

5

461

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: NIJIMURA Manjiro

HOME ADDRESS: 934 West 7th Ave., Vancouver B.C.

REGISTRATION NUMBER 02401 SEX: Male AGE: 52

OCCUPATION: Sawmill Worker

(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: B.C. Fir and Cedar Co. Vancouver B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiwa

ADDRESS OF WIFE OR HUSBAND: 934 West 7th Ave., Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: Riko (F)

EXHIBIT No. 719-9

DATE Sept 27/48

FILLED BY G. S. Rice

ADDRESS OF CHILDREN: 934 West 7th Ave., Vancouver B.C.

AGE OF CHILDREN: 15

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

1. LOCATION AND DESCRIPTION: 6 Roomed 2 Storey Wooden Frame Dwelling house
934 West 7th Ave., Vancouver B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wood Shed.

3. INSURANCE (Give particulars; state where policies are) \$3.00 a year for insurance
paid up to date policies in declarants possession. Denomination unknown.

4. TAXES (Amount and where payable) \$41.00 a year payable to the City Hall

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

none

6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners Possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 934 West. 7th Ave., Vancouver B.C.

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Dining Room Furniture, 1 Stove, Kitchen China and utensils, Sewing Machine Table and chairs, Clock, 1 Card Table, Coffee Table, Glass Cabinet, Bedroom Furniture, 3 pc. Chesterfield. All at 934 West. 7th Ave., Vancouver B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 Dog Alsatian

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

not taken
over by
trustee
office

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. 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)

none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50.00 Victory Bond and 1--\$5.00 War Savings Certificate in declarants possession8. BANK ACCOUNTS: none9. LIFE INSURANCE: Prudential Life Insurance \$500.00 Policy number unknown10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none

Van. General Hospital \$160.35 *\$80.00* } *paid in*
Estate of D. Patterson 169.00 *85.00* } *Full settlement*
how is it
see claim
Sheet
OK

2. TRADE DEBTS: noneREMARKS: none

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 31st day of March 1942.(Signature) Songro Nishimura

M. Wright
 Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE August 9, 1943

Our File No. 461

Full Name NISHIMURA, Sanjiro
(Surname in Block Letters)

Registration No. 02401

Male - Female
(Check)

Age March 23, 1890.

Former Address 934 West 7th Avenue, Vancouver, B.C.

Date Evacuated October 15, 1942. Naturalized - Canadian-Born - National
(Check)

Present Address Lemon Creek, Sleean, British Columbia

C/o E. A. Meacham, Taber, Alberta. May 21/48

Married - Single
(Check)

Name of Wife DEGUCHI, Kiwa - #02585

Name of Husband _____

Name of Mother (Nee' KONDO,) Shizu.
Deceased.

Name of Father (NISHIMURA) Sakuji - Deceased

Names of Children under 16 _____

Eiko - 20/11/27

Requested by G.M.

Registered with Custodian Yes
(Yes or No)

Additional Information

Sawmill worker - employed by B.C. Fir & Cedar Company,

Vancouver, B.C.

Land and house at above address.

Handwritten:
2/30 205 15

File No. 461

REAL PROPERTY SUMMARY FOR CLAIM

April 27th, 1948.

CLAIMANT:

(Mr.) Sanjiro NISHIMURA

Reg. No. 02401.

PROP. SUBJECT
OF CLAIM:

934 West 7th Avenue, Vancouver, B.C. (Catalogue No. 359).
being
City of Vancouver, Lot 7, Blk. 316,
D.L. 526, Gp. 1, N.W.D., Plan 590.

CLAIM:

Estimated fair market value as per claim:	\$1300.00
Gross Selling price by Custodian	650.00
CLAIM	\$ 650.00 (\$700.00)

JP Declared March 31, 1942.

C of E dated October 23rd, 1942, notes vesting in the Custodian.

1943 Assessment Notice:

Land - \$665.00
Improvements- 350.00

Valuation - J.R.Reid & Co., February 29/44, \$750.00.

Offer rec'd., Pemberton Realty Corporation Ltd., May 20/44, \$650.00
on behalf of client, Bawa Mahan Singh. ACCEPTED.

Approved by Advisory Committee - May 24/44.

Sanjiro NISHIMURA advised of sale of property, \$650.00, Sept. 20/44,
provided with Statement of Sale and Statement of Account.

Statement of Account to date.

Photograph taken April 29th, 1943.

/JS

EXHIBIT No. 719-6
DATE Sept 27/48
FILED BY G. R. A. Rice

J. Spratt.

REAL PROPERTY SUMMARY

Catalogue No. 359.

NISHIMURA, Sanjiro (Mr.)

Reg. No. 02401.

File No. 461

Civic Address:

934 WEST 7TH AVENUE, VANCOUVER, B. C.

Legal Description:

Lot 7, Blk. 316, D.L. 526, Gp. 1, N.W.D., Plan 590.

Classification:

Dwelling.

----- (SOLD) -----

Registered in the name of: Sanjiro NISHIMURA

State of Title : Clear.

Sold to : Bawa Mahan Singh, 860 W. 7th Ave., Vancouver, B.C.

For : \$650.00 cash.

As at : June 9, 1944.

Title delivered to registered owner, B. W. Singh: August 11th, 1944.

Funds in net amount of \$588.23 released to open credit of S. Nishimura's account on August 8, 1944.

Insurance: Western Assurance Company Policy No. 745891 for \$1000.00, expiring October 23, 1945, was transferred to the new owner on June 28, 1944.

Administration:

This 6-room, 2-storey frame dwelling with woodshed in rear was an old building, in fair condition only and in a poor district, with mills and factories adjacent. Nishimura agreed in August 1942 to rent the property to a Peter Menges for \$12.00 per month, but on taking possession in October 1942 the tenant found the place in such an unsatisfactory condition that he moved out within a month. The City Health Department then condemned the house as unfit for human habitation. In the meantime the agents appointed by us, viz. The London & Western Trusts Co. Ltd., had made several visits to the property and found on December 5, 1942 that a Mr. Fred Rennie was occupying the house on the authority of a Mr. M. McLaren, of 924 W. 7th Avenue, a friend of the Nishimuras, he having received instructions to rent from the Evacuee. Considerable repairs were done by Rennie and the City Health Department did not object to occupancy. The arrangement made and agreed by the Evacuee was that in view of repairs, rental for the first six months should be \$8.00 per month, and thereafter \$12.00 per month. Mr. McLaren was allowed by the Evacuee to retain the first month's rent, i.e., for December 1942, for securing tenant, etc. From January 1943 rents were paid regularly to our agents until May 1944, when the property was sold for \$650.00 cash to Bawa Mahan Singh as of June 9, 1944, net proceeds being \$588.23. The valuation was \$750.00 and the Advisory Committee approved the sale at the figure mentioned. Due to repairs done by the tenant under the arrangement made, only \$5.73 was expended for owner's account during tenancy and the administration of the property proceeded normally once Rennie took over.

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

P. Douet.

PD/ER

March 14, 1946.

PERSONAL PROPERTY SUMMARY

File No. 461

Sanjiro NISHIMURA (Mr.)

Reg. No. 02401

Chattels:

The chattels found at 934 W. 7th Avenue were apparently of very little value. Everything was sold with the exception of the shrine which is stored at 604 East Cordova Street, Vancouver, B. C., and a number of articles which were abandoned as being of no value. (See Supplementary Summary and Schedule attached).

Livestock:

Declared - "1 Dog Alsatian". Nothing is revealed on this file regarding the disposition of this dog.

Accounts
Receivable:

This file reveals that \$4.77 was credited to the above Evacuee's account in the Fall of 1942, representing 1% Wage Deductions refund for first six months of 1941 from the Provincial Collector, Vancouver.

Bonds and
Certificates:

Declared - \$50.00 Victory Bond and
1 - \$5.00 War Savings Certificate
both said to be in declarant's possession. The above Bond and Certificate did not come under the control of the Custodian.

Life Insurance:

The above Evacuee declared a \$500.00 Prudential Life Insurance policy, policy number unknown.

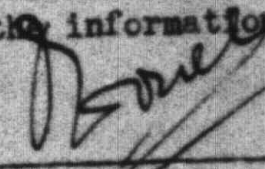
In a letter dated August 6, 1943 from the Prudential Life Insurance Company they stated that Nishimura requested the cash surrender settlement of two policies, numbers 104155964 and 104828978, in the amount of \$61.38. At our request they sent the cheque to this office which we in turn forwarded to the Evacuee on September 7th, 1943.

Specified
Articles:

No Specified Articles are revealed or declared on this file.

No other personal property belonging to this Japanese person is revealed on this file.

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


P. Doucet.

PD/ER
January 4th, 1946.

LIABILITIES SUMMARY

File No. 461

January 4th, 1946

Re: Sanjiro NISHIMURA - #02401

The above Japanese person did not declare any personal debts but his file reveals that the following claims were lodged against him:

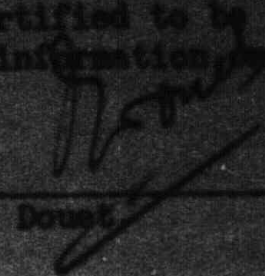
Vancouver General Hospital	-	\$ 160.35
Estate of Dr. Patterson	-	\$169.00

The account from the Vancouver General Hospital for hospitalization of a daughter, Eiko Nishimura, 9 years old, was received by us in April 1942. On November 21st, 1944 we wrote to the hospital advising them that Nishimura offered to pay \$80.00 in full settlement of their account. This offer was accepted by the Board of Directors of the Vancouver General Hospital and our cheque in the amount of \$80.00 was remitted to them on December 11th, 1944, as settlement in full.

In April 1942 we received the account from Dr. F. P. Patterson in the amount of \$172.00. By October 1942 this amount was reduced to \$169.00, Nishimura having made a number of small monthly payments. On November 21, 1944, we wrote on behalf of Nishimura to the Pacific Coast Creditors, who were acting on behalf of Dr. Patterson's Estate, asking if they would accept \$85.00 in full settlement of this account. This offer was accepted by the Trustees of the Estate and a cheque for \$85.00, representing payment in full, was sent by us on November 25th, 1944.

No other claims against the above Japanese person are revealed on this file.

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


P. Doust

PD/ER

File No. 461

CLAIMS DEPARTMENT

July 24th, 1943.

Sanjiro NISHIMURA - Reg. No.

CREDITORS:-

- | | | |
|---------------------------------------|----------|------------------|
| 1. Vancouver General Hospital..... | \$150.35 | 850 1/2 11/14/43 |
| 2. Estate of Dr. P. P. Patterson..... | 169.00 | 985 2/14/43 |

in full
settlement

[Signature]

AMCA:ND

MEMORANDUM

January 12th, 1944

File No. 461

TO: Mr. Green, Protection Department

FROM: Administration Department

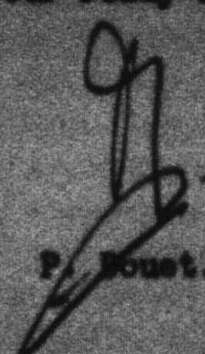
- CHATTELS -

934 W. 7th Ave., Vancouver, B.C.
Sanjiro NISHIMURA - Reg. #02401

Chattels according to your list No. 389 on June 2nd, 1943 on the above file were removed from the shed in the rear of the building, but so far no statement has appeared on file giving particulars of sale by auction.

If these goods have been auctioned we shall be glad to have the sheets at an early opportunity. If they have not yet been sold, when they are disposed of we would like to forward the auction sheets showing the results of the sale to this office as he has written us several times regarding these chattels.

The file is attached for your ready reference.


P. Fouet.

PD/ER

GAS.

 Known as 156. ? 154 W S. Japanese
language school, I believe were sold.
auction results not yet to hand?

Vancouver Auction No. 519
and 520, 

CHATELAIN SUMMARY

File No. 461

Sanjiro NISHIMURA (Mr.)

Reg. No. 02401

Respecting the attached schedule, the chattels declared by Nishimura and mentioned by our Agents were never accounted for. The inventory was taken several months prior to Manges, the first tenant, taking possession and as he did not sign for any chattels and maintained that the only goods on the premises were those he purchased for cash from Nishimura, there was nothing further we could do in the matter.

Interference by the Evacuee in giving authority to a next door neighbor, a Mr. H. McLaren, regarding renting, when we had already appointed agents, did not help matters and we wrote to Nishimura on December 8, 1942 enclosing a copy of our agents' report on the whole matter, and advised him we could take no further action as all arrangements were made direct between him and Mr. Manges.

Undeclared chattels were removed from the woodshed and all salable items disposed of by auction. Many of the chattels were junk and were abandoned. The evacuee was advised fully as to the sale and disposal.

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

P. Donet
P. Donet.

PD/ER
March 14, 1946.

Note. According to Custodian Storage Report there is one bundle of photos remaining in our storage at 604 E. Cordova belonging to this Japanese.

*A. R.
Apr 27/46*

NAME NISHIMURA, Sanjiro

REGISTRATION NO. 02401

FILE NO. 461

The following chattels were sold by public
 auction at 1047 Bayview St., Vancouver, B.C. on November 21, 1944.

5 chairs and 1 stool	\$ 2.25
Small cupboard	0.50 F
Heat cooler	0.50 M
2 Mirrors	1.35 F
Folding chairs	1.50 F
Small H.M. table	0.10 F
Tool chest	1.25 M
Box & contents	0.80 M
2 Boxes & contents	0.65 M
2 Small galvanised tanks	0.45 M
Netting screens & cases	0.35 M
1 Gal. crock	0.60
Small cabinet	0.35 F
Small cabinet	0.45 F
Step ladder	1.00 M
Table H.M.	0.10 F
Table H.M.	0.10 F
Miscellaneous tools	1.50 T
Child's crutches	0.10 M
Miscellaneous	0.35 M
Mat & mirrors	2.40 F
Linoleum	0.85
Trays	0.50 M

Total

(Auctioneer's Fee: \$1.79
 Less Expenses (Advertising: 0.77
 (Moving: 7.50

Net Proceeds Credited:

\$ 17.90
\$ 10.96
7.84

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 519.

Remarks. *Hold funds*

W. D. Willard

*See 10 100
 Copy sent to
 Bureau*

NAME NISHIMURA, Sanjiro

REGISTRATION NO. 02401

FILE NO. 463

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B.C. on November 30, 1944.

Box of miscellaneous	\$ 1.10 A
Glass ware	1.60 -
Miscellaneous crockery	4.10 C
Xmas decorations	1.30 -
Glass ware	1.10 -
Toy	1.00 -
Trays	2.40 M
Pictures	2.40 M

Total

Less Expenses: (Auctioneer's Fee) \$ 1.50
(Advertising) 0.58
(Moving) *

Net Proceeds Credited:

\$	15.00
\$	2.08
\$	12.92

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 520.

Remarks: * Moving charged in previous auction.

not listed in Inventory.
*** Full funds.*

2:15 PM
Copy sent
to Bureau

SCHEDULE of CHATELS

File No. 461

Sanjiro NISHIMURA

Reg. No. 62401

Date Declared: March 31/42

Date Evacuated: Oct. 15, 1942

Date Inventoried: Apr. 15/42

Declared on JP form, Mar. 31, 1942	Inventory by agent, London & Western Trusts April 15/42	Auctioned	Other Disposition
Dining Room Furniture	X		The London & Western Trusts in their letter of Dec. 4/42 advise that Mr. Henges, tenant put in by Evacuees, informed them that there were no chat- tels left on the premises when they took possession other than the items which they purchased and held receipts for, namely, "4 cords of wood, dressers and cupboard, 2 crocks, Stove Pipe and linoleum." These declared chattels apparently disposed of by Evacuees or taken with them on evacuation.
1 Stove	X		
Kitchen Uten- sils & China	X		
Sewing Machine	X		
Table & Chairs	X		
Clock	X		
1 Card Table	X		
Coffee Table	X		
Glass Cabinet	X		
3 pc. Chester- field	X		
Bedroom Furniture	X		

Moved from woodshed
at 934 W. 7th to 156
W. 5th (warehouse),
June 2, 1943

8 - tubs			
12 cartons			
3 crocks	1 - 23/11/44		
6 baseball bats			
1 hockey stick			
4 tables	3 - 23/11/44	1 - abandoned, no value	
14 boxes	3 - 23/11/44		
7 chairs	5 and folding-23/11/44		
11 packages			
2 parcels			
4 pr. bed rails			1 - unaccounted, 3 aband-
1 stool	23/11/44		(oned.
3 springs			Abandoned, no value.
4 pr. bed ends			1 - unaccounted, 3 abandon
3 cupboards	23/11/44		(ed.
1 iron pot			
1 basket			
1 couch			Abandoned - no value
wire net	23/11/44		
1 mattress			
1 mop			
1 pr. crutches	23/11/44		
1 mattock	23/11/44		
2 mirrors	23/11/44		
2 long tins			
5 rolls linoleum	23/11/44		
Some tools	23/11/44		

SCHEDULE of CHATTELS

File No. 461

Sanjiro NISHIMURA (Mr.)

Reg. No. 02401

Declared	Moved from woodshed at 934 W. 7th to 156 W. 5th (warehouse), June 2, 1943.	Auctioned	Other Disposition
	1 - Shrine 6 - blinds 2 - ironing boards 1 - Capping Machine 1 - Sled 1 - Suitcase 1 - Stepladder 1 - Bird Cage	23/11/44	Stored at 604 E. Cordova (<i>shrine to be stored at 604 E. Cordova</i>)

NOTE: In a memo to Mr. Spain dated July 11, 1945 we requested advice as to what had become of the above list of items which neither came under "Auctioned" or "other disposition" to which we received the following reply:

"No chattels remain. Everything sold under miscellaneous or otherwise, excepting the shrine which would be stored at 604 E. Cordova Street."

Quite a number of items were sold at auction in addition to those we have indicated on the above Schedule.

MARCH 14/46

Since writing the above it was considered desirable to obtain a signed statement from this Evacuee that we had accounted for all chattels left with us and we wrote him accordingly on March 8, 1946. He has now returned the copy of this letter, duly signed.

P. Doust

P. Doust.

MEMORANDUM

November 14th, 1944.

TO: File 461

FROM: Administration Department

Re: Chattels -
934 W. 7th Avenue
Vancouver, B. C.

The chattels declared in the "JP" form and shown on the Inventory taken by The London & Western Trusts Co. Ltd. were disposed of by Nishimura and were not handled by this office. (See London & Western letter of Dec. 4/42 on file).

The chattels which were stored in a portion of the woodshed at the rear of the house were removed to storage at 156 West 5th Avenue, Vancouver, on June 2nd, 1943, as per list number 389 on file. These chattels have not yet been sold.

154
P. Dorst.

PD/ER

8236
506 Royal Bank Bldg.,
Vancouver, B.C.
18th March, 1942.

File 461
Mr. S. Nishimuro,
934 West 7th Ave.,
Vancouver, B.C.

Dear Sir:

In reply to your request for forms I wish to advise you that the Custodian has opened an information and registration bureau at 314 Powell Street, Vancouver.

This bureau has been set up to furnish information to persons of the Japanese race regarding the regulations affecting their property and to provide facilities for them to register it immediately so as to enable the Custodian to take prompt action to protect and administer it.

The bureau will be open each weekday from 9:00 a.m. until 5:00 p.m. and any further information can be obtained there.

Yours truly,

For G. W. McPherson
Authorized Deputy of the Secretary
of State and/or Custodian

CLD:EB.

MEMORANDUM

Further particulars of the registration of:

NISHIMURA Sanjuro

Reg. No. 08401

836 W. 7th Ave., Vancouver.

ANNOUNCEMENT BY:

NISHIMURA Miyako,

Reg. No. 08798

836 W. 7th Ave., Vancouver.

Since Mr. Nishimura registered in May he has decided to rent his house. When he is evacuated the house will be rented to Mr. Peter Menges, 1087 Richards St., for \$18.00 per month. There is not an agent. Mr. Menges will pay the rent to the Custodian.

EXHIBIT 719-10
DATE Sept 17 1945
FILED [Signature]

August 31st, 1942.

Miyako Nishimura
Signature

out - Right

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

EXECUTORS AND TRUSTEES

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION
RECEIVED
OCT 6 1942

488 HOWE ST.
VANCOUVER, B. C.

October 5th., 1942.

Your File No. 461.

Our File No. 6541/10

Re: Sanjiro Nishimura.

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

Dear Sir:

Referring to your letter of the 2nd.
instant regarding the above case.

We advise that Mrs. Mengers called
sometime ago advising us that she had made arrange-
ments to rent the property of the above-named
evacuee and we advised her at the time that all
rentals must be paid to this Company who are acting
as Agents for the Custodian.

The writer called upon the evacuee on
two different occasions recently but received no
response to his calls.

Yours truly,

John Hamilton
Trusts Department.

GH:MS

C O P Y

CITY OF VANCOUVER

HEALTH DEPARTMENT

Stewart Murray
M.D. D.P.H.
Medical Health Officer

Telephone Fairmont
2711

Vancouver, B. C.

October 19th., 1942.

London & Western Trusts Co. Ltd.,
455 Howe Street,
Vancouver, B. C.

Attention Mr. Hamilton.

Dear Sirs:-

Owner - Sanjiro Nishimura
Re 934 West 7th. Avenue.

EXHIBIT NO

DATE

FILLED BY

719-8

Sept. 27/48

G. A. Rogers

The above premises, recently vacated by Japanese, has been inspected and found to be infested with cockroaches and over-run with rats.

The rear portion of the house, in which the kitchen is situated, requires ratproofing. The baseboard is rotten and should be renewed. In fact the whole lean-to structure is in poor shape and gives the rats access to the house.

I would suggest cyanide fumigation to get rid of the cockroaches here, but would advise structural repairs first in order to ensure complete elimination of cockroaches if gas is used.

The sink vent is defective due to a break in it and must be repaired.

You are therefore hereby ordered to abate the aforementioned nuisances within seven days from the date of this letter.

Respectfully yours,

"G. A. Rogers"

CHIEF SANITARY INSPECTOR

GAR:EM

C
O
P
Y

CITY OF VANCOUVER

Health Department
MD. D.P.H.
Medical Health Officer

Vancouver, B. C.
October 19th, 1942.

London & Western Trusts Co. Ltd.,
455 Howe Street,
Vancouver, B. C.

Attention Mr. Hamilton.

Dear Sir:-

Owner - Sanjiro Nishimura
Re 934 West 7th Avenue.

The above premises, recently vacated by Japanese, has been inspected and found to be infested with cockroaches and over-run with rats.

The rear portion of the house, in which the kitchen is situated, requires ratproofing. The baseboard is rotten and should be renewed. In fact the whole lean-to structure is in poor shape and gives the rats access to the house.

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Respectfully yours,

"G. A. Rogers"

CHIEF SANITARY INSPECTOR

GAR:EM

Mulson
sent to Gibson

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EXECUTORS AND TRUSTEES

RECEIVED
OCT 20 1942

488 HOWE ST.
VANCOUVER, B. C.
Your File No. 461
Our File No. 6541/10

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

Dear Sir:

at Sloan
aka
Re: Sanjiro Nishimura.

Referring to our telephone conversation of yesterday in regard to the above case, we enclose herewith a copy of a letter received from the City Health Department in regard to the premises at 934 West 7th. Avenue, which is self-explanatory.

We understand from a telephone conversation with the tenant, Mr. Peter Menges, that he has paid a month's rent of \$12.60 to the evacuee and holds a receipt for same.

The tenant moved part of his effects in some days ago, but found the premises in such an unsanitary condition, it was necessary to move the effects back to his present address.

It is evident that the work referred to in the letter of the Health Department must be proceeded with at once, although there is no revenue on hand at the present time to take care of the cost of this work.

We would thank you to let us have your advices in this matter.

Yours truly,

Paul Hamilton
Trusts Department

GH:MS
Enc.

October 23, 1942.

Mr. Sanjiro Nishimura,
Japanese Registration No. 02401,
Slocan Extension,
Slocan, B. C.

Dear Sir:

With reference to your property at 934 West 7th Avenue which you rented to Mr. Peter Mengers for \$12.00 per month, this is to advise you that the Health Department, City of Vancouver, have condemned your house as not fit for human habitation; see copy of their letter dated 19th of October attached.

It is estimated that something like \$150.00 at least will be required to put this property into proper condition to live in, and if you are not able to provide the above amount, please note that the house will be closed up. We would mention that Mrs. Mengers put some furniture and clothes in the house but had to clear out of the place at once. She is being put to some expense in having these goods fumigated and is putting in a claim against you for the \$12.00 rent paid.

Please reply to this letter immediately. A stamped and addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encls. 2

Quint Rink Tent C-13

Slocan, B.C.

Oct. 31, 1942

The Custodian's Office,

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Dear Sirs,

RECEIVED

NOV 3 1942

In answer to your letter of Oct.
23rd instant I reply that we are in
no condition to provide the estimated
sum of money. Surely you must
know that after being evacuated
to far distance places, we have not
sufficient money to repair our houses
and such. And as for the claims
Mrs. Menger is putting against us. I
am sure she was not put to that
much sum of money for expense.
And also she was more than well
satisfied and knew very well about
rats and cockroaches in the house.
The cockroaches are very numerous.

and they are infested in every
Japanese house, on account they
use Japanese black sauce. And
as for the rats you can find
them in any house such as, hospital
institution etc. And if our tenants
are not yet satisfied as they say they
can just leave our houses. Our
neighbor Mr. Mc Lennan will find
another occupant and look after
the house for us also.

What does Mr. & Mrs. Menges
expect for 12 per month in a
family house? A palace, and in these
days of house shortage. The house is
not in a lean to structure shape as
it has a solid new foundation
put in twenty years ago. Please not hand
inspect first.

yours sincerely,

S. Nishinuma

November 5th, 1942.

Mr. Sanjiro Nishimura,
Japanese Registration No. 02401,
Rink Tent C-13,
Slocan, B. C.

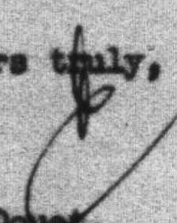
Dear Sir:

We are in receipt of your letter of the 31st of October and note your remarks. You do not appear to realize that in accordance with the letter dated the 19th of October from the City of Vancouver Health Department, copy of which we sent you with our letter of the 23rd of October, your house has been condemned as not fit for human habitation, and until the place is fumigated and the repairs etc. done as set out in the above Health Department's letter, it will be impossible to rent the place to anybody and unless we are able to find a tenant to do all that is necessary to put the place in proper shape, we shall have no alternative but to board the place up.

We have already advised you that the Henggers have left the house and your neighbor, Mrs. McLaren will not be allowed to rent the house to anybody until the requirements of the Health Department are satisfied.

In conclusion, we think it would be as well if you re-read our letter of the 23rd and the copy of letter attached to it.

Yours truly,


P. Doucet,
Administration Department.

PD:BT

CABLE ADDRESS
WESTRUST

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 10 1942

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

EXECUTORS AND TRUSTEES

455 HOWE ST.
VANCOUVER, B. C.

November 7th., 1942.

Your File No. 461
Our File 6541/10

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

Re: Sanjiro Nishimura.

Dear Sir:

We have for acknowledgment your letter of the 4th. regarding the property of the above-named evacuee, and note your advice in regard to a prospective tenant and the boarding up of the premises, should we be unsuccessful in finding a tenant.

A Mr. J. C. Walls of 737 West 7th. Ave. called on Wednesday and we phoned Mr. P. Menges regarding the return of the key. He replied that he has some effects in the house and has not had the time to remove them, but promised to do so first opportunity. He remarked that he had paid the evacuee one month's rent, \$12.00, to the 15th. of November, 1942 and thought that he should have the use of the house until that date. However, he will probably vacate before that date and deliver the key to this Company.

It appears that Mr. Menges made arrangements with the evacuee direct regarding the renting of premises, although we advised him by letter that all rentals must be paid to this Company.

We will advise you of any further developments in this case.

Yours truly,

John H. McIlwain
Trusts Department

GH:MS

461.

David

London Creek

Alouan B.C.

November 18th 1942

The Custodian's Office and to Mrs McArthur
Department of the Secretary of the State of Canada

506 Royal Bank Building

Vancouver, B.C.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

RECEIVED

NOV 23 1942

Dear Sirs,

With reference to our property at 234 West 7th Ave.,
which we rented to Mr Menges but now is vacant. We would
like to advise you that the Menges have taken with them
our china cabinet and chest of drawers and also they had the
dining room linoleum wrapped up ready to take away. The
Menges only had the use of the furniture. He should have
had a receipt of the furniture, but we thought this was
unnecessary as they looked so honest and sincere, so we
have no written proof. This information about the loss
was secured by our neighbour Mr. McTear, for which we
sent the house key to investigate. Mr. Menges can be
located at the MacAllister Spring Company on Seymour Street.
If they (Menges) say they have not taken the furniture
out. I do not see how any one else could have gone in
the house when it is locked and our neighbours watch
ing the premises. And also if they say they took it
on account of the rent, please let us know of their own faults.
When they have inspected the property and assured us
it was very satisfactory, and even promised a friend
five dollars reward for locating them in house. This
person is now at Hope. Please have the above mentioned
furniture returned to our property immediately.
Yours truly,
S. Nishimura

461
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 25 1942

act -> Hauck
**THE LONDON & WESTERN TRUSTS
COMPANY LIMITED**

EXECUTORS AND TRUSTEES

455 HOWE ST.
VANCOUVER, B.C.
November 24th., 1942.

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

Dear Sir:

We are in receipt of your letter of
the 21st. instant in regard to vacant Japanese
property.

We advise that the only premises we
have in our charge which are vacant at the present
time is the property of Sanjiro Nishimura, 934
West 7th. Avenue, and you advised us sometime ago
that you were in communication with the evacuee and
that you would advise us on receipt of his reply.

It is quite possible that it will be
necessary to board up these premises.

Yours truly,

John H. A. H. H. H.
Trusts Department

GH:MS

THE LONDON & WESTERN TRUSTS COMPANY LIMITED

EXECUTORS AND TRUSTEES

455 HOWE ST.
VANCOUVER, B. C.

December 4th., 1942.

Your File No. 461

Our File No. 6541/10

Attention: Mr. P. Douet.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 7 1942

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

Re: Sanjiro Nishimura - 934 7th. Ave.,
West Vancouver, B.C.

Dear Sir:

We are in receipt of your letter of the 27th. ult.
enclosing a letter from the evacuee who is now located in the
Lemon Creek Camp, Slocan, B. C.

The writer called on Mr. Peter Menges, the prospective tenant and an employee of the McAllister Spring Co.
Ltd., 1162 Seymour St., City (Marine 0267) and who now resides
temporarily at 2961 Cambie Street, City.

It appears that the evacuee made all arrangements
to rent the premises to Mr. Menges at a monthly rental of
\$12.00 and the evacuee collected a month's rent in advance and
retained the money. Mr. Menges moved in and only lived there
a few days and moved out on the complaint that the premises
were not suitable for habitation. He retained the key until
his month was up on November 15th., 1942.

During the writer's interview with Mr. Menges, he
was asked if there was any furniture or effects in the premises
when he took possession and he replied that the only effects in
the premises were the effects which he purchased and held a
receipt for. We understand from Mr. Menges that the evacuee has
some effects in a room off the woodshed which is securely boarded
up.

As all the arrangements regarding rental of premises
and the purchase of certain effects were made between the evacuee
and Mr. Menges, we would suggest that when writing the evacuee,

*Boysen
Nishimura
letter of
8/12/42*

W

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

Office of Custodian

- 2 -

December 4th., 1942.

he should be advised to write to Mr. Menges, direct, as this former tenant informed the writer that he does not know anything about the furniture referred to in the evacuee's letter. The writer examined three receipts from the evacuee to Mr. Menges which we now record as follows:

Receipt dated 3rd. September, 1942 -
In payment of: - 4 cords of wood \$16.00

Receipt dated 3rd. October, 1942 -
In payment of: Dressers & cupboard \$10.00
2 crocks 1.45
Stove Pipe 1.50
Linoleum 10.00 \$22.95

Receipt dated 13th. October, 1942 -
In payment of: One months rent - \$12.00

Mr. Menges also informed the writer that the evacuee gave him a small stove (heater) as it was rather old.

We now enclose herewith letter addressed to the Custodian by the above-named evacuee. Instead of the evacuee consulting this company or referring the tenant to us, he made all the arrangements which were mismanaged from the start and it would appear that the evacuee has no one to blame but himself.

Yours truly,

Geat Hamilton

Trusts Department

GH:MS
Enc.

CABLE ADDRESS
WESTRUST

TELEPHONE
MARINE 9231

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

EXECUTORS AND TRUSTEES

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 7 1942

455 HOWE ST.
VANCOUVER, B.C.
December 5, 1942.

Your File No. 461
Our File No. 6541/10
Re: Saujiro Nishimura.
934 West 7th Avenue.

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

Attention P. Douet

Dear Sir:

Referring to our conversation of today, we advise that the writer called at these premises this morning and found that a Mr. Fred Rennie, an employee of the Airport, Sea Island, is now occupying these premises, which were rented to him by a Mr. M. McLaren, 924 West 7th Avenue, a friend of the evacuee.

The writer called upon Mr. McLaren and was informed that the evacuee had written him asking him to rent the premises, if at all possible, at a monthly rental, of \$8.00 for the first six months, and \$12.00 per month thereafter.

The Evacuee suggested the lesser amount for the six month period in order to let the tenant do some painting and decorating, at the tenants expense, and the evacuee allowed Mr. McLaren to keep the first months rent of \$8.00 for securing the tenant and keeping a watchful eye on the property, in general.

The first months rent of \$8.00 which the evacuee allowed McLaren, takes care of the December 1942 rental, and we have advised Mr. Rennie, by letter, that all rentals

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

"2"

Office of The Custodian.

December 5, 1942.

from the 1st of January 1943 onward, must be paid to this Company, who are, the appointed agents of the Custodian of Japanese Property.

From our conversation this morning with the wife of the tenant, they appear to be satisfied with the premises and have already commenced the decorating of the premises by putting on a first coat of paint to the kitchen.

We have already written you in regard to the previous tenant and hope that the new tenant will take care of, and keep the premises, at all times, in a satisfactory condition.

Yours truly,

Joan Hamilton

Trust Department.

461
924 7th West. *sent to Bureau*
Vancouver.B.C.

The Custodian of Japanese Property;
506 Royal Bank Building,
Vancouver.B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 8 1942

ack

Dear Sirs-

I am writing you regarding a house at 934 7th West belonging to Mr Nishimura.

We live next door at 924 7th West. We received a letter from them asking us to look after their house just as if it were our own they sent us the key.

I rented this house to a Mrs Rennie.

Then the other day a man came from some Trust Company saying they were to look after it.

So I would like very much if you let me know what I should do.

Thanking You I Remain,

Yours TRULY

M. McLaren

December 8, 1942.

Mr. Sanjiro Hishimura,
Japanese Registration No. 02401,
Rink Tent C-13,
Slocan, B. C.

Dear Sir:

In reply to your letter of the 18th, attached please find copy of letter from the London & Western Trusts Company, who are handling your property. In view of the fact that you made all the arrangements with Mr. Menges, we are afraid there is nothing further we can do in this matter. Your property is now rented to a Mrs. Rennie through Mr. McLaren, but we have informed Mr. McLaren that all rentals from the first of January must be paid into this office.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Enclosure.

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

EXECUTORS AND TRUSTEES

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 12 1942

455 HOWE ST.

VANCOUVER, B.C.

December 10th., 1942.

Your File No. 461

Our File No. 6541/10

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

Re: Sanjiro Nishimura - 934 West
7th. Ave., City.

Dear Sir:

We are in receipt of your letter of the
8th. instant in regard to the above-mentioned case.

We do not see why the City Health Depart-
ment should have any serious objection if the tenants
now occupying the property are content to put it in
shape and make it quite habitable.

It means that the tenants are doing the
job of cleaning, repairing and decorating of the
premises instead of the City Health Department, and
when completed possibly a better job and at less
expense to the owner.

In view of the very great scarcity of
houses for rent to men of the Services and War Workers,
as is the present tenant, who is willing to put the
premises in shape and make a home for himself and his
family, we feel that we are co-operating and assisting
him to do so.

We note that you have written the evacuee
and hope that you have a satisfactory reply.

We trust that all matters connected with
this troublesome case will reach a satisfactory and
successful conclusion.

Yours Truly,

John Hamilton
Trusts Department

GH:MS

EVACUATION SECTION

Rec'd JAN 29 1943

File No. 46A

Ans.

Referred

The Custodian's Office
Department of the Secretary of State
of Canada506 Royal Bank Bldg.
Hasting and Granville
Vancouver B.C.

Dear Sirs,

I enclose in receipt of your letter of the 20th of January and note your remarks. We agree that the claims mentioned in your letter are correct but under certain circumstances we were unable to pay off the debts. The late Dr. Patterson assured us not to worry about paying the debts, and to pay as much as we can afford. He kindly said that he wanted to ease the girl because he felt so sorry for this girl and knowing how we

45 Dogwood Ave.,
Lemon Creek

Hosack B.C. Jan 25

S. L. L. 1/27
9-2-43

were in financial straits.
After for what he has done to
the girls we were so very grateful
we said we try and repay him
some. And so after much discussion
said he said to pay as much as you
can afford and said it did not
matter if it was as low as one dollar
a month. So after this we have
been paying dollar a month to the
estate. And we have written
statement stating about this affair.
If you care to read this letter we
would send it to you providing you
return it to us promptly. And the
same applies to the Vancouver
General Hospital account. We have
been paying them three dollars
every two months. So now you can
see we are in no position to pay
the accounts and now being
interned in this camp and living
on a small weekly maintenance
and nothing more. Surely you do
not expect us to send you a check

3. *Quinn*

Yours Truly,

Sanjuro Nishimura

Reg. No. 02401

File Number 161

File 461.

MEMORANDUM

May 12, 1943.

TO: Mr. Green

FROM: Administration Department.

Re: Sanjiro NISHIMURA, #02401
934 West 7th Avenue, Vancouver.

Mrs. Rennie, tenant of the above, called in late last evening and wished to know if arrangements could be made to remove the few effects in a portion of the wood shed which is boarded up, as they wish to utilize this space. She states that looking through some cracks in the boards, there appears to be very little in this portion of the wood shed, and it does not appear that an inventory has been taken of the contents (see letter dated 4th of December, 1942, from the London and Western Trusts Co. Ltd.).

Will you kindly give this matter your attention? The Rennies have been good tenants, having cleaned up the house and spent quite a bit of money and time in putting the place into decent condition.

P. Douet.

PD:BT

may 16 43
this has been done
again

Rec'd	JUL 27 1943
File No.	461
Ans.	Spain
Referred	Spain

40 Holly Ave,
Lemon Creek
Hogan B.C.
July 23/43.

Dear Sir:

We are told to write to Custodian
from my friend that they have left 2 Japanese
barrel the medium size (1.11 x 10)
address of barrel written on is 1017 St. 7th Ave,
& the other one .. 1024 - St. 6th Ave,

The barrel has been kept in our wood shed
address 934 - St. 7th Ave, name of house owner
is Mr. Sanjuro Nishimura Reg. No. 02401

Had a word from our neighbor that our
things from wood shed has been removed
to Indian Buddhist Temple.

So Please send this 2. barrel out to the
above address

Why didn't you let us know that you
have removed our things from our wood
shed we wouldn't have known if
our neighbor hadn't let us know.

Yours sincerely,
Sanjuro Nishimura

TELEPHONE PACIFIC 6453

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

February 29th, 1944.

#359

934 W. 7th Avenue.

This property comprises a 50 ft. lot on which is erected
a small dwelling with no basement.

There are three rooms on the first floor and two upstairs.

Plumbing consists of a toilet only.

Valuation \$750.00

EXHIBIT NO.

719-5

DATE

Sept 27/48

FILED BY

Stratton

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 5241

418 HOWE STREET
VANCOUVER, CANADA
May 20, 1944.

Rec'd	MAY 22 1944
File No.	461
By	H.M.
Received	HARREY

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

Re: Catalogue #359,
934 W. 7th Avenue.

Dear Sirs:

We have to-day received an offer on the above property
of \$650.

Kindly advise us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 3, 1944.

Rec'd	JUN 5 1944
File No.	261
Ans.	7/6/44
	HARREY

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

Dear Sirs: re Catalogue No. 359 - 934 West 7th Avenue
Your File No. 461

Answering your letter of May twenty-sixth, we now enclose certified cheque for \$650.00 in full payment of the purchase price of this property.

Please prepare Deed in favor of Bawa Mahan Singh, who is a lumber grader, now residing at 860 West 7th Avenue, Vancouver, and who is a British subject.

We shall be pleased to receive statement of adjustments in due course.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

W. G. Moore

per

WGM-D
Enc.

Date..... May 25/44.....

REAL PROPERTY MEMORANDUM

File No. 461

✓ Name... Sanjiro NISHIMURA..... Registration No. 02401.....

Re: Catalogue No. 359

Address: 934 West 7th Avenue, Vancouver, B. C.

✓ Legal Description: 7/316/526, Group 1, N.W.D., Plan 590
DWELLING.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 54768-L Whereabouts: In Owner's possession.

✓ Registered owner: Sanjiro NISHIMURA Reg. No. 02401

✓ Property: City of Vancouver,
Lot 7, Block 316, District
Lot 526, Group 1, New Westminster
District Plan 590.

✓ B. Charges.

Registered: None

✓ Vesting: Filing 35074. 9/9/42.

Unregistered: No evidence found

Taxes: Bal. 1942 and 1943 taxes being now paid. Amount \$50.18

Water: \$6.75 now being paid by us. Jan/June 1944.

Insurance: \$1000.00. Expires 23/10/45.

Assessed Value: Land: \$665.00 Improvements: \$350.00

✓ Valuation by Appraiser: \$750.00

✓ Amount of Bid: \$650.00

Approved by Advisory Committee: May 24th, 1944.

Paid as shown in attached letter: \$650.00 - June 9th, 1944.

✓ Name of transferee as attached letter: Bawa Mahan Singh

ADMINISTRATION.

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

No Lease, monthly tenancy. Tenant: Fred Rennie.

Rental: \$11.40 per month net.

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

Chattels: Particulars of those stored on the premises.

None. See Protection Department's Memo dated May 1/44.

Named Agent: The London & Western Trusts Co. Ltd.,
455 Howe St., Vancouver, B. C.

26th May, 1944.

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

Dear Sirs:

Re: Catalogue No. 399
934 West 7th Ave.

Your letter of the 20th instant written on behalf of a client in which you submit an offer to purchase the above property for the sum of \$650.00 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 \$650.00 the full amount of the purchase price.

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

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

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

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

Yours truly,

F. G. Shears,
Director.

June 12, 1944.

Mr. Sanjiro NISHIMURA,
Registration No. 02401,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Catalogue No. 359
934 West 7th Avenue
7/316/526

Please be informed that your property consisting of 934 West 7th Avenue is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 54768-L covering this land.

Yours truly,

George Peters,
Administration Department.

GP:EB

461

June 12, 1944.

London & Western Trusts Co. Ltd.,
455 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 359
934 West 7th Avenue
7/316/526

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Pemberton Realty Corp. Ltd., 418 Howe Street, the effective date of which should be June 9, 1944.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:EB

File No. 461.
Catalogue No. 359.

July 27th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Sanjiro NISHIMURA
Lot 7, Blk. 316, D.L. 326,
Co. 1, N.W.D., Plan 590.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated June 27th, 1944,
we attach herewith the following documents in connection there-
with.

1. Copy of application number 105407-L, dated June 27th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 105408-L, dated June 27th, 1944, registering the property in the name of Bawa Mahan Singh (Deed).
3. Duplicate of Transmission dated June 16th, 1944.
4. Duplicate of Deed dated June 16th, 1944 - Secretary of State to Bawa Mahan Singh.
5. Certificate of Indefeasible Title number 105408-L, dated July 24th, 1944, covering the above property in the name of Bawa Mahan Singh.

D. A. Cramer

ENCLOS
Attach.

161

August 8, 1944.

The Penherton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 359
934 West 7th Avenue,
7/316/526/7/930

Title to the above described property has now been received in the name of Mr. Ram Mahan Singh, 860 West 7th Avenue, Vancouver, and is ready for delivery. Relevant insurance policy which has been assigned to the new owner of this property is also ready for delivery.

Adjustments as of June 3, 1944 as shown on the enclosed sheet have been calculated and a balance of \$31.85 appears to the credit of the purchaser.

A letter, copy of which is enclosed has been sent to the tenant of this property.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by him prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc. 2
cc Mr. Ram Mahan Singh

Catalogue No. 399
File No. 461
934 West 7th Avenue
7/316/526/1/990

August 8, 1944.

MR. RAYA MAHAN STICH

IN ACCOUNT WITH: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 9, 1944)

	DEBIT	CREDIT
Purchase price	\$650.00	
Cheques received		\$650.00
160/365 x \$44.10 seller's proportion of 1944 taxes		19.33
160/184 x \$ 6.75 Water to June 30, 1944		5.87
(Amount of rental \$12.00 less agent's fees 60¢)		
June 9th to June 30th - 21/30 x \$11.40		7.98
July 1st to July 31st		11.40
Registration fees on deed - \$650.00	5.30	
Insurance premium - 12.45 x \$5.50 (expiry 23/10/49)	.60	
Water paid to June 30th, 1944	6.75	
Amount owing to purchaser	31.85	
	<u>\$694.58</u>	<u>\$694.58</u>

NET AMOUNT OWING TO PURCHASER - \$31.85

461

September 20th, 1944

Mr. Sanjiro NISHIMURA,
Registration No. 02401,
Lemon Creek,
Sloann, B.C.

Re: Catalogue No. 359
934 West 7th Ave., Vancouver
7/316/526

Dear Sir:

Please be informed that the above property has been sold as of June 9th, 1944, for the sum of \$650.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

George Peters,
Administration Department.

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

File No. 461
Reg. No. 02401

Sandico BISHOPURA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	October 29	IS Wage Tax refund	\$	\$ 4.77	
	November 25	Land Registry Office - Certificate of Encumbrance	1.00		
1943	May 11	Rents collected - 5 months at \$8.00 Less commission and repairs	3.73	40.00	
	July 3	On account 1942 taxes	40.00		
	December 29	Rents collected - 7 months at \$12.00 Less commission and repairs Water rates	8.20 12.80	84.00	
1944	May 17	Water rates Rents collected - 5 months at \$12.00 Less commission Balance 1942-43 taxes	6.75 3.00 50.18	60.00	
	June 9	Balance rents to date Credit re Sale of Property		3.42 588.23	
			\$ 125.66	\$ 780.42	

CR \$ 654.76

K

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6121
PLEASE REFER TO
FILE NO. 461

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

October 5th, 1944.

Mr. Sanjiro NISHIMURA,
Registration No. 02401,
Lemon Creek,
Slocan, B. C.

EVACUATION SECTION	
Rec'd	NOV 7 1944
File No.	461
Ans.	
Referred	Doust

Dear Sir:

We have been in touch with the Vancouver General Hospital and the Pacific Coast Creditors Ltd., who advise that debts outstanding in your name are as follows:

Vancouver General Hospital \$160.35

Pacific Coast Creditors Ltd. (on
behalf of Dr. F. P. Patterson Est.) 169.00

We are enclosing herewith an extra copy of this letter for your signature if you agree to the payment of the above debts from your account with us, which at the moment shows a credit balance of \$654.76.

Yours truly,

P.D.
P. Doust,
Administration Department.

FD/ER
Enc.

AGREED:

Sanjiro Nishimura
Sanjiro NISHIMURA - #02401

October 26th, 1944.

Mr. Sanjiro NISHIMURA,
Registration No. 02401,
Lemon Creek,
Slocan, B. C.

Dear Sir:

On the 5th instant we wrote to you regarding amounts owed by you as follows:

Vancouver General Hospital \$160.35

Pacific Coast Creditors Ltd.
(on behalf of Dr. P. P. Patterson Est.) \$169.00

We regret that up to the time of writing we have received no reply from you. If you do not agree with the amounts claimed against you then please give us your reasons. If, on the other hand, you admit the indebtedness we shall be glad to receive your authority to pay the above claims, either in full or in part, in which case please state amounts you are prepared to pay.

You will appreciate that there can be no question of releasing any of the funds standing to your credit, in the amount of \$654.76, until we hear from you regarding these debts.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Y. E. R. Meacham
Tahoe Alta.
November 2nd, 1944

Dear Sir:

Re: File No 461.

Regarding to your letter of October 26th we understand that unless we clear some of our debts our funds standing to our credit cannot be released to us. We are very sorry to say but at present we will not be able to pay our debts in full but would like to pay about half.

The financial circumstances surrounding here have not been on the bright side. While leaving

iii. Lemon Creek we could not get
along with just our dad's earnings
so had to come out here to work
in the sugar beet field. ~~When we~~ ^{and since}
this being our first year at it
it wasn't very good. When we
had the services of the late Dr. Patterson
he himself had told us that if we
were not able to pay his expenses it
would be alright to let it go
until we were able to. Even now
my sister is not like other girls.
I guess Dr. Patterson's associate doctor
Dr. Naden would know about her.
She has to get two sets of shoes
as her feet ^{are} of different size. This
being one of the many difficulties
she still has to go through.

November 10th, 1944.

Mr. Sanjiro NISHIMURA,
Reg. No. 02401,
C/o E. A. Neachan,
Taber, Alberta.

Dear Sir:

We are in receipt of your son's letter of November 3rd and note what he says regarding the two debts mentioned in our letter of October 5th.

We would advise that if, as suggested by you, we pay about one-half of each of the amounts due we cannot forward you the balance then standing to your credit as there would still be about \$160.00 owing.

However, if in each case you are willing to make a cash payment of \$120.00 we gather that such payments would be accepted as payment in full. In these circumstances, seeing that this is a saving to you of nearly \$90.00, we await your news as to whether we shall settle on these lines. If this is the case, provided you have no other debts, which is the case according to our files, we shall then forward you the balance standing to your credit at that time, namely \$454.76.

Your other letter of November 3rd, in which you inquired about the chattels left in the shed at the rear of 934 West 7th Avenue, is having our attention, and we will write you at a later date regarding same.

Yours truly,

P. Douet,
Administration Department

PD/ER

Warehouse.....

Date. *Nov. 20th 1944*

FILE NO. *461*.....

NAME..... *B. Uyemugi ? Nishimura ?*

ADDRESS..... *154 5th West*.....

I have examined the undermentioned articles and
consider that they have no value.

- 1 table*
- 3 Beds + springs*
- 2 Benches*
- 1 Couch*
- 1 small cabinet w.t.*

EXHIBIT NO. *719-7*
DATE *Sept. 27/48*
FILED BY *Grader*

Auctioneer. *W. J. Sullivan*

The above mentioned articles have been abandoned

[Signature]

The Custodian
606 - Royal Bank Building
Hastings and Green Sts.
Vancouver B.C.

% E. A. Meacham
Labor Union
EVACUATION SECTION
NOV 18 1944
Res. No. 461
File No.
And
Referred Direct

Dear Sir;

We are in receipt of your letter of November 9 and note your remarks.

We acknowledge your advice in stating if we are willing to make a cash payment of \$20.00. However as I have mentioned before the circumstances we are now involved in permits me from making a cash settlement of \$20.00.

Please do not misunderstand me.

The situation surrounding is namely my sister's doctor bills hospitalization. My sister has a deformed leg and walks with a limp and has been like this since early infancy.

The late Doctor Patterson felt so
sorry that he wanted to do all he
could in his power for her and
matter how much expense it
took. So he and Doctor Uchida
now living in New Denver B. C.
made all necessary arrange-
ments for my sister to be
admitted in to the hospital
at a special rate. Doctor Patterson
pointed out that he did not
wish a cent fee as he knew
how badly we were and still
is far from any means in
financials. Also we have a
written statement from the
late Doctor Patterson saying we
do not have to pay off our
bills but since he passed away
soon after the final operation
the matter has been handed
to the Hunt Company.
But we were so grateful for
what he had done toward my
sister crippled leg. we had

offered to pay him back ^{though it was} ~~less~~ one
dollar ^{a month}. My sister now at
the age of sixteen is still
under doctor's care with
special shoes and
accessories. She is not like
other girls. x

Now since you have sold our
home which we bought not
just because we have money
but on account our home
was to be sold a month after
we moved into 934 West 7th Ave.
after a promise of six months
lease. Since no buyers were
available our former landlord
agreed to let us stay if we
buy the house on easy terms
of 100 month rent. And only
recently we became sole owners
on father's sole income with
~~in~~ with five children to
support.

So you can see how our
finances stand at this very
moment. You have the knowledge
we are working in the hard
strenuous best fields as we
could not possibly live on
father's income while living in
the United States.

Since coming to Alberta we
have learned many things which
is of importance to the
Creditors. For instance families
with millions of dollars who have
heavy debts do not have to pay
a cent of it because they have
the debt signature in their son's
and daughter's name. Naturally
you can not make the children
pay unless they have a property
of their own but in 9 out of
10 they have no property.
Of course we were too honest
to do a thing like that

so we left it in my father's
name, but other few hardish
persons did not.

And last of all if you can
dig up a case against us
for other debts which we do
not owe a cent to anyone
in this whole world except
the two debts mentioned.
We shall fight fire with
fire.

Please make arrangements
so we can pay about one-half
of each of the amounts due.

And be accepted as payment
in full. Trusting this is
satisfactory and shall be
looking forward to a cheque
of \$484.76

Yours very truly
Samuel Nishman

Reg. No. 02401. File No. 461

November 21st, 1944.

Attn: G. C. Cunningham.

Pacific Coast Creditors Ltd.,
222 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs: Re: Est. of Dr. F. P. Patterson and Sanjiro NISHIMURA.

With reference to your letter of September 29th regarding the amount owed by the above evacuee to the above Estate, namely \$169.00, we have been in communication with Mr. Nishimura as to the payment of this debt and his daughter writes on her father's behalf a long letter regarding this debt and another, and we give you below some extracts from the letter relevant to the debt in question:

"The situation surrounding is namely my sister's doctor bills hospitalisation. My sister has a deformed leg and walks with a limp and has been like this since early infancy. The late Dr. Patterson felt so sorry that he wanted to do all he could in his power for her no matter how much expense it took. So he and Dr. Uchida now living in New Denver, B.C., made all necessary arrangements for my sister to be admitted into the hospital at a special rates. Dr. Patterson pointed out that he did not wish a cent fee as he knew how badly we were and still is far from any means in finances. Also we have a written statement from the late Dr. Patterson saying we do not have to pay off one bills but since he passed away soon after the final operation the matter has been handed to the Trust Company.

But we were so grateful for what he had done towards my sister's crippled leg we had offered to pay him back even though it was little as one dollar a month. My sister now at the age of sixteen is still under doctor's care with special shoes and accessories. She is not like other girls.....

You have the knowledge we are working in the hard strenuous best fields as we could not possibly live on father's income while living in the Interior Town."

In conclusion Mr. Nishimura offers to pay immediately one-half the amount, say \$85.00, if this is accepted as payment in full, and we shall be glad to know if in the circumstances you are willing to accept this amount. If so, a cheque will be sent to you promptly. Your early reply will be appreciated.

Yours truly,

P. Douet,
Administration Department

November 21st, 1944.

The Secretary,
The Vancouver General Hospital,
Vancouver, B. C.

Dear Sir:

Re: D43546, \$160.35, Miss Eiko NISHIMURA.
Your Reference - Accounts "B".

With reference to your letter of October 2nd regarding the above amount owed to you by the Nishimuras, we have been in communication with Mr. Nishimura respecting this claim and another of a similar amount for medical services, and have received a long letter in reply from Mr. Nishimura's daughter. We give you below extracts of this letter relevant to the two debts in question:

"The situation surrounding is namely my sister's doctor bills hospitalisation. My sister has a deformed leg and walks with a limp and has been like this since early infancy. The late Dr. Patterson felt so sorry that he wanted to do all he could in his power for her no matter how much expense it took. So he and Dr. Uchida now living in New Denver, B. C., made all necessary arrangements for my sister to be admitted into the hospital at a special rates. Dr. Patterson pointed out that he did not wish a cent fee as he knew how badly we were and still is far from any means in finances. Also we have a written statement from the late Dr. Patterson saying we do not have to pay off one bills but since he passed away soon after the final operation the matter has been handed to the Trust Company.

But we were so grateful for what he had done towards my sister's crippled leg we had offered to pay him back even though it was little as one dollar a month. My sister now at the age of sixteen is still under doctor's care with special shoes and accessories. She is not like other girls.....

You have the knowledge we are working in the hard strenuous best fields as we could not possible live on father's income while living in the Interior Town."

Mr. Nishimura has finally made an offer to settle both of these debts by immediately paying one-half of the amount of each debt, which in your case is \$80.00. He makes this offer on the understanding that such payment shall be accepted as payment in full, and in the circumstances we shall be glad to know if you are willing to accept the above amount, when a cheque will be sent to you promptly by this office.

Pacific Coast Creditors Limited

Bailiffs • Collectors • Liquidators
Property Management • Pool Accounts Arranged

Ref. Your File No. 461

222 ROGERS BUILDING,
470 Granville Street,
VANCOUVER, B.C.

November 24, 1944.

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

Attention Mr. P. Donet.

Dear Sir:

In reply to your letter of November 21st, we would suggest that Sanjiro Nishimura forward to us a cheque in the amount of \$85.00, and tender it as complete settlement in full, of the estate of Dr. F. P. Patterson. We in turn will present it to the trustees of the estate. We feel positive that the account will be accepted. If under any conditions, which is doubtful, that the cheque is not accepted it will be returned to Sanjiro Nishimura.

We would suggest again, that owing to a certain situation, that this cheque be in our hands not later than the 29th day of November, 1944.

Thanking you for your consideration, we remain,

Yours very truly,

PACIFIC COAST CREDITORS LIMITED



GCC/PS

"YOUR CREDIT IS YOUR BEST FRIEND"

PLEASE ADDRESS ALL CORRESPONDENCE TO THE COMPANY, NOT TO INDIVIDUALS

STATEMENT RE SALE OF:

Name: **WISHIMURA, Sanjiro**Catalogue No: **359**File No: **461**Street Address: **934 W. 7th Ave.**Reg. No. **02401**Legal Description: **7/316/526**Date of Sale and Adjustments ... **June 9th, 1944**Sale Price **\$ 650.00**Real Estate Agent's Commission **\$ 32.50**Charge for Valuation **5.00**Charge for Advertising **4.00**Land Registry Office Transmission Fee **2.50**~~REMARKS~~~~REMARKS~~~~REMARKS~~~~REMARKS~~~~OTHER CHARGES~~

Adjustments:

Fire Insurance **.66**Taxes to June 9/44 **19.33**Water **.88****63.33****\$ 651.56****\$ 588.23**

Net Proceeds credited to your account

Date: **September 20th, 1944**Compiled by: **George Peters**

Catalogue No. 359
Files Nos. 461 & 8236
934 West 7th Avenue
V/316/526

Receipt of Certificate of Title No. 105498-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled.

Receipt is also acknowledged of Western Insurance Company, Policy No. 745891 which has been assigned to me, and cheque for \$31.85 representing closing adjustments on sale to me of 934 West 7th Avenue, Vancouver.

Dated at Vancouver, B. C., this 11 day of August 1944.

B. Mohan Singh

November 25th, 1944.

Attn: G. C. Cunningham.

Pacific Coast Creditors Limited,
222 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: Est. of Dr. F.P. Patterson
and Sanjiro NISHIMURA.

We thank you for your letter of the 24th instant and in view of what you say we have pleasure in enclosing our cheque for \$85.00 which is tendered on behalf of the above evacuee as complete settlement in full of the claim of \$169.00 against him for medical services by the Estate of Dr. F. P. Patterson.

In due course we await your confirmation that this has been accepted by the Trustees of the Estate that we may advise Nishimura accordingly.

Yours truly,

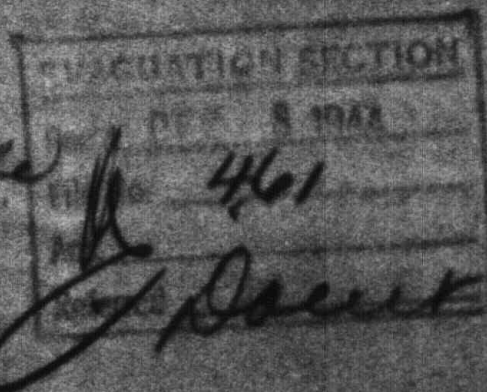
P. Doust,
Administration Department.

PD/ER

W. E. As Measum
Laher, Alberta
December 6th
Reg. No. 0200
File No. 461

✓
959.76
80.76
89.76

The Custodian's Office
506 Royal Bank Bldg.
Hastings and Granville
Vancouver B. C.



Dear Sir:

On the 14th of November I wrote
to you regarding the amount of settlements
for the debts of the Vancouver General Hospital
and Pacific Coast Creditors Ltd.

● I regret that up to the time of writing
we have received no reply from you. We
would like to hear from you immediately
in regard to the funds standing to our
credit. It is three weeks since I wrote
last and is about time you wrote back.

● Another thing I would like to enquire
about is the goods left in the shed at the
rear of 934 West 7th Avenue. What has
become of it?

Our neighbour wrote and told us that
your (custodian) broke the door and went
in and took the goods away to be sold
naturally. Please forward the funds
collected from the chattels.

Hoping to hear from you soon
I remain.

Yours Very Truly,
Sanjiv Mishra

December 11th, 1944.

Mr. Sanjiro NISHIMURA,
Reg. No. 32431,
C/o E. A. Meacham,
Taber, Alberta.

Dear Sir:

We are in receipt of your letter of the 6th instant and would advise that the reason we have not written to you earlier in reply to your letter of November 16th is because we were awaiting news from The Vancouver General Hospital as to whether or not they were prepared to accept the offer made to them of \$20.00 in full settlement of the claim against you of \$160.35.

We have only today received their letter in reply advising that the Board of Directors at their last meeting have agreed to accept your offer and we are therefore now sending them a cheque for \$20.00 in full settlement.

Regarding the other claim against you, namely \$169.00 due to the Estate of Dr. F. Patterson, we would advise that the Pacific Coast Creditors Limited accepted the offer of \$85.00 as payment in full, and a cheque for the above amount has been sent to them.

According to our file there are no other claims against you and we are enclosing our cheque for \$487.76 representing the total credit balance in your account after deducting the two payments above-mentioned. Your account with the Custodian is now being closed.

Yours truly,

F. Douet,
Administration Department

PD/ER
Enc.

December 11th, 1944.

The Vancouver General Hospital,
Vancouver,
B. C.

Dear Sirs:

Re: D 43546 - Miss Eiko Nishimura
\$160.35. Your Ref. "Accounts "B" "

We are in receipt of your letter of the 8th instant regarding the above claim and are glad to note that Mr. Nishimura's offer for settlement of this claim has been accepted by your Board of Directors.

We have pleasure in enclosing our cheque for \$80.00 in full settlement and shall be glad to have your receipt in due course.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

1345

EVACUATION SECTION
FILED 27 1944
461
Direct

G. E. A. Meacham
 Taken Altus
 December 27
 1944

Dear Sir,

On the 14th of November and two weeks later of the above named date I wrote to you regarding the amounts we owed to the General Hospital and the Pacific Coast Creditors. Also regarding the funds standing to our credit.

To regret that up to the time of this writing we have received no reply from you. The most certainly I think you had enough time to get in touch with the above mentioned creditors. Are you trying to pull our legs? Stalling away for time. Do you mean to keep the funds which by rights belong to us.

If we do not hear from you promptly and enclosed with in a cheque payable to us you shall suffer serious damages.

Sincerely

File No. 461, Longue Nishomura

EVACUATION SECTION

Recd. JAN 10 1945

File No. 461

Am

C/o E. A. Meacham

Take Alto

Jan. 6th / 45

Charlotte

of November

Dear Sir

On the 3rd of November
14th of November and three weeks
later wrote to you to enquire
about the chattels left in the
shed at the rear of 934 West
7th Avenue.

We regret that up to
this time of writing we have
received no reply from you
We most certainly think you
have had enough time to
investigate. Please write to

us promptly regarding same
I shall be waiting for an
answer with anxiousness.
I remain.

Yours very truly
Sanjiv Mishra
Reg. No. 02401
File No. 461

January 11th, 1945.

Mr. Sanjiro NISHIMURA,
Reg. No. 02401
C/o E. A. Neachan,
Taber, Alberta.

Dear Sir:

We are in receipt of your letter of January 6th and through an oversight due to pressure of work you were not written regarding the chattels which you left in the shed at the rear of 934 W. 7th Ave., Vancouver, B. C. These chattels were removed to storage at 154 West 5th Avenue, Vancouver and subsequently sold by public auction.

Owing to the enormous amount of detailed work involved in the large number of auction sales we have had, it has been impossible up to the present to tabulate, dissect and prepare detailed statements of all chattels, but this work is in hand and in due course detailed statements will be sent to you showing the prices at which your goods were sold and the net proceeds obtained.

We take this opportunity of referring to your letter of December 22nd—we did not reply to same at the time as we had already sent you a cheque for \$489.76 which was the amount standing to your credit. However, on reading this letter through the writer was very surprised at the tone of this letter. Considering that we went to a great deal of trouble on your behalf and wrote long letters to the Vancouver General Hospital and to Pacific Coast Creditors Limited in order to obtain a fifty per cent reduction in their outstanding accounts to you—and in which we succeeded in saving you about \$160.00—it is very disappointing to receive such a letter so lacking in courtesy.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Sanjiro Nishimura,
934 W. 7th Ave.,
Vancouver, B.C.

REPORT

1. This property is located on south side of the street and two blocks west from the Alberta Lumber Co. The houses in this district are old and mostly occupied by mill workers and concerns on this portion of False Creek.
 2. Clear Title (Not Verified)
 3. This is a six room house in fair condition but property old, located in old district, is fairly well kept. House situated about fifty feet from street. Grounds require attention.
 4. Inventory, in duplicate, attached.
 5. Evacuee claims to have insurance. (Not able to Verify)
 6. Clear Title (Not verified). See Item 2.
 7. Property old and in a mill and factory district, properties in this district and east of it occupied by workers in the nearby industries.
- This property only suitable as a workers home, of the foreign element.

15/4/45

THE LONDON & WESTERN TRUSTS COMPANY LIMITED,
[Signature]

Sanjiro Nishimura,
934 W. 7th Ave.,
Vancouver, B.C.

INVENTORY

Dining Room Furniture

1 Stove

Kitchen China and Utensils

Sewing Machine

Table and Chairs,

Clock

Card Table

Coffee Table

Glass Cabinet

Bedroom Furniture

3 Piece Chesterfield Suite

Evacuee is still living in house and is in full possession
of all articles as mentioned in above inventory.

15/4/45

THE LONDON & WESTERN TRUSTS COMPANY LIMITED,

John H. H. H. H.

STATEMENT RE SALE OF:

Name: NISHIMURA, Sanjiro

Catalogue No: 399

File No: 461

Street Address: 934 W. 7th Ave.

Reg. No. 02401

Legal Description: 7/316/526

Date of Sale and Adjustments .. June 9th, 1944

Sale Price \$650.00

Real Estate Agent's Commission \$32.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Summary of Charges~~~~Real Estate~~~~Marketing~~~~Agency of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance .68

Taxes to June 9/44 19.33

Water .88

63.33 \$621.56\$588.23

Net Proceeds credited to your account

Date: ... September 20th, 1944 ...

Compiled by: ... George Peters ...

MEMORANDUM

File No. 461

July 11th, 1945

TO: MR. SPAIN

FROM: MR. DUGAN

RE: Sanjiro NISHIMURA - Reg. No. 02401 and
chattels at 534 E. 7th Ave., Vancouver, B. C.

Respecting our conversation this morning the following are the items unaccounted for on your List No. 389 relating to chattels removed from the above address to our warehouse:

8 - tubs (wood)	1 - Mop
6 - Baseball Bats	1 - Mattock
1 - Hockey Stick	2 - long Pins
11 - Packages	1 - Shrine
2 - Parcels	6 - Mirrors
1 - Iron Pot	2 - Ironing Boards
1 - Basket	1 - Capping Machine
	1 - Suitcase
	1 - Bird Cage
	1 - Sled

We appreciate you have a note on the above list reading "Very little value. Everything removed from here was practically junk."

Will you kindly look into this at your convenience and advise us what is the position regarding the above items---this before we write to Sanjiro Nishimura forwarding him the auction sheets.

PD/ER

No chattels remain
 Everything sold under
 miscellaneous or otherwise
 excepting the shrine which
 would be stored at
 604 E. Canada St.

W. K. Spain

July 28th, 1945.

Mr. Sanjiro NISHIMURA,
Reg. No. 02401,
C/o E. A. Menchan,
Taber, Alberta.

Dear Sir:

With reference to our letter of January 11th we now enclose copies of Auction Sheets Vancouver 519 and 520, which give details of your chattels sold by auction and the prices obtained, less expenses. The amounts are \$7.84 and \$12.92 respectively and these amounts were of course credited to your account.

Our Protection Department advise that the following items were either of no value or were included under miscellaneous items in the attached auction sheets:

8 - tubs (wood)	1 - Iron Pot	6 - Blinds
6 - Baseball Bats	1 - Basket	2 - Ironing Boards
1 - Hockey Stick	1 - Mop	1 - Capping Machine
11 - Packages	1 - Mattock	1 - Suitcase
2 - parcels	2 - long Tins	1 - Bird Cage
1 - Sled		
1 - Table	3 - Beds & Springs	2 - Benches
1 - Couch	1 - Small Cabinet N.V.	

Our Protection Department inform us that the shrine, if in good enough condition, will be stored at our warehouse.

You have already been forwarded your total funds standing to your credit in December last, there being nothing in your account at present.

Yours truly,

P. Doust,
Administration Department

PD/ER
ENC.

Centurian's Office *Noted*
506- Royal Bank Bldg.
Hastings and Granville
Vancouver B.C.

Dear Sir:-

EVACUATION SECTION	
Rec'd	AUG 25 1945
File No.	461
Ass.	
Forwarded	David

W. E. A. Murchison
Taken After
Aug. 21st 1945
or bal \$20.76.

Good
found

We are in receipt of your letter of July 28th and note your remarks.

You have mentioned that you have forwarded our total funds standing to our credit in December last and there being nothing on our account at present.

May I remind you again Mr. Dore that we have only received our funds needed from the sale of our property at 934 - West 7th Avenue. Therefore we have not received our amounts of \$7.84 and \$12.92 respectively which were obtained by the public auctioning of our chattels kept in the shed at the rear of 934 - West 7th Avenue.

Lastly I would suggest that you re-read the letter of December 11th, 1944 written by you.

Trusting to hear from you immediately
and shall be looking forward up on receiving
a cheque of \$20.76. I remain.

Yours very truly
Sanjiv Dushimura
File No. 461
Reg. No. 02401

W. E. A. Menden

James Allen

November 26th

The Custodian's Office

506 - Royal Bank Bldg.

Hastings and Granville.

Vancouver B.C.

Dear Sir:-

Since writing to you last on August 21st, we have yet to hear anything or received any money regarding our sold chattels belonging to us. I believe there is a cheque amounting to twenty dollars and of seventy-six cents (\$20.76) coming to us, so will you please look into this matter and forward what is coming to us. Thanking you I remain.

Yours very truly,

Benjamin Nishimura.

Reg. No. 02401.

File No. 461.

EVACUATION SECTION	
Date: NOV. 28. 1945	
File No. 461	
Referred	James Allen

December 13th, 1945.

Mr. Sanjiro NISHIMURA,
Reg. No. 02401,
C/o E. A. Neachan,
Taber, Alberta.

Dear Sir:

With reference to your letter of November 26th respecting the small balance standing to your credit, namely \$20.76, from the sale of chattels, we regret that we have still been unable to get around to your file for final clearance but this will be done as soon as possible and a cheque forwarded to you.

Yours truly,

P. Doust,
Administration Department

PD/ER

EVACUATION SECTION	
Rec'd	MAR 4 1946
File No.	461
Ass.	
Referred	to you

H. C. A. Meacham
 Taler, Alta.
 Feb. 27, 1946.

Dear Sirs

Regarding to our balance standing to our credit namely some \$20.76 from the sales of chattels, we would like to know when we will be able to receive that amount. In reference to your letter of Dec. 13th of last year it said that it hasn't been got around for final clearance. Since then it has been a long time so I hope this has been ^{complete} now so please forward to us the cheque at your earliest date. Hoping to receive it soon. I remain

Yours Sincerely
 S. Hishinuma

6559
 461
 4203
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 3489
 5963
 1088

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6151

PLEASE REFER TO

FILE NO. 461

JAPANESE EVACUATION SECTION

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

March 8th, 1946.

Mr. Sanjiro NISHIMURA,
Registration No. 02401,
C/o E. A. Meacham,
Taber, Alberta.

EVACUATION SECTION	
DATE	MAR 14 1946
FILE NO.	461
RECEIVED	<i>Donet</i>
<i>sent to you</i>	

Dear Sir:

We duly received your letter of February 27th respecting the balance of funds standing to your credit from the sale of chattels. As you are aware, we have already sent you copies of Auction Sheets relating to salable chattels which were removed by our Protection Department from 943 West 7th Avenue, Vancouver. In this connection we would refer you to our letter of July 28th, 1945 and other correspondence we have had with you from time to time on this matter of chattels.

As we are now closing your file we shall be glad if you will kindly confirm by signing the attached copy of this letter that all your chattels have been accounted for by us as at this late stage it appears to us quite unnecessary to have to go over the whole ground again. The only item outstanding is a shrine which is stored at our warehouse at Cordova Street, Vancouver.

To facilitate your prompt reply a stamped and addressed envelope is enclosed.

Yours truly,

Donet
P. Donet,
Administration Department

PD/ER
Enc. 2

EXHIBIT NO. 719-12
DATE Sept 27/48
FILED BY G. R. A. Ruse

Sanjiro Nishimura

REGISTERED MAIL

March 14th, 1946.

Mr. Sanjiro HISHIMURA,
Registration No. 62401,
C/o R. A. Henchman,
Taber, Alberta.

Dear Sir:

With reference to your letter of February 27th we enclose cheque for \$20.75, being the balance of funds standing to your credit in our books.

From time to time you have been advised in regard to the administration of your affairs and this now being completed it is felt that you would now appreciate being supplied with a brief summary.

As you are aware, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

You are familiar with the trouble that occurred with the first tenant, Peter Henges, appointed by you in August, 1942, to rent the premises at \$12.00 per month. Due to the unsatisfactory state of the house when Mr. Henges took over in October 1942 he only occupied the premises for a few days. At that time the property was condemned by the City Health Department as being unfit for human habitation. However, in December 1942 a Mr. Fred Rennie was appointed tenant by your neighbor, Mr. McLaren, who was acting under your instructions. The arrangements made, which we subsequently confirmed through our agents, The London & Western Trusts Co. Ltd., were that Rennie should take over the premises at a rental of \$8.00 per month for a period of six months, commencing December, and thereafter the rental would be \$12.00 per month. The allowance made was in view of repairs to be undertaken by him. In the meantime the Health Department did not object to Rennie's occupancy and matters proceeded smoothly from the time Mr. Rennie took over.

As advised you at the time the property was sold in June 1944 for \$650.00 cash, the net proceeds being \$588.23, as per statement forwarded to you with our letter of September 20th, 1944. Due to repairs effected by the tenant, only \$5.73 was paid out by us from rentals for minor repairs.

Mr. Sanjiro NISHIMURA

(a)

March 14, 1946.

Respecting chattels, we would refer you to the correspondence that took place in December 1942 regarding the items which could not be accounted for. Our Agent's report sent to you with our letter of December 8, 1942, covered the ground thoroughly and there is nothing further we need add at this late date respecting these disputed goods.

The chattels found in the woodshed, which were not declared by you, were removed by our Protection Department and the salable goods were disposed of by auction, as per list forwarded to you with our letter of July 28, 1945. We advised you at that time of a large number of items that were abandoned or disposed of under the heading of "miscellaneous" items.

The only item we have on hand at our Cordova Street warehouse is one Shrine, which can be forwarded to you at a later date. We thank you for returning the signed copy of our letter of March 8, 1946 agreeing that we have accounted for all chattels that came under our control.

The claims against you were the Vancouver General Hospital and the Estate of Dr. Patterson, both of which were settled by agreement on payment of \$80.00 and \$85.00, respectively, we having receipts on file showing that the debts have been discharged in full—you were fully advised of the above at the time.

Your two Prudential Life Insurance policies were, at your request, closed out, the cash surrender value being \$61.38, for which a cheque was forwarded to you on September 7th, 1943.

On September 20, 1944, in addition to the above-mentioned statement showing the net proceeds of the sale of your real property, we enclosed a statement of your account showing a credit balance of \$654.76. From this amount was paid the \$165.00 mentioned above, in full settlement of the two claims against you. This left a balance in your account of \$489.76, a cheque for which was forwarded to you on December 11, 1944, leaving nothing in your account. Since that date chattels sold by auction amounted to \$20.76 net, which figure was credited to your account. The enclosed cheque is for this amount, thus clearing up your account which is now being closed, together with your file.

It would appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

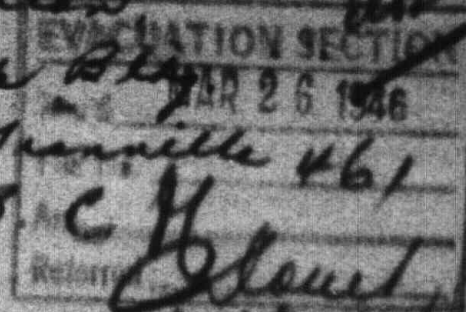
P. Doust,
Administration Department

PD/ER
Enc. 2

Mr. E. A. Macdonald
Tahoe Alta.
March 22nd

Department of the Interior
Secretary of State
Office of the Custodian

501 Royal Bank Bldg
Hastings and Granville 461
Vancouver B.C.



Dear Sir:-

We are in receipt of your
letter of March 14th. and we
acknowledge the cheque of \$20.76 with
sincere thanks.

The boats and the machine
stored at the Cordova warehouse, so
you will not have to bother
forwarding it to us. ✓

I am confirming that all
the property left by us have all
been accounted for and I sincerely
appreciate for all you done for
us.

17

Hoping this is satisfactory.
I remain.

Your obedient servant,
Sonjiro Washimura
Reg. No. 02401
File No. 461.

Statement of Account.

Sanjiro NISHIMURAFile No. 461
Reg. No. 02401.

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	October 29	1% Wage Tax refund		\$ 4.77	
	November 25	Land Registry Office - Certificate of Encumbrance	1.00		
1943	May 11	Rents collected - 5 months at \$8.00		40.00	
		Less commission and repairs	3.73		
	July 3	On account 1942 taxes	40.00		
	December 29	Rents collected - 7 months at \$12.00		84.00	
		Less commission and repairs	8.20		
		Water rates	12.80		
1944	May 17	Water rates	6.75		
		Rents collected - 5 months at \$12.00		60.00	
		Less commission	3.00		
		Balance 1942-43 taxes	50.18		
	June 9	Balance rents to date		3.42	
		Credit re Sale of Property		588.23	
	November 28	Estate Dr. F.P. Patterson claim paid	85.00		
	December 13	Vancouver General Hospital " "	80.00		
	16	Cheque to you	489.76		
1945	January 24	Proceeds Auction Sale		7.84	
	30	" " "		12.92	
1946	March 16	Cheque to you	20.76		
			<u>\$801.18</u>	<u>\$801.18</u>	- NIL

April 27/48.
/js

461.

May 31/48.

Mr. Sanjiro NISHIMURA,
Registration No. 02401,
c/o E.A. Meacham,
Box 337,
Taber, Alberta.

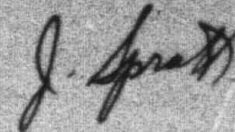
Dear Sir:

Re: Photographs.

We are forwarding to you today, under separate
cover, all photographs in Custodian storage belonging
to you.

Kindly acknowledge receipt.

Yours truly,



J. Spratt,
Office of the Custodian.

/JS

DEFENCE BRIEF

Lethbridge, Alberta.
September 27th, 1948.

Sanjiro NISHIMURA

File No. 461.

Case No. 719.

REAL PROPERTY CLAIM
(All claims shown are Gross)

Claim (1)

City of Vancouver, Lot 7, Blk. 316,
D.L. 526, Gp. 1, N.W.D., Plan 590.

\$1300.00

Appraised at
\$750.00

Sold for
\$650.00

Witness: J. R. Reid & Co., Appraiser.

Ref:- Letter from the Chief Sanitary
Inspector, Oct. 19/42, on claim file,
condemning property.

PERSONAL PROPERTY CLAIM
(All claims shown are Gross)

Amended Claim (2)

Chattels

\$64.00 (see Ex. 1, p.6 - error in addition)

(a) Goods valued by claimant
at \$30.00

Sold for
(Auction) \$8.70

Witnesses: D.A. Smith, Staff.
W. G. Willard, Auctioneers.

(b) Goods valued by claimant
at \$23.00

Sold for
(Direct Sale) \$19.45

Witness: The London & Western Trusts
Co. Ltd., Agent.

Ref:- Letter Dec. 4/42, on claim file.

(c) Goods valued by claimant
at \$8.00

Declared not found.

Witness: W. Wills, Staff.

(d) Goods valued by claimant
at \$3.00

No record at any time.

Sanjiro NISHIMURA - File No. 461. Case No. 719.

Submission: Transcript p. 3, lines 13-16.

"I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels belonging to the claimant were sold for their fair market value".

<u>Summary of Defence</u> <u>Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents</u> <u>to be filed.</u>	<u>Witness</u> <u>Proving same</u>
J.R. Reid & Co.	1		
D.A. Smith	2(a)		
The London & Western Trusts Co. Ltd.	2(b)		
W. Wills	2(c)		
W.G. Willard	2(a)		

/js

Name of Claimant **NISHIMURA, Sanjire**Case **729**Custodian File **462**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
690.00	32.50 12.50										45.00
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
20.00	32.90	9.87	65.8%	14.00	9.21				19.06		
TOTAL RECOMMENDATION											64.06

461
CASE NO. 719.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
September 27th, 1946.

IN THE MATTER OF THE CLAIM OF
SANJIRO MISHIMURA

PROCEEDINGS AT HEARING.

15

G.E.A. Rice, Esq., K.C.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
September 27th, 1948.

IN THE MATTER OF THE CLAIM OF
NAJIRO NISHIGURA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

2
S. Nishimura,
In Chief.

THE SECRETARY: Case No. 720, Sanjiro Nishimura.

SANJIRO NISHIMURA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Now, Mr. Nishimura, this is a summary of evidence in
support of your claim?

A Yes.

Q This document was prepared under your direction and
from figures and information supplied by yourself?

A Yes.

Q This is your signature at the end of the document?

A Yes.

Q This contains a summary of the evidence upon which
you are basing your claim? A: Yes.

Q You believe it to be true to the best of your knowledge,
information and belief? A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(EXHIBIT MARKED EXHIBIT NO. 1).

MR. RUSSELL: I am going to ask my learned friend to
produce a picture which he has on his file, and
also an assessment for 1943.

(Documents to Mr. Russell)

Q I am showing you a picture, Mr. Nishimura (indicating);
do you recognize the building in the foreground here?

A Yes.

Q Is that the building for which you are claiming?

A Yes.

Q Now, just to identify it from the many buildings,
it is the gabled building in the foreground with

3
S. Nishimura,
In Chief.

the two windows?

A: Yes.

Q It has a picket fence around it?

A Yes.

MR. RUSSELL: I will put that in.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. RUSSELL: And this is an assessment from the Custodian's file showing the combined value of the land and improvements as \$1015.00.

THE SUB-COMMISSIONER: What year?

10 MR. RUSSELL: For 1943, the City of Vancouver.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 3).

MR. RUSSELL: That is all, sir.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels belonging to the claimant were sold for their fair market value. I submit as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 4).

20 MR. RICE: I submit an appraisal, or a copy of an appraisal made by J. R. Reid & Company valuing the property at \$750.00.

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. RICE: I submit, your Honour, as one exhibit two real property summaries and a personal property summary.

(DOCUMENTS MARKED EXHIBIT NO. 6).

MR. RICE: I refer to a statement of W. G. Willard, auctioneer, dated November 20th, 1944, in which he lists the following articles,

30

"1 table, 3 beds & springs, 2 benches, 1 couch,

S. Wakahara,
In Chief.

"I small cabinet,"
with the notation,

"I have examined the undermentioned articles
and consider that they have no value," and they
were, therefore, abandoned. I submit that statement,
your Honour, as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 7).

19 MR. RICE: I submit a statement, or a letter, your
Honour, from the Chief Sanitary Inspector of the City
of Vancouver, addressed to the London & Western
Trusts Company, Limited, who were handling this
property for the Custodian. It is dated October
19th, 1942, and it says,

"The above premises, recently vacated by
Japanese, has been inspected and found to be infested
with cockroaches and over-run with rats.

20 "The rear portion of the house, in which
the kitchen is situated, requires ratproofing. The
baseboard is rotten and should be renewed. In fact
the whole lean-to structure is in poor shape and gives
the rats access to the house.

"I would suggest cyanide fumigation to get
rid of the cockroaches here, but would advise
structural repairs first in order to ensure complete
elimination of cockroaches if gas is used.

"The sink vent is defective due to a break
in it and must be repaired.

30 "You are therefore hereby ordered to abate
the aforementioned nuisances within seven days from
the date of this letter."

5
S. Nishimura,
Cross Exam.

That is a copy of a letter from the City Health Officer.

(LETTER MARKED EXHIBIT NO. 8).

CROSS EXAMINATION BY MR. RICE:

Q I show you your J.P. form dated the 31st day of March, 1942 (indicating); does that document bear your signature? A: Yes.

10 Q Is that document signed by your wife (indicating) or written with your authority?

A I think this is my daughter's signature.

Q It is your daughter's signature? A: Yes.

Q It was written for you, was it?

A Yes.

MR. RUSSELL: I wonder if my learned friend would have the document read over to the claimant.

MR. RICE: I will read it.

20 "Since Mr. Nishimura registered in May he has decided to rent his house. When he is evacuated the house will be rented to Mr. Peter Mengeys, 1037 Richards St., for \$12.00 per month. There is no agent. Mr. Mengeys will pay the rent to the Custodian."

Perhaps I had better file them as separate exhibits. I will file the J.P. form now.

(J.P. FORM MARKED EXHIBIT NO. 9).

A I don't recollect clearly, but that probably was the arrangement.

MR. RICE: I will tender it as an exhibit, your Honour.

30 (LETTER MARKED EXHIBIT NO. 10).

S. Nishimura,
Cross Exam.

MR. RICE: Q: I show you a letter dated October 31st, 1942 (indicating); did you write that or did you have it written for you? Read the letter to him first.

A: This is written by my daughter for me.

Q Written by your daughter for you?

A Yes.

Q On your instructions?

A: Yes.

MR. RICE: This is a letter, your Honour, dated October 31st, 1942, written on the instructions of the claimant from Rink Tent C-13, Slocan, B.C., addressed to the Custodian's office in Vancouver.

"In answer to your letter of October 23rd instant I reply that we are in no condition to provide the estimated sum of money. Surely you must know that after being evacuated to far distance places, we have not sufficient money to repair our houses and such. And as for the claims Mrs. Mengers is putting against us, I am sure she was not put to that much sum of money for expense. And also she was more than well satisfied and knew very well about rats and cockroaches in the house. The cockroaches are very harmless and they are infested in every Japanese houses, on account they use Japanese black sauce. And as for the rats you can find them in any house such as hospital institution, etc. And if our tenants are not yet satisfied as they say they can just leave our houses. Our neighbour Mr. McLaren will find another occupant and look after the house for us also.

S. Nishimura,
Cross Exam.

"What does Mr. and Mrs. Mengers expect for \$12 per month rent in a family house? A palace. And in these days of house shortage. The house is not in a lean to structure shape as it has a solid new foundation put in two years ago. Please note and inspect first. Yours sincerely."

(LETTER MARKED EXHIBIT NO. 11).

10

MR. RICE: Q: I show you a letter and ask you -- it is written or dated March 8th, 1946, written by the Custodian to you and apparently signed by you; do you recall receiving that letter (indicating) and signing it and returning it?

A: What are the contents?

20

Q: I am going to show him another letter that he wrote in reply saying that he didn't want the shrine, but the Custodian said that he shipped all of his property with the exception of the shrine. "The only item outstanding is a shrine which is stored at our warehouse at Cordova Street, Vancouver. To facilitate your prompt reply a stamped and addressed envelope is enclosed."

The Custodian asked the claimant here if he was satisfied with the disposal of his chattels and, if so, to sign and return that letter? Can't he say if he signed it or had someone sign it for him?

A: Yes, that is my

signature.

Q: That is your signature?

A: Yes.

30

Q: And attached to this letter is a letter purporting

X

8
S. Nishimura,
Cross Exam.

to have been written by you addressed to the Custodian (indicating); is that your signature on that letter? It is a letter dated March 22nd, 1946, I believe. It just says March 22nd on it.

A Yes, that was written for me, but I signed it.

10 MR. RICE: The first one is a letter that you signed, or written by the Custodian to you, and which you signed and returned along with the other letter that was written for you and you say you signed. I tender both of these documents, your honour. The claimant acknowledges his signature. A letter addressed to the claimant by the Custodian's office under date of March 6th, 1946,

20 "We duly received your letter of February 27th respecting the balance of funds standing to your credit from the sale of chattels. As you are aware, we have already sent you copies of Auction Sheets relating to saleable chattels which were removed by our Protection Department from 943 West 7th Avenue, Vancouver. In this connection we would refer you to our letter of July 28th, 1945, and other correspondence we have had with you from time to time on this matter of chattels.

30 "As we are now closing your file we shall be glad if you will kindly confirm by signing the attached copy of this letter that all your chattels have been accounted for by us as at this late stage it appears to us

S. Nishimura,
Cross Exam.

quite unnecessary to have to go over the whole ground again. The only item outstanding is a shrine which is stored at our warehouse at Cordova Street, Vancouver.

"To facilitate your prompt reply a stamped and addressed envelope is enclosed."

And that letter bears the signature of the claimant, meeting with his approval. And when it was returned it was apparently accompanied by a letter written by the claimant to the Custodian dated March 22nd from Taber, Alberta.

"We are in receipt of your letter of March 14th and we acknowledge the cheque of \$20.76 with sincere thanks.

"We do not want the shrine stored at the Cordova Street warehouse, so you will not have to bother forwarding it to us.

"I am confirming that all the property left by us have all been accounted for and I sincerely appreciate for all you done for us.

"Hoping this is satisfactory, I remain

"Your obedient servant,"

I tender both letters as an exhibit.

(LETTERS MARKED EXHIBIT NO. 12).

MR. RICE: Q: Before you left there you leased your property to Peter Mangays, did you not?

A: Yes.

Q: Then he gave up the lease and Mr. McLaren, acting on your instructions, leased the place to Fred Rennie?

A: I have no

S. Nishimura,
Cross Exam.

knowledge of the second tenant's name, but the agent put somebody else in.

Q You rented it to Mungeys for \$12.00 a month?

A Yes.

Q And then the City condemned the place as unfit for habitation, human habitation? A: I don't remember anything about that.

Q You don't remember that you rented it to Mungeys for \$12.00 a month? A: No, about it being condemned.

Q You do remember that you rented it to Mungeys for \$12.00 a month? A: Yes.

Q And he only stayed there for a month?

A Yes.

Q Why do you value the rental of the place at \$180.00 a year when you rented it yourself for \$12.00 a month, \$96.00 a year?

MR. HUBBELL: \$144.00 a year.

MR. RICE: Oh, yes, \$144.00 a year, excuse me.

A Well, rents have gone up in the meantime and I figured it was worth about \$15.00 a month.

Q I see. Because rents have gone up in the meantime. I show you a claim form dated the 13th of November, 1947 (indicating); is that your signature to that document? A: Yes.

Q That is your signature? A: Yes.

MR. RICE: I tender the proof of claim form as an exhibit, your Honour. I would point out, your Honour, that in the proof of claim there is no claim made to

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chattels, but reference is made, in describing the house, "shed at rear of the house with articles of goods left in the shed worth \$50.00."

(PROOF OF CLAIM FORM MARKED EXHIBIT NO. 13)

MR. RUSSELL: May I see that. It doesn't seem to jibe with this one I have here.

THE SUB-COMMISSIONER: On page 2 is the reference to the chattels at the rear of the house.

MR. RUSSELL: In the particular one I have, there is a list of chattels inked in.

THE SUB-COMMISSIONER: There is none on this.

MR. RICE: As a matter of fact, these items that are claimed for in the summary of evidence, Exhibit 1, are not referred to in the J.P. form at all. All right.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Nishimura, I am showing you a proof of claim form and am referring you particularly to the third page of it?

A: Yes.

Q Under paragraph 5 (d) you listed a list of articles or personal property which coincides with the list in your summary of evidence. Was this put on when the proof of claim was made out?

A I believe it was; I don't remember.

Q I might point out that this list is not on the copy that the Judge has, or the copy that Mr. Rice has. There is no list like that on theirs at all.

THE SUB-COMMISSIONER: May I see that, Mr. Russell?

MR. RUSSELL: Yes. (Document to the Sub-Commissioner).

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THE SUB-COMMISSIONER: This is written in ink, apparently after it was prepared.

MR. RUSSELL: Possibly he wrote it in when he was preparing the summary of evidence. I just assumed that he had amended it, but I see it isn't in your copy or Mr. Rice's.

THE SUB-COMMISSIONER: This gives a list of the things in the shed. Have you seen this, Mr. Rice?

MR. RICE: No.

10 THE SUB-COMMISSIONER: Showing a total value of \$70.00, and then an amount for moneys received, leaving a balance of \$50.00, which makes up the valuation.

MR. RUSSELL: It gives the same things as on the summary of evidence.

MR. RICE: Yes, but it is hard to reconcile that claim in view of his letter and the signing of the Custodian's letter that he had received, and accounting for all the chattels, and apparently he was well satisfied. I refer to the letter of March, '46, addressed to the claimant and the reply of the claimant filed
20 as an exhibit, your Honour.

MR. RUSSELL: Q: Do you remember the letter that Mr. Rice showed you just a few minutes ago from the Custodian in which the Custodian says "Please sign this letter if you are satisfied with the settlement and return it" and you signed your name and sent it back together with another letter of your own?

THE SUB-COMMISSIONER: That is Exhibit 12, is it?

MR. RUSSELL: Yes, that is Exhibit 12.

Q How do you explain writing in your name on the

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bottom of this letter from the Custodian and
sending this letter of March 22nd to the Custodian
if you were not satisfied? Have you any explanation?

A I don't read or understand English and my daughter
read the Custodian's letter and wrote the other
letter. She doesn't understand Japanese very well,
and I suppose that is where the misunderstanding
arose.

THE SUB-COMMISSIONER: It was written by the daughter?

10 MR. RUSSELL: Yes, it was written by the daughter.

THE SUB-COMMISSIONER: Q: Does she read English? How
old was she?

A: She is 22.

Q Educated in Canada?

A: Yes, born in
Canada.

Q Surely, she understands English?

MR. REE: Q: She understands you too, if she has been
living in the house with you for twenty-two years.

A She doesn't understand Japanese very well.

20 THE SUB-COMMISSIONER: But the letter she read and
that was signed was, apparently, in English.

A I think what the witness means, your Honour...

Q ...I suppose she translated it to him in Japanese.

A Yes. She doesn't understand Japanese very well
and he doesn't understand English and the mis-
understanding arose in that manner.

Q But is there any other person in the house, or a
friend, that can read English and understand it and
Japanese?

A Yes, they can understand ordinary, every day things,
30 but when it comes to difficult things like this,

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it isn't so easy.

Q Was his daughter born in this country?

A Yes.

Q She didn't start to go to school until she was about six years of age, I suppose?

A Yes.

Q And did she talk Japanese before that?

A Yes, she spoke some Japanese when she was small.

THE SUB-COMMISSIONER: Anything else?

10 MR. RICE: Q: Has your daughter been living in your home with you ever since she was born?

A Yes.

Q And did you have any trouble expressing your views to her at any time or she have any trouble expressing her views?

A In small, every-day affairs, we can make each other understand quite well, but when it comes to any difficult, complicated matter, then it isn't so easy.

Q What was there difficult or complicated about this?

20 A It contains things that are not used in ordinary, every-day speech.

Q All you were asked was whether you had received a proper accounting for all of your chattels and you said "Yes" you had; that is all it amounts to, does it not?

A: Yes.

THE SUB-COMMISSIONER: Anything else?

MR. RUSSELL:

Nothing else.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

30 (PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing transcript correct.

"S.R. HOWARD" Official Reporter

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

SUB-COMMISSIONER