of a Solicitor or Agent, add*] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [*in the case of an Agent, add*] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 this 22nd day of December, 19 49, at Vancouver, British Columbia.

(Signature) Bruce L. Boyd

(Full Post-office address) 211-678 Howe Street, Vancouver, B. C.
For mailing notices and documents.

0

No.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT.

FORM A. *(Section 124.)*

Application for Registration of Fee-simple.

Date December 22, 19 49

I, BRUCE L. BOYD, solemnly declare that I am [~~or Solicitor for or~~ the duly authorized Agent of Burrard Lions Club Activity Society, and that it is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is

Burrard Lions Club Activity Society,
211-Inns of Court Building,
VANCOUVER, B. C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.* [*Or*]
I am ~~not~~ a British subject.* [*Or*]
I am informed by (Adapt to suit circumstances.), and verily believe, that the person so entitled to be registered as owner is a British subject [*or*] ~~is not~~ a British subject.*†

† For use where the application is made by a solicitor or agent.

The fee-simple is registered in Vol. , Fol. , of the Register.

DESCRIPTION OF LAND.

Municipality or Assessment District.	Lot or Section.	Admeasurement or Acreage.
City of Vancouver	An undivided one-half interest in Lot 2, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749.	

Do not write outside the side-line. Space reserved for binding.

LIST OF INSTRUMENTS.

Date.	Parties.	Character of Deed.
1949 4th April	Saburo Nishimura, Administrator of the Estate of Jujiro Nishimura, deceased to Burrard Lions Club Activity Society c/o 211 Inns of Court, 678 Howe Street, Vancouver, in the Province of British Columbia.	

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [*in the case of a Solicitor or Agent, add*] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [*in the case of an Agent, add*] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 this 22nd day of December, 19 49, at Vancouver, British Columbia.

(Signature) Bruce L. Boyd

(Full Post-office address) 211-678 Howe Street,
For mailing notices and documents. Vancouver. B. C.

0

LAND REGISTRY
VANCOUVER, B.C.

1949 DEC 28 PM 2:09

No. 229406

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT
FORM A *(Section 124)*

Application for Registration of Fee-simple

Date December 23, 19 49

I, BRUCE L. BOYD, solemnly declare that I am [~~or Solicitor for or~~ the duly authorized Agent of Burrard Lions Club Activity Society, and that it is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is

Burrard Lions Club Activity Society,
211 Inns of Court Building, 678 Howe Street, Vancouver, B.C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

~~I am a British subject.* [Or]~~
~~I am not a British subject.* [Or]~~

I am informed by ~~xxxxxxxxxxxxxxxxxxxx~~ (Adapt to suit circumstances.), and ~~x~~ verily believe, ~~that the person so entitled to be registered as owner is a British subject [or] is not a British subject.*~~

† For use where the application is made by a solicitor or agent.

The fee-simple is registered in Vol. , Fol. , of the Register.

DESCRIPTION OF LAND.

Municipality or Assessment District.	Lot or Section.	Admeasurement or Acreage.

LIST OF INSTRUMENTS.

49467

Date.	Parties.	Character of Deed.

Do not write outside the side-line. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is $2000.00 dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [*in the case of a Solicitor or Agent, add*] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [*in the case of an Agent, add*] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 this 23rd day of December, 19 49, at Vancouver, British Columbia.

(Signature)

(Full post-office address) 211-678 Howe Street,
For mailing notices and documents. Vancouver, B.C.

★ 50M-549-9758 (4)

Municipality or Assessment District	Lot or Section	Admeasurement or Acreage.
	An undivided one-third interest in Lot 2, Block 8, District Lot 318, Group 1, New Westminster District and An undivided one-half interest in Lot 2, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749. and An undivided one-half interest in Lot 2, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749 and ~~An undivided one-half interest in~~ Lot 2, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749 and ~~An undivided two-thirds interest in~~ Lot 3, Block 8, District Lot 318 Group 1, New Westminster District, Plan 1749.	

LIST OF INSTRUMENTS

Date	Parties	Character of Deed.
1949 4th April	Saburo Nishimura, Administrator of the Estate of Jujiro Nishimura, deceased.	Deed Title No. 214677L herewith.
	and	
1949 4th April	Saburo Nishimura, Administrator of the Estate of Jujiro Nishimura, deceased.	Deed Title No. 214678L herewith
	and	
1949 5th April	The Honourable the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943)	Deed.
	TO	
	BURRARD LIONS CLUB ACTIVITY SOCIETY, Inc.15-3-44, No. 2810, Gazette 1844 Page 470.	

LAW OFFICES
THOMAS A. DOHM
BARRISTER, ETC.

BRUCE L. BOYD RAYMOND G. HERBERT

TELEPHONE MARINE 7525

INNS OF COURT BUILDING
678 HOWE STREET
VANCOUVER, B. C.

December 29, 1949.

EVACUATION SECTION
Rec'd DEC 30 1949
File No. 15732
Ans.
Referred V

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

ATTENTION MRS. A. G. McARTHUR

Dear Madam: re Lots 2 and 3, Block 8,
D.L. 318, Gr. 1, N.W.D.

Enclosed herewith please find, as per your request, copies of the Vacating Certificate for each of the above properties with the Land Registry Filing number noted thereon. I also enclose a copy of the Application for Registration of Fee-simple, numbered 229406, and made on behalf of the Burrard Lions Club Activity Society.

Yours truly,

THOMAS A. DOHM

PER: B. L. Boyd

BLB/ds
Encs.

LAW OFFICES
THOMAS A. DOHM
BARRISTER, ETC.

BRUCE L. BOYD RAYMOND G. HERBERT

TELEPHONE MARINE 7525

INNS OF COURT BUILDING
678 HOWE STREET
VANCOUVER, B. C.

December 29, 1949.

OFFICE OF THE CUSTODIAN, VANCOUVER, B. C. No. 572
EVACUEE TRUST SECTION
Requisition for Cheque on No. 4 Bank Account Date Dec. 29/49

Issue to Petty Cash Regn. No. $ 19.05

Particulars: Fees for registration of transmissions:
1/2 interest in Lot 2, Yamasaki, Enemy File 739 - $ 5.75
1/3 interest in Lot 3, Teramura, Enemy File 1334 - 6.65
1/3 interest in Lot 3, Yamasaki, Enemy File 739 - 6.65
$19.05

Charge to Joint Account: Jujiro Nishimura, Kyomitsu Yamasaki, Tashiro Teramura — 04774 — 9341 — Regn. No. in Japan deceased — File No. En. 739, En. 1334

whose unpaid liabilities as per file amount to $ nil

Authorized by "F.G. SHEARS" Requisitioned by "A.G. McARTHUR"

Cash Balance at Credit $ 1630.07

Deduct Above Cheque $ 19.05

Credit Balance Remaining $ 1611.02

Approved for Payment

Issued Cheque No. 7829

Comptroller

Additional Particulars:

BLB/ds
Encs.

9341
15732

December 30, 1949.

Messrs. MacLennan & Robinson,
Barristers & Solicitors,
Rogers Building,
Vancouver, B.C.

Dear Sirs:

Replying to your letter of December 16th, we wish to inform you that the necessary Tax Certificate has finally been produced and the documents of transfer registered in the Land Registry Office.

It is believed that everything is in order and that the proceeds from sale are now available for distribution.

Your account of $16.00 for drawing the conveyance of the Nishimura Estate interest is being submitted to Mr. Dohm for payment by the purchaser. It is noted that it is your intention to charge any further fees against Nishimura's share of the proceeds from sale. We enclose a statement of account showing a net balance of $1611.02 of which Nishimura's share will be the percentage represented by $708.34 of the $2000.00 purchase price.

With reference to the existence of the Trust, the Custodian is prepared to recognize the Trust in favour of the Marpole Japanese Language School Maintenance Association and is quite agreeable to hand over the share of funds represented by the Yamasaki and Teramura interests whenever the Association authorizes some person or persons to give a valid receipt. In this connection we might suggest that in similar circumstances the surviving officers have safeguarded the situation by advertising in the New Canadian, which seems to be pretty well circulated among the Japanese population. Such advertisement might be considered adequate notice to the members that the funds are available for further use by their association and would have the effect of absolving the registered owners from further responsibility. Your comments on this would be appreciated.

Incidentally, we might point out that according to the list of members supplied by Mr. Ozaka, the names of the officers as set out in your letter of December 16, should be spelled Nunoda and Sunohara respectively. We sent you the original of this list of members some time ago.

9341
15732
Enemy 739.

January 4, 1950.

Thomas Dohm, Esq.,
Barrister,
Inns of Court Building,
676 Howe St.,
Vancouver, B.C.

Dear Sir:

Re: Marpole Hall - Burrard Lions Club

Your letter of September 21st indicates that you have on hand $47.00 for legal and land registry fees. The amount paid by this office was - legal fees, $21.00, land registry fees, $19.05. We also enclose an account received from J. Arthur MacLennan, $16.00, making a total of $56.05.

We believe that our Mrs. McArthur advised you that the documents of transfer had been registered in the Land Registry Office, and we will be obliged if you will issue cheque in favour of the Custodian for the above amount.

Yours truly,

F.G. Shears,
Director.

FGS/GN

9341
En 739 &

February 6, 1950.

TO: Mr. Shears.

Re: Nishimura

Mr. MacLennan phoned this afternoon regarding matter mentioned in their letter of January 24th ($700.00).

Also with regard to $250.00 which was due to a Nishimura boy in Japan who is a beneficiary. He has an insurance policy in this country which his brother has been paying. Mr. MacLennan would like to keep the $250.00 and apply it against the insurance policy.

Please phone Miss Robinson your decision.

G. N.

9341

950.

rding matter

o a Nishimura
olicy in this
would like
icy.

Mr Shearer.
McLennans bill
for 16 ½ to be
sent to Dohm
for payt by the
Secretary. Mr Boyd.
Dohm's office knows
about it & they have
the funds.
Leeming Ch. Dec 30.

9341
15732
Enemy 739

February 21, 1950.

Messrs. MacLennan & Robinson,
Barristers and Solicitors,
430-433 Rogers Bldg.,
470 Granville St.,
Vancouver, B. C.

Dear Sirs: Re: Estate of Jujiro Nishimura, Dec'd.

We acknowledge your letter of February 20th and note that the Administrator of the above estate has acknowledged the existence of a trust in favour of the Marpole Japanese Language School Maintenance Association, and waives any interest in any portion of the funds being held from the sale of the property at 8757 Selkirk Street.

The total funds on hand - $1651.07 - will therefore be held for the Association.

In regard to the funds to which Jiro Nishimura a resident of Japan, will be entitled from the estate. We have no objection to these funds being used for payment of premiums on the life insurance policies to which you refer.

Yours very trul

F. G. Shears,
Director.

FGS/GN

9341 f

4623

August 31, 1950.

J. A. MacLennan, Esq.,
Barrister and Solicitor,
430-433 Rogers Building,
470 Granville St.,
Vancouver, B. C.

Dear Sir:

Re: Kohei Baba indebted to
Jujiro Nishimura, Dec'd.

Referring to your letter of August 9th re the above. The award in this case, No. 191, is $460.00, and a form of Release and Authority to Pay Legal Fees have been sent to the Co-Operative Committee in Toronto. When these forms are returned to us duly completed by K. Baba, payment of the amount of the award and any deductions authorized, will be made by this office. At that time K. Baba's order to pay you the sum of $183.78 will be given attention.

Yours truly,

F. G. Shears,
Director.

FGS/GN

Mac Lennan's letter
re Mr Shears' death

9341 t

4623

OFFICE OF THE CUSTODIAN, VANCOUVER, B. C. No. 765

EVACUEE TRUST SECTION

Requisition for Cheque on No. 4 Bank Account Date Sept 20,

Issue to MacLennan & Robinson Regn. No. $ 82.40

Particulars: Solicitor's fees in connection with the Marpole Japanese Language School Maintainers Association

Charge to NISHIMURA, Jujiro Deceased Regn. No. 04777 File No. 9341
YAMASAKA, Kyomitsu Japan Int 739
TERAMURA, Tashiro Deceased Int 1334
In Trust for the Marpole Japanese Language School Maintainers Assn.

whose unpaid liabilities as per file amount to $ Not considered

Authorized by J G Means Requisitioned by C A Read

Cash Balance at Credit $ 1,651.07

Deduct Above Cheque $ 82.40

Credit Balance Remaining $ 1,568.67

Approved for Payment

Issued Cheque No. 7981 Comptroller

Additional Particulars:

MacLennan's letter
re Mr Shoji's deed

9341

September 21, 1950.

J. A. MacLennan, Esq.,
Barrister & Solicitor,
430-433 Rogers Building,
470 Granville St.,
Vancouver, B. C.

Dear Sir:

Re: Marpole Japanese Language School and
Estate of Jujiro NISHIMURA

We have your letter of the 19th instant, and enclose herein our cheque for $82.40 to cover your account dated February 22nd. This amount is being charged to the account of the Marpole Japanese Language School Maintenance Association. We now have the sum of $1568.67 remaining in the Association account.

We believe Mr. Sentaro Suzuki was the last President of the Association and you have had considerable correspondence with Mr. Suzuki. Have you any instructions in regard to the winding-up of this Association, so that funds on hand can be dealt with?

Yours very truly,

F. G. Shears,
Director.

FGS/GN
Encl.

9341

November 21st, 1950.

Mrs. Naka NISHIMURA,
2598 Eton Street,
Vancouver, B. C.

Dear Sir~~s~~ Madam:

Re: Japanese Property Claims Commission

Case No. 216

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 ... $428.10.

Cheque in your favour is enclosed for $121.25 your portion

and we have paid the Co-Operative Committee .. $ 46.00

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

7093

November 21st, 1950.

Mr. Saburo NISHIMURA,
2598 Eton Street,
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 216

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 ... $428.10.

Cheque in your favour is enclosed for $260.35 your portion and we have paid the Co-Operative Committee .. $ 46.00 for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director

9341

May 18, 1951.

Mr. George Tanaka,
National Executive Secretary,
Japanese Canadian Citizens Association,
61 College St.,
Toronto 2, Ontario.

Dear Sir:

Re: Marpole Japanese Language School Maintenance Association

We have your letter of the 4th instant with Brief etc. attached. We would like you to obtain some more signatures of members favouring the proposals set out in your Brief, as some of those you sent us are irregular - being signed by persons other than the named member, with no authority produced.

For those members still living in Canada we send you herewith a list showing the last addresses known to the Custodian. Some we are unable to trace. Nos. 1, 4, 22, 26, 28 & 36 are Deceased. Nos. 11, 35 & 37 repatriated to Japan in 1946.

The names underlined vary from those listed in your Brief but the addresses before evacuation were all in the immediate neighbourhood of Marpole.

We should like you to make a further effort to contact these members and advise us of their reaction to your proposal. The matter will then receive full consideration as soon as we hear from you.

Yours truly,

B. Good,
Comptroller.

BG/GN

Encl.

Members of Marpole Japanese Language School Maintenance Association
of Whom we have their Last Known Addresses

No. 2.	WAKABAYASHI, Genroku	East Lillooet, B.C.
6.	IRIE, Seihachi	848 McMillan St., Fort William, Ont.
7.	HIGO, Miteru	c/o Wm. Alexander, Picture Butte, Alta.
12.	WAKABAYASHI, Gentaro	East Lillooet, B.C.
14.	UTSUNOMIYA, Zenji	P.O. Box 149, Coaldale, Alta.
25.	TADOKORO, Yukiharu	Raymond, Alta.
27.	YAMAMOTO, Yonezo	c/o Monarch Life Assurance Co., 1003 Electric Railway Chambers Bldg., Winnipeg, Man. (Refer to Policy 97357, Life)
29.	KATAYAMA, Goro	10354 - 93rd St., Edmonton, Alta.
30.	ITO, Heizo	Box 431 Cedar Springs, Ontario
32.	FURUKAWA, Akio	Coaldale, Alta.
37.	AKISE, Ichiyoshi	c/o Manufacturers Life Ins. Co., Toronto (Refer to Life Policy #706415)
39.	KODAMA, Shizuka	c/o Simon Ronacher, Athalmere, B.C.
45.	NISHIZAKI, Yosomatsu	60 Alexander Ave., North Kamloops, B.C.
46.	TADOKORO, Harumi	Welling, Alberta
48.	TOYOFUKU, Atsushi	648 - West 71st Ave., Vancouver.
49.	NAKAZAWA, Shusui	c/o Ross Graham, Sicamous, B.C.
51.	MUROTA, Shishiro	c/o Takumi Murota, P.O. Box 227, Revelstoke, B.C.
55.	DOMAI, Nobuo	Taber, Alta.
57.	ITO, Heizo	P.O. Box 431, Cedar Springs, Ont.
58.	YAMAMOTO, Isamu	c/o Mrs. Yasu Yamamoto, R.R. 1, Oyama, B.C.
61.	UYEDA, Sojiro	c/o Parkin Spruce Mills, Donald Station, B.C.

(Temporary)
PERSONAL PROPERTY
SUMMARY

January 31, 1947

File No. 9341

Re: Jujiro NISHIMURA (Mr.)
Reg. No. 04777

Chattels: In his JP form dated May 16, 1942 this Japanese declared no chattels but a review of this file indicates that a number of chattels were left by Mr. Nishimura in the protected area. (See Summary attached)

Specified Articles:

This file reveals that a 1934 Chevrolet Truck and a 1937 Willys Panel Truck were owned by the above Japanese. The Chevrolet truck was sold on September 10, 1942 for $173.02 net and the Willys Truck for $247.79 net. (See Supplementary Summaries attached).

Bank Account: Mr. Nishimura declared in his JP form that he had $4300.00 in the Royal Bank of Canada, Marpole, account number being 1625. No action regarding this account has been taken by the Custodian.

Life Insurance: A $2000.00 Sun Life Policy, No. 2201940, was declared by Jujiro Nishimura in his JP form, beneficiary being his wife, Naka, and policy is his possession. According to information received from the Sun Life Assurance Company the above Japanese also holds policies 2204092 and 2204094. No action regarding these policies has been taken by the Custodian and in a letter dated July 24, 1945 from the Sun Life addressed to Jujiro Nishimura it is indicated that Mr. Nishimura wishes to take care of the premiums as they fall due.

Shares: An extract on file dated January 11, 1944 indicates that the above Japanese holds 3 shares in the West Coast Trading Company.

An extract on file dated January 13, 1944 indicates that Jujiro Nishimura holds 10 shares in the B. C. Purchaser's Association.

Accounts Receivable: Following were declared by Jujiro NISHIMURA in his JP Form:

Motaro HAMAURA, Acme Cannery, Eburne - $200.00 merchandise account
(File 6643)- debtor denies but creditor states this account has been pd
Toru KOYANAGI, Acme Cannery, Eburne - $490.00 - 59.4"s pd Jul. 14/47
(File 9944)
Matsunosuke NAGAI, Acme Cannery, Eburne-$170.00 " "
(File 5315)

(Note: these files have not been checked as yet but it is revealed on Jujiro NISHIMURA's file 9341 that Nagai paid $100.00 on account of his debt on December 21, 1944)

June 19/42: Revealed through Norris & MacLennan that Kohei Baba of 1228 W. 77th Ave., owed $183.79 to Jujiro NISHIMURA for provisions. We advised Norris & MacLennan on July 15,1942 that Baba registered his debt to Nishimura in amount of $160.15.

Accounts Receivable, cont'd:

Jan.12, 1943: Marshall-Wells Limited remitted to the Custodian an amount of $22.53 which they had standing to Nishimura's credit in their books. (Cust. Receipt #2655 on file dated Jan.14/43).

May 11, 1943: Jujiro NISHIMURA states he paid funeral expenses in connection with burial of Tashiro Teramura, Deceased (Int. File 1334). This matter has not yet been cleared up as real property in which both Jujiro Nishimura and the deceased have an interest is in course of sale, not having been completed at this date.

284.00

March 15,1945: The Prudential Insurance Company of America forwarded to this office their cheque for $1015.81 representing full payment of regular and accidental death benefits under Policy No. 383322783, in name of Ichiro Nishimura, son of Jujiro Nishimura. This was forwarded to the father by the Custodian on March 21, 1945.

July 1945 : An amount of $5.00 was credited to Jujiro Nishimura's account with the Custodian, representing refund of security deposit for light from the B. C. Electric Railway Company.

Sept.4, 1945: An amount of $145.95 was credited to Jujiro Nishimura's account being for funeral expenses paid by him in connection with the death of his son, Ichiro Nishimura. These funds came from the Estate of Ichiro Nishimura, son.

½ Share of Estate of Ichiro Nishimura forwarded Repatriates at Jujiro's request in Bank of Lisn 146391

REAL PROPERTY SUMMARY

File 3714
File 9341

JAPANESE NAMES: Ichiro NISHIMURA - - Reg. No. 02208
Jujiro NISHIMURA - - Reg. No. 04777

PARCEL "A"
CATALOGUE NO: 120.

PROPERTY ADDRESS: 9180 Hudson Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 15, Blk. 2, Blk. "Y" D.L. 318, Gp. 1, N.W.D., Plan 3069.

TITLE: In the names of Ichiro and Jujiro NISHIMURA.

ENCUMBRANCE: Vesting 34653 - 17th August 1942.

ASSESSED VALUE: 1942 -
Land $780.00
Improvements 1850.00 Total $2630.00 Taxes $88.80.

CLASSIFICATION: On the property is a 4 room frame house on concrete foundation with no basement. Upper floor at time of inspection was used for storag of furniture by the owner.

HISTORY OF ADMINISTRATION: The ground floor of this building was rented by the owners at $15.00 per month to Mrs. A. Seymour, and J.W. Fairhall acted as rental agent for the Custodian from the 1st June 1942. Mrs. G. Driver became tenant of the upstairs suite at $12.00 per month on December 1st, 1942. Mrs. Seymour vacated on the 15th May 1944, and from that date Mrs. Driver was tenant of both floors at a rental of $27.00 per month until date of sale of the property. The property was administered in conjunction with number 9182 Hudson Street (Lot 14) in the same joint ownership and the revenues and expenditures are in one ledger account.

The revenue from this property was:-

Mrs. Seymour - Ground floor - 1-6-42 to 30-4-44 - 23 months at $15.00	$345.00
Mrs. Driver - Upper floor - 1-11-42 to 31-12-44 - 26 months at $12.00	312.00
Mrs. Driver - Ground floor 15-5-44 to 31-12-44 - 61/3 months at $15.00	94.70
	$751.70

PARCEL "B"
CATALOGUE NO: 121.

PROPERTY ADDRESS: 9182 Hudson Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 14, Blk. 2, Blk. "Y", D.L. 318, Gp. 1, N.W.D., Plan 3069.

TITLE: In the names of Jujiro and Ichiro NISHIMURA.

ENCUMBRANCES: 77043 - An Agreement dated 10th December 1929, City of Vancouver, Lancelot William Noel HARVEY and Jujiro NISHIMURA, being a permit to erect a store extending to the street line on condition that that part of the building within 40 feet of the centre line of

(Temporary)

line of Hudson Street will be removed without cost to the City within 2 months of notice from the City. Copy of Agreement on file.

Vesting 34653 - 17th August 1942.

ASSESSED VALUE: 1942 -
Land $950.00
Improvements 1800.00 Total $2750.00 Taxes $96.35.

CLASSIFICATION: A store with frontage of about 15 feet, 1 storey high with living rooms at the rear. The inspector reported that these rooms, about 14 in number, were occupied at the date of inspection by A.B. Engen June 3rd, 1942. Building on concrete foundation with no basement. Store was vacant at the date of inspection.

HISTORY OF ADMINISTRATION: By an Agreement dated 15th May 1942, Jujiro NISHIMURA leased that portion of the property used as a dwelling in the rear of 9182 Hudson Street for the duration of the war and 30 days thereafter, at a rental of $15.00 per month payable at the office of J.W. Fair- hall, light and water to be paid by Mr. NISHIMURA, the lessee to pay all light in excess of $1.00 per month. The lessee will assume the light charge of $1.00 per month and this was deducted from the monthly rental making the monthly rental $14.00 per month.

Permission was given to the Imperial Tobacco Co., to place a sign ss- on the building and in the period of the Custodians administration the rental received from this source was $10.00. There is no record of this transaction except the entry of money received.

The revenue from this property was:-

A.B. Engen - rooms in rear of store -	
21-5-42 to 20-9-44 - 28 months at $14.00	$392.00
W. Doty - store -	
1-7-43 to 30-11-43 - 5 months at $7.00	35.00
1-2-44 to 31-8-44 - 7 months at $7.00	49.00
Imperial Oil Co. - sign permit	10.00
	$486.00

The fact that the term of this lease to Mr. Engen was for the duration of the war and that the lease was executed by one of the owners only was brought to the attention of Mr. Fairhall in a letter dated the 24th June 1944, with instructions that these facts be communicated to the purchaser. Mr. Fairhall was advised on the 24th September 1943, that any sale of the property would be subject to the lease as executed.

Rental amounting to $60.00 accruing from number 8407 Osler Street catalogue 166, which should have been credited to the account of the Estate of Ichiro NISHIMURA, file 3714, was credited to the joint account of 3714 and 9341, Ichiro NISHIMURA and Jujiro NISHIMURA. As Ichiro NISHIMURA is now deceased and his father and mother are the sole beneficiaries of his estate, and as both accounts are closed after administration by the Official Administrator it is now necessary to transfer this item to the Estate of Ichiro NISHIMURA. It is therefore shown as a special credit in this statement.

(Temporary)

PERSONAL PROPERTY

The total revenues from rents as shown in month reports was:-

Number 9180	$751.70	
" 9182	486.00	
Ichiro NISHIMURA Estate credited to this joint account in error	60.00	Total $1297.70

SOLD: The 2 properties were sold to one ownership but in separate transactions, the purchasers being Harry and Helen Armstrong who purchased Lot 15 for $1850.00 as at the 7th November 1944, sale approved by the Advisory Committee on the 19th October 1944, and Lot 14 for $2500.00 as at the 27th June 1944, approved by the Advisory Committee on the 14th June 1944.

FUNDS: ~~Released~~ accrued to the joint credit of the Estate of Ichiro NISHIMURA and Jujiro NISHIMURA, sale price of the 2 properties $4350.00, plus rentals received $1297.70, total $5647.70; less commission on sales $68.26, repairs $49.20, sundries $102.55, taxes $263.68, insurance $11.25, Certificate of Encumbrance $1.00, valuation fees $15.00, advertising fees $8.00, registration fees $22.20, commission on sales $217.50, closing adjustments $98.43, total $857.07. Net amount released $4790.63. From this $2408.81 has been transferred to the account - 3714, Estate of Ichiro NISHIMURA, and the balance of $2381.82 transferred to account 9341, Jujiro NISHIMURA.

TITLE: C. of T. 106978-L covering Lot 14 dated the 20th August 1944, issued in the names of Harry and Helen Armstrong, and receipt of title acknowledged on the 7th September 1944 by Helen Armstrong.

C. of T. 115202-L covering Lot 15 issued in the names of Harry and Helen Armstrong and receipt of title acknowledged on the 14th February 1945 by Helen Armstrong.

OLD C. OF T. NO. 62476-L: Covering Lots 14 and 15 requested of Jujiro NISHIMURA on the 4th July 1944. No record of its receipt on file.

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

DATED November 19th, 1946.

IM:ML

Ian Macpherson

934'

INTERIM REAL PROPERTY SUMMARY

JAPANESE NAME: Marpole Japanese Language School
Jujiro NISHIMURA
Kiyomitsu YAMASAKI
Reg. No. 04777 (In Japan)
File Evac. 9341
File Int . 739

CATALOGUE NO: Special sale by arrangement.

PROPERTY ADDRESS: Next to No. 8757 Selkirk Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 2, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749.

TITLE: In names of Jugiro Nishimura and Kiyomitsu Yamasaki, Certificate of Title No. 65578-K.

ENCUMBRANCES: Nil.

Vesting Order No. 34676 filed August 21, 1942 - Interest of Jujiro NISHIMURA.

Vesting Order No. 34645 filed August 15, 1942 - Interest of Kiyomitsu YAMASAKI.

ASSESSED VALUE: 1942
Land $400.00
Improvements Nil - $400.00 Taxes - $20.83

CLASSIFICATION: A vacant lot 50 x 115 ft. adjoining the school building and used as a playground.

HISTORY OF ADMINISTRATION: This lot is not included in the lease for 18 months from October 1st, 1945, of Lot 3 to the Burrard Lions Club Activity Society. No revenue is derived from this lot. Copy of lease on file.

they ?? Title cannot yet be conveyed. A special vesting certificate of the Yamasaki interest will first be filed, and when so vested, transmitted and conveyed to the proposed purchasers, the Lions Club. The distribution of the proceeds will have to be determined, as Jujiro Nishimura claims that he acquired the Yamasaki interest. This claim is based upon possession of a Power of Attorney given by Kiyomitsu Yamasaki to Jujiro Nishimura, dated September 29th, 1936 and authorized Nishimura to sell the Yamasaki interest. No Agreement for Sale or Deed was given, and Nishimura appears to have considered the document a conveyance, and states that he was so advised by J. W. Fairhall. ~~of~~ Norris & McLennan letter of March 6th, 1943.)

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

Ian Macpherson

DATED: April 9th, 1947.

IM:ic

Nishimura claims to have pd taxes on this ppty since 1936.

Persons interested are:-

Jujiro NISHIMURA, present address is Coldstream Ranch, Vernon, B.C.

Tashiro TERAMURA, died in Vancouver General Hospital, October 26th, 1936. His natural known heirs are his widow, Suye Teramura (administratrix of his estate), a daughter, Masako, and a younger daughter name unknown. The address of the widow and daughters is given by Totakichi OSAKA (letter March 15th, 1946) as "Near the town of Hikome, Matsubara, Shiga Ken." Her residence in Japan confirmed by Mr. Nishimura, letter May 11th, 1943.

Kiyomitsu YAMASAKI, who returned to Japan in October, 1936, Letter March 6th, 1943, Norris & MacLennan.

In the matter of title, in brief the situation is this. Mr. Nishimura claims that he owns the Yamasaki interest in virtue of a Power of Attorney given by Yamasaki and that he also owns the Teramura interest by a verbal agreement. The evidence he has is insufficient to substantiate these claims. Mr. Sheppard has been requested to prepare a proper form of transmission to the Custodian of the Teramura interest, and a transmission of the Yamasaki interest will be prepared in this office, so that a conveyance of all interests can be made.

On April 16th, 1945, Mr. Sheppard was requested to make an application to the Official Administrator to wind up the estate of Tashiro Teramura. It was found that Letters of Administration had been granted on February 18th, 1937, to Suye TERAMURA, widow of the deceased, who, with her two daughters all reside in Japan. These three are all of the known heirs of the deceased. It is not possible at the present time to procure any conveyance, and the matter is in the hands of Mr. Sheppard.

From the correspondence on file it appears that both Lots 2 and 3 are held by the registered owners as trustees of the Marpole Japanese Language School, a society registered as Vancouver Nippon Kyoritsu Go Gakko (Japanese School of Languages) Maintenance Association, of which association a list of directors as at January 20th, 1943, is on file. The presumption of this trust is confirmed by Norris & McLennan in their letter of March 6th, 1943, by a statement made to Mr. Wright by Mr. K. Kimura (memo May 10th, 1943 file Int 739) and by Otakichi ASAKA, secretary of the school (letter June 15th, 1943), see memo, Mr. Wright, June 24th, 1943. The actuality of this trusteeship is yet to be determined, before distribution of proceeds of sale.

...3/

Nishimura claims to have paid taxes on this
ppty since 1936.

File Int. 1334
File Int. 739
File Evac 9341

Real Property Summary - Page 3 -

APPRAISALS: By D.W. Reeves, March 15th, 1946, Lot 2, $250.00, Lot 3, $250.00, building in view of necessary repairs, $1500.00 - total $2,000.00.

By J.W. Fairhall, August 14th, 1945, $2,000.00.

ADVERTISED: Property advertised for sale in the News-Herald March 7, 1946, in the Sun and Province March 9th, 1946.

FUNDS: The receipts and disbursements in connection with this property, as shown in ledger, are:-
Rent credits $420.00. Debits, repairs by tenants $420.00. Other repairs $21.46, Sundries $2.00, Certificates of Encumbrances $3.00, Insurance $10.00, Taxes $267.60, Appraisal $10.00, Advertising $34.87, total disbursements $768.93. Debit balance $348.93.

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

April 10th, 1947.

Ian MacPherson

DATED: April 10th, 1947.

IM:ic

INTERIM REAL PROPERTY SUMMARY

JAPANESE NAMES:	Marpole Japanese Language School.		File Int 1334
	Tashiro TERAMURA	Deceased	File Int 739
	Kiyomitsu YAMASAKI	(In Japan)	File Evac9341
	Jujiro NISHIMURA	Reg. No. 04777	

Dec'd Apl. '47

CATALOGUE NO: Special sale by arrangement.

PROPERTY ADDRESS: No. 8757 Selkirk Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 3, Block 8, District Lot 318, Group 1, New Westminster District, Plan 1749.

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(1) An undivided 1/3 interest in name of Tashiro TERAMURA, Certificate of Title No. 28704-K.
(2) An undivided 2/3rds interest in names of Jujiro Nishimusa, and Kiyomitsu Yamasoki, Certificate of Title No. 36795-K.

ENCUMBRANCES: Nil.

Vesting 34644 of interest of Kiyomitsu YAMASAKI filed August 15th, 1942.
Vesting 34652 of interest of Jujiro NISHIMURA filed August 17th, 1942.

ASSESSED VALUE: 1942

Land	$ 400.00		
Improvements	1750.00	- $2150.00	Taxes $66.40

CLASSIFICATION: Lot reported as 50 x 115 ft. with two storey frame building approximately 30' by 60' which has been used as a Japanese School. The wood shed at the rear is about 40' by 14'. The school building rests on a concrete foundation and floor. Basement, floor, walls and ceiling are lumber lined. The building, plumbing and chimney generally appear in good condition.

HISTORY OF ADMINISTRATION: Premises leased by the Custodian to the Burrard Lions Club Activity Society by lease dated September 24th, 1945, for a term of 18 months computed from the 1st October 1945 at a rental of $30.00 per month. Supplementing this agreement to lease, and expressed in a memorandum dated 22nd September, 1945, signed by the president and secretary of the Club, the Club may make expenditures in repairing the building up to $420.00. The $420.00 has been so expended and credited as rental up to 1st November, 1946. Rent due since 1st November remains unpaid.

On the 30th March 1946, the Vancouver (Burrard) Lions Club made an offer to purchase Lots 2 and 3, at a price of $2,000.00 and deposited the sum with the Custodian. Acceptance of offer is deferred, pending clarification of title.

...2/

File No. 9341
Int. 739

Catalogue No. _____

Reg. No. 04777
(In Japan)

Jujiro NISHIMURA (Mr.)
Kyomitsu YAMASAKI (Mr.)

Civic Address: 8757 Selkirk Street

Legal Description: Lot 2, Blk. 8, D. L. 318, Group 1, N. W. D., Plan 1749.

Classification: Vacant Land.

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NOTE: This property is the Marpole Japanese Language School and the Internee Section opened a file No. 1338 under this name. Actually Jujiro NISHIMURA claims that the property is his, as Tishira TERAMURA who had a one-third interest died in October 1936, the other one-third interest being held by Kyomitsu YAMASAKI (in Japan)—— as Nishimura has paid taxes on the property since 1936 he has been under the impression that the property is his, whereas Mr. Wright is of the opinion that the registered owners hold title to the property as Trustees for the Marpole Japanese Language School. (See Memos on file dated June 24th/43 and June 28/43).

File No. 9431

Catalogue No. ____

Jujiro NISHIMURA } undivided 2/3 int
Kyomitsu YAMASAKI } " 1/3 "
Tashiro TERAMURA (dec'd) -

Reg. No. 04777 24.739
(In Japan) " 1234
(Deceased)

Civic Address: 8757 Selkirk Street

Legal Description: Lot 3, Block 8, D. L. 318, Group 1, N. W. D., Plan 1749.

Classification: School and playground

- - - - - - - - - - - - -

NOTE: This property is the Marpole Japanese Language School and the Internee Section opened a file No. 1338 under this name. Actually Jujiro NISHIMURA claims that the property is his, as Tishira TERAMURA who had a one-third interest died in October 1936, the other one-third interest being held by Kyomitsu YAMASAKI (in Japan)—— as Nishimura has paid taxes on the property since 1936 he has been under the impression that the property is his, whereas Mr. Wright is of the opinion that the registered owners hold title to the property as Trustees for the Marpole Japanese Language School. (See Memos on file dated June 24th/43 and June 28/43).

These premises are being used for storage by the Custodian.

LIABILITY SUMMARY

July 4th, 1946

File No. 9341

Re: Jujiro NISHIMURA (Mr.)
Reg. No. 04777.

Under date of April 7, 1943, a claim in the amount of $13.73 was filed against the above Evacuee by Steele, Briggs Seed Co. Ltd., Regina, Sask. for seeds supplied to Mr. Jujiro NISHIMURA. Mr. Nishimura admitted this debt on April 19, 1943 and asked us to pay it from funds in his account with the Custodian. Accordingly, this claim was paid as per requisition on file dated April 24, 1943.

No other claims appear on this file against the above Japanese person.

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

E. Robertson

E. Robertson.

/ER

Income tax $3.18 fd at Nishimura's request, Aug 19/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Jujiro Nishimura
McBillway Falls, B.C.

File No. 9341

Reg. No. 04777.

Company Sun Life

Agency Vancouver Agency

Policy No. 2201940

Premium - $ 224.50

Payable: X Annually, Semi-annually or monthly

Month October Day 1

REMARKS:

letter sent 7/9/42

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Jujiro Nishimura

McGillivray Falls B.C.

File No. 9341

Reg. No. 04777

Company Sun Life

Agency Vancouver Agency

Policy No. 2204094

Premium - $ 49.90

Payable: X Annually, Semi-annually or monthly

Month September Day 10

REMARKS:

Letter sent

Letter sent 7/9/42

FIRE INSURANCE SUMMARY

November 19th, 1946

Files 3714
9341

Re: Ichiro Nishimura - 02208
Jujiro NISHIMURA - 04777

Catalogue 120, number 9180 Hudson Street, property insured by the owners in the Bankers and Traders Insurance Co., policy 32-28190, $250.00 on building, $500.00 on stock and $250.00 on equipment. Renewed on the 21st December 1942, in the Provincial Insurance Co. Ltd., policy 55298 below.

Catalogue 121, number 9182 Hudson Street on stock stored in this building insured by owner for $1250.00 in the Bankers and Traders Insurance Co., policy 32-28190 expiring on the 21st December 1942. Catalogue 121 - 9182 Hudson Street insured by owners in the Merchants Fire Insurance Co., policy 39148 for $3500.00 on building, 3 year period expiring 12th January 1945. This policy was transferred to Harry and Helen Armstrong on the 26th July 1944. There is a memo dated 31st July 1944 on file stating that this policy was assigned to J. Thom. No further reference to this assignment on file.

Catalogue 120 - number 9180 Hudson Street, insured in the Provincial Insurance Co., policy 55298, $1000.00 on building and $500.00 on building in the rear, expiring on the 12th January 1946. Transferred to Harry and Helen Armstrong on the 19th April 1944.

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

Ian Macpherson

IM:ML

04777 NISHIMURA, Jujiro NO. 9341

(See also File 3714 & Int. 1338

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	DAY	YEAR	PROPERTY
Bankers & Traders Insurance Co. Ltd.	Renewed Pol # 32-34184 - Bankers & Traders. 32-28739	$2000.	April	11	1945	Lot 3, Block 8, D.L.318 8757 Selkirk St. Vancouver, B. C.
Bankers & Traders Insurance Co. Ltd.	Renewed Pol # 55298 Provincial Ins. Co. 32-28190	$2250.	Dec.	21	1942	9180 & 9182 Hudson St. Vancouver, B. C.
Merchants Fire Assurance Corpn.	Transferred to New Owners - Armstrong 26/7/44 39148	$3500.	Jan.	12	1945	9182 Hudson St. Vancouver, B. C.
Provincial Ins. Company, Ltd.	Transferred to New Owners - Armstrong - 19/2/44 55298	$1500.	Jan.	12	1946	9180 Hudson St. Vancouver, B. C.
Bankers & Traders Insurance Company	to cross Ref. Int. 1338. 32-34184	$2,000.	April	11	1946	Lt.3, Blk.8, D.L.318, 8757 Selkirk St., Vancouver, B.C

Allowed to lapse. Insurance being placed by new owner (see letter on file 9341 dated Apr. 8/46)

see letter on file dated April 8/46 re present coverage

INSURANCE SUMMARY

No. 8757 Selkirk Street, Vancouver, B. C.
Marpole Japanese Language School

Instructed by the Custodian, Mr. J.W. Fairhall placed insurance covering goods stored in this building with the North British and Mercantile Insurance Company, Policy No. 685167 in the amount of $3,000.00. Premium of $29.70 was paid on December 28th, 1942. No further record of this on file or in the office.

Building was insured in the amount of $2,000.00, Bankers and Traders Insurance Company Limited, Policy No. 32-28739, three years expiring April 11th, 1945. Policy was renewed by the Custodian for one year, to April 11th, 1946, and was renewed by the Lessees.

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

Ian MacPherson

DATED: April 10th, 1947.

IM:ic

NO. 9341

P 13

Evacuee File #9341

NISIMURA, Jujiro
Japanese Language School
8757 Selkirk S t.
Vancouver, B. C.
12/3/43
(Marpole Custodian Storage)



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No.