

3714

FORM "J"

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 3714

To be completed by persons of the Japanese race having no property in any protected area.

NAME: NISHIMURA, Ichiro

HOME ADDRESS: 9182 Hudson St., Vancouver, B. C. REGISTRATION No. 02208

SEX: Male AGE: 23 MARRIED? No

OCCUPATION AND EMPLOYER: Clerk J. Nishimura, 9182 Hudson St., Vancouver, B. C.

NAME OF WIFE OR HUSBAND: None ADDRESS: _____

NAMES OF LIVING CHILDREN: None ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 10th day of April 1942.

WITNESS

[Signature]

(Signature) *[Signature]*

FOR DEPARTMENTAL USE

HOW DO YOU PROPOSE TO PAY THESE OFF?

LIST OF LIABILITIES

NONE

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

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

PERSONAL INFORMATION

NAME: NISHIMURA, ICHIRO
HOME ADDRESS: 9182 Hudson Street, Vancouver, British Columbia
REGISTRATION NUMBER 02208 SEX: Male AGE: 23
OCCUPATION: Store Clerk

(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: No (Partner with father(Nishimura, Jujiro Reg #04777))

MARRIED? No

NAME OF WIFE OR HUSBAND: Nil

ADDRESS OF WIFE OR HUSBAND: Nil

NAMES OF ANY LIVING CHILDREN: Nil

ADDRESS OF CHILDREN: Nil

AGE OF CHILDREN: Nil

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

1. LOCATION AND DESCRIPTION: Lot 14/2 Blk Y DL 318 known as
9180 Hudson Street, Vancouver, British Columbia.
Lot 15/2 Blk Y DL 318 known as
9182 Hudson Street, Vancouver, British Columbia.
2. BUILDINGS AND OTHER IMPROVEMENTS: Buildings on the above lots
and description
3. INSURANCE (Give particulars; state where policies are) Hobson Christie & Co., Ltd.
(Bankers Traders Insurance Co.) #39148 Expires Jan. 12 1945
4. TAXES (Amount and where payable) \$177.75 payable at City Hall, Vancouver
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
No encumbrance (Clear Title) Title No. 62476 "L2"
6. OCCUPANCY AND LEASES (If vacant so state) Through Agent J.W. Fairhall,
Marine Drive, Vancouver, British Columbia.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. On person at McGillivray Falls, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN No

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

All taken to the present address under self-supporting scheme

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY:

Bankers Traders Insurance Company5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

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

None

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

None8. BANK ACCOUNTS: None9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS

None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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

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

Dated this 19th day of June

1942.

(Signature)

Witness

Y. O. HASHE
The Fishery, Sals BC

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 22, 1943

Our File No. 3714

Full Name NISHIMURA, Ichiro (Deceased)
(Surname in Block Letters)

Registration No. 02208

Male - Female
(Check)

Age Nov. 6, 1918

*died Nov 21, 1944
Kamloops, B.C.*

Former Address 9182 Hudson Street, Vancouver, B. C.

Evacuated May 18, 1942

Naturalized - Canadian-Born - National
(Check)

McGillivray Falls, B.C.
Present Address Box 294, Kamloops, B. C. (July 4/44)

died at Kamloops B.C. Dec 21, 44

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother (Nee KITAMURA) Naka

Name of Father Jujiro - #04777

Names of Children under 16 _____

Requested by _____

Registered with Custodian

(Yes or No)

Additional Information Clerk

COPY

REAL PROPERTY SUMMARY

JAPANESE NAMES: Ichiro NISHIMURA - - Reg. No. 02208 File 3714
Jujiro NISHIMURA - - Reg. No. 04777 File 9341

PARCEL "A"
CATALOGUE NO: 120.

PROPERTY ADDRESS: 9180 Hudson Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 15, Blk. 2, Blk."Y", D.L. 318, Gp. 1, N.W.D., Plan 3069.

TITLE: In the names of Ichiro and Jujiro NISHIMURA.

ENCUMBRANCE: Vesting 34653 - 17th August 1942.

ASSESSED VALUE: 1942 -
Land \$780.00
Improvements 1850.00 Total \$2630.00 Taxes \$88.80.

CLASSIFICATION: On the property is a 4 room frame house on concrete foundation with no basement. Upper floor at time of inspection was used for storage of furniture by the owner.

HISTORY OF

ADMINISTRATION: The ground floor of this building was rented by the owners at \$15.00 per month to Mrs. A. Seymour, and J.W. Fairhall acted as rental agent for the Custodian from the 1st June 1942. Mrs. G. Driver became tenant of the upstairs suite at \$12.00 per month on December 1st, 1942. Mrs. Seymour vacated on the 15th May 1944, and from that date Mrs. Driver was tenant of both floors at a rental of \$27.00 per month until date of sale of the property. The property was administered in conjunction with number 9182 Hudson Street (Lot 14) in the same joint ownership and the revenues and expenditures are in one ledger account.

The revenue from this property was:-

Mrs. Seymour - Ground floor -	
1-6-42 to 30-4-44 - 23 months at \$15.00	\$345.00
Mrs. Driver - Upper floor -	
1-11-42 to 31-12-44 - 26 months at \$12.00	312.00
Mrs. Driver - Ground floor	
15-5-44 to 31-12-44 - 6 1/3 months at \$15.00	94.70
	<u>\$751.70</u>

PARCEL "B"
CATALOGUE NO: 121.

PROPERTY ADDRESS: 9182 Hudson Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 14, Blk.2, Blk."Y", D.L. 318, Gp. 1, N.W.D., Plan 3069.

TITLE: In the names of Jujiro and Ichiro NISHIMURA.

ENCUMBRANCES: 77043 - An Agreement dated 10th December 1929, City of Vancouver, Lancelot William Noel HARVEY and Jujiro NISHIMURA, being a permit to erect a store extending to the street line on condition that that part of the building within 40 feet of the centre line of Hudson

Hudson

Hudson Street will be removed without cost to the City within 2 months of notice from the City. Copy of Agreement on file.

Vesting 34653 - 17th August 1942.

ASSESSED VALUE: 1942 -
Land \$950.00
Improvements 1800.00 Total \$2750.00 Taxes \$96.35.

CLASSIFICATION: A store with frontage of about 15 feet, 1 storey high with living rooms at the rear. The inspector reported that these rooms, about 14 in number, were occupied at the date of inspection by A.B. Engen June 3rd, 1942. Building on concrete foundation with no basement. Store was vacant at the date of inspection.

HISTORY OF ADMINISTRATION:

By an Agreement dated 15th May 1942, Jujiro NISHIMURA leased that portion of the property used as a dwelling in the rear of 9182 Hudson Street for the duration of the war and 30 days thereafter, at a rental of \$15.00 per month payable at the office of J.W. Fairhall light and water to be paid by Mr. NISHIMURA, the lessee to pay all light in excess of \$1.00 per month. The lessee will assume the light charge of \$1.00 per month and this was deducted from the monthly rental making the monthly rental \$14.00 per month.

Permission was given to the Imperial Tobacco Co., to place a sign on the building and in the period of the Custodians administration the rental received from this source was \$10.00. There is no record of this transaction except the entry of money received.

The revenue from this property was:-

A.B. Engen - rooms in rear of store -	
21-5-42 to 20-9-44 - 28 months at \$14.00	\$392.00
W. Doty - store -	
1-7-43 to 30-11-43 - 5 months at \$7.00	35.00
1-2-44 to 31-8-44 - 7 months at \$7.00	49.00
Imperial Oil Co. - sign permit	10.00
	\$486.00

The fact that the term of this lease to Mr. Engen was for the duration of the war and that the lease was executed by one of the owners only was brought to the attention of Mr. Fairhall in a letter dated the 24th June 1944, with instructions that these facts be communicated to the purchaser. Mr. Fairhall was advised on the 24th September 1943, that any sale of the property would be subject to the lease as executed.

Rental amounting to \$60.00 accruing from number 8407 Osler Street, catalogue 166, which should have been credited to the account of the Estate of Ichiro NISHIMURA, file 3714, was credited to the joint account of 3714 and 9341, Ichiro NISHIMURA and Jujiro NISHIMURA. As Ichiro NISHIMURA is now deceased and his father and mother are the sole beneficiaries of his estate, and as both accounts are closed after administration by the Official Administrator it is not necessary to transfer this item to the Estate of Ichiro NISHIMURA. It is therefore shown as a special credit in this statement.

The total revenues from rents as shown in month reports was:-

Number 9180	\$751.70
" 9182	486.00

Ichiro NISHIMURA Estate
credited to this joint
account in error

60.00

Total \$1297.70

SOLD:

The 2 properties were sold to one ownership but in separate transactions, the purchasers being Harry and Helen Armstrong who purchased Lot 15 for \$1850.00 as at the 7th November 1944, sale approved by the Advisory Committee on the 19th October 1944, and Lot 14 for \$2500.00 as at the 27th June 1944, approved by the Advisory Committee on the 14th June 1944.

FUNDS:

Released to the joint credit of the Estate of Ichiro NISHIMURA and Jujiro NISHIMURA, sale price of the 2 properties \$4350.00, plus rentals received \$1297.70, total \$5647.70; less commission on sales \$68.26, repairs \$49.20, sundries \$102.55, taxes \$263.68, insurance \$11.25, Certificate of Encumbrance \$1.00, valuation fees \$15.00, advertising fees \$8.00, registration fees \$22.20, commission on sales \$217.50, closing adjustments \$98.43, total \$857.07. Net amount released \$4790.63. From this \$2408.81 has been transferred to the account - 3714, Estate of Ichiro NISHIMURA, and the balance of \$2381.82 transferred to account 9341, Jujiro NISHIMURA.

TITLE:

C. of T. 106978-L covering Lot 14 dated the 20th August 1944, issued in the names of Harry and Helen Armstrong, and receipt of title acknowledged on the 7th September 1944 by Helen Armstrong.

C. of T. 115202-L covering Lot 15 issued in the names of Harry and Helen Armstrong and receipt of title acknowledged on the 14th February 1945 by Helen Armstrong.

OLD C. OF T.
NO. 62476-L:

Covering Lots 14 and 15 requested of Jujiro NISHIMURA on the 4th July 1944. No record of its receipt on file.

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

DATED November 19th, 1946.

IM:ML

Sanicaphan

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

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

19th July, 1945.

File No. 9341/3714

Dear Sir:

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

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

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

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

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

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

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

Condition Old and depreciated but fairly good interior of house.

Rent \$27.50

City

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

Taxes \$85.25

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

Yours faithfully,
JOHNSON, REEVE & WATSON

per *D. W. Reeve*

STATEMENT RE SALE OF:

Catalogue No: 120
 Street Address: 9180 Hudson
 Legal Description: Vancouver, B.C.

Name: NISHIMURA, Ichiro (Deceased)

File No: 3714-9341
 Jujiro

Reg. 02208 - 04777

15/2/1/318

Date of Sale and Adjustments November 7th, 1944.

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

Date: February 23rd, 1945.

Compiled by: Mr. George Peters

*Conveyance
 Litteral conveyance
 & claim bill*

Catalogue No. 120
File No. 9341 & 3714
9180 Hudson St. Vancouver, B.C.
Lot 15, Blk. 2, Plk. "Y", D.L. 318,
Sp. 1, W.D. Plan 3069.

February 12th, 1945

HARRY ARMSTRONG and HELEN ARMSTRONG

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at November 7, 1944)

	DEBIT	CREDIT
Purchase price	\$1,850.00	
Cheques received		1,850.00
Water Oct. 3, 1944 to Nov. 6, 1944 - 34 days @ 2.40/1000 a day		.82
<u>Amount of rent collected</u>		
November 7th to November 30th - 23 x 30 x .25.65		19.66
December 1st to December 31st, 1944		25.65
Registration fees on deed - \$1,850.00	7.95	
Insurance premium - 39.4% x \$11.25	4.43	
Purchaser's proportion of taxes for 1944 54/365 x \$85.93	12.71	
Balance owing to Purchaser	21.04	
	<u>\$1,896.13</u>	<u>1,896.13</u>

BALANCE OWING TO PURCHASER \$21.04

Date. October 24th, 1944.

REAL PROPERTY MEMORANDUM

File No. 3714 and 9341
Name..... Ichiro NISHIMURA
Jujiro NISHIMURA..... Registration No. 02208 04777...

Re: Catalogue No. 120

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

Legal Description: Lot 15/2/Y/318.
Dwelling.

one lot only

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 62476 L. Whereabouts: Jujiro NISHIMURA'S and Ichiro NISHIMURA's possession.
Registered owner: Ichiro NISHIMURA) Joint Reg. No. 02208 (written re
Jujiro NISHIMURA) Tenants 04777 (C. of T. Nov. 1st, 1944.)
Property: City of Vancouver, Lots 14, and 15, Block 2
Block "Y" District Lot 318 Group 1, New
Westminster District, Plan 3069

B. Charges.
Registered: 77043 H. 17/12/29. 1.40 City of Vancouver. Indemnity Agreement re erection and encroachment of building. As to Lot 14.

Vesting: 34653. August 17, 1942.

Unregistered: No evidence found.

Taxes: \$85.93 - 1944 taxes paid.

Water: Commercial meter.

Insurance: \$1500.00. Expires January 12th, 1946.

Assessed Value: Land: \$780.00 Improvements: \$1850.00

Valuation by Appraiser: \$1500.00

Amount of Bid: \$1850.00

Approved by Advisory Committee: October 19th, 1944.

Paid as shown in attached letter: \$1850.00 paid in full.

Name of transferee as attached letter: Harry Armstrong & Helen Armstrong.
360 Ferndale Rd., R.R. #1,
Eburne, B.C.

ADMINISTRATION.

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

Monthly tenancy. Tenant: Mrs. G. Driver; rental - \$27.00 per month

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

Chattels: Particulars of those stored on the premises.

Some chattels on premises. See Protection Department's memos of Oct. 5/43, Jan. 7/44 and Feb. 10/44

Named Agent:

P. Dodet.

Copy for Mrs. McArthur

DM

3714
9341

November 7th, 1944.

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

Re: Catalogue No. 120
9180 Hudson Street,
15/2/7/38

Dear Sir:

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

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

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

Yours truly,

DM
George Peters,
Administration Department.

3714 & 9341

October 31, 1944.

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

Dear Sir:

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

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

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

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

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

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

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

Yours truly,

F. G. Shears,
Director.



November 21st, 1944

REAL PROPERTY MEMORANDUM

FILE NOS: 9341 and 3714
NAMES: Juziro NISHIMURA and Ichiro NISHIMURA
CATALOGUE NO: 120
RE: 9180 Hudson Street, Vancouver, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 15, Block 2, Block "Y", District Lot 318, Group 1, New Westminster District, Plan 3069

Encumbrances: Nil

Taxes: 1944 taxes of \$85.93 paid.

Vested: No. 34653

VALUATION BY APPRAISER: \$1,500.00

AMOUNT OF BID: \$1,850.00

APPROVED BY ADVISORY COMMITTEE: October 19th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$1,850.00

NAME OF PURCHASER: Harry Armstrong and Helen Armstrong
(Joint Tenants)

K. W. WRIGHT

KWW/JY
Attach.

File Nos. 9341 & 3714.
Catalogue No. 120.

January 29th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Jujiro NISHIMURA
Ichiro NISHIMURA
City of Vancouver
Lot 15, Blk. 2 of Blk. "Y",
D.L. 318, Gp. 1, N.W.D., Plan
3069.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated December 11th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 115201-L, dated December 11th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 115202-L, dated December 11th, 1944, registering the property in the names of Harry Armstrong and Helen Armstrong - Joint Tenants (Deed).
3. Duplicate of Transmission dated November 27th, 1944.
4. Duplicate of Deed dated November 27th, 1944 - Secretary of State to Harry Armstrong and Helen Armstrong - Joint Tenants.
5. Certificate of Indefeasible Title number 115202-L, dated January 23rd, 1945, covering the above property in the names of Harry Armstrong and Helen Armstrong - Joint Tenants.

D. A. Cramer

DAC:JS
Atch.

9341
File No. 211A 2711.
Catalogue No. 120.

November 21st, 1944.

MEMORANDUM

TO: Mr. E. E. Wright

FROM: Mr. D. A. Gruver

Lot 15, Block 2, Sub. 77, D.L.
City of Vancouver
Lot 15, Block 2, Sub. 77, D.L.
City of Vancouver
Certificate of Title No. 24573

Re enclose herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate. HARRY AMSTUTZ and
HELEN AMSTUTZ
(Joint Tenants).
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 62576-1, is in the
above named Japanese possession.

D. A. Gruver

DAG:JS

Catalogue No. 120
File Nos. 3714 & 9341
9180 Hudson Street
Vancouver/15/2/Y/318

Receipt of Certificate of Title No. 115202-L is by us hereby acknowledged
and we agree that all adjustments and incidents connected with the sale
to us of property covered by the said certificate have been settled.
Receipt is also acknowledged of Provincial Insurance Company Ltd. policy
No. 55298 which has been assigned to us.

Dated at Vancouver, B. C., this 14th day of February 1945.

Robert Armstrong

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

Dear Sirs:-

Re: 9180 Hudson St. Vancouver

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

Yours faithfully,

Helen Corns
.....Signed

REAL PROPERTY SUMMARY

JAPANESE NAME: Ichiro NISHIMURA - Deceased

File 3714.

CATALOGUE NO: 166.

PROPERTY ADDRESS: 8407 Osler Ave., Vancouver, B. C.

LEGAL DESCRIPTION: Lot 16, of Lot 35, Blk. "B", D.L. 319, 324 and part 323, Group 1, N.W.D., Plan 4315.

TITLE: In the name of Ichiro NISHIMURA.

ENCUMBRANCE: Vesting 35825 - 2nd March 1943.

ASSESSED VALUE: 1943 -
Land \$245.00
Improvements 600.00 Total \$845.00 Taxes \$28.38.

CLASSIFICATION:

An inspection and valuation of this property was made by D.W. Reeve who reported on the 19th July 1943, that the property was in a poor neighbourhood surrounded by poor houses in the Marpole District. The lot has a frontage of 33 feet and a depth of 120 feet, was not fenced, no garden and no walk. The building was a 1 storey frame house 18 x 30 with 2 small additions 7 x 8, and 5 x 11, the main building was on concrete foundation, shingle walls and roof, no plaster, 5 rooms, basement had no floor, furnace or drains. Condition was old and worn, paint work poor. Mr. Reeve was of the opinion that the valuation was no more than \$650.00.

HISTORY OF ADMINISTRATION:

The property was rented by Ichiro NISHIMURA to N.A. Thomas on a month to month basis, the tenant to be allowed two months rent for decoration. Mr. J.W. Fairhall was appointed Custodian agent and collected the rent from the 1st June 1942 to the date of sale - 31st July 1943, the total rental revenue collected and credited to the property was \$210.00.

Title was, prior to search and Certificate of Encumbrance on file, in Roy Toshio MORIE, subject to an unregistered Deed to Ichiro NISHIMURA. This Deed was sent by NISHIMURA to Norris & McLennan for registration and was with the consent of the Custodian dated 21st September 1943, registered and the Certificate of Encumbrance on file obtained. The interest of Ichiro NISHIMURA was then vested on the 2nd March 1943. The new Certificate of Title #82416-L was sent to Norris & McLennan on the 6th February 1943.

Ichiro NISHIMURA died on the 18th December 1944, and Norris & McLennan on behalf of the deceased's father, Jujiro NISHIMURA, requested the Official Administrator, S.A. Moore, to administer the Estate. Letters of Administration were granted to the Official Administrator on the 28th May 1945. The deceased was unmarried at the date of his death, and his sole heir was his father Jujiro NISHIMURA. Ichiro NISHIMURA was paid \$5.00 on the 24th February 1943, and \$800.00 on the 12th July 1944, the balance with the Custodian to the credit of his Estate - \$28.78 was paid over to the Official Administrator on the 5th May 1945. There is nothing on file showing that this balance - \$28.78 has been remitted by the Official Administrator to the beneficiary in the Estate.

General

SOLD:

To Priscilla Fox and Shirley Hollenberger for \$800.00 as at the 12th August 1943.

Approved by the Advisory Committee on the 29th July 1943.

FUNDS:

Accrued
Released to the credit of the Estate of Ichiro NISHIMURA, sale price \$800.00, plus rental revenue \$210.00, refund of repairs \$27.00, total \$1037.00; less commission on rentals \$9.75, repairs \$52.95, sundries \$19.55, taxes \$31.02, Certificate of Encumbrance \$1.00, registration fee \$9.10, commission on sale \$40.00, valuation \$5.00, advertising \$4.00, closing adjustments \$30.85, total \$203.22. Net amount released \$833.78.

TITLE:

Accrued
C. of T. 91306-L issued and receipt acknowledged by S. Hollenberger and P. Fox on the 12th November 1943.

OLD C. OF T.
NO. 82416-L:

Was sent to the Registry Office for cancellation on the 23rd September 1943.

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

Paul Macpherson

IM:ML

Schier Keshimura
MORI, Roy T.
8407 Osler St., Vancouver, B. C.
Evac. File ~~12678~~ 3714



Picture Taken May 3, 1943.

REEVE, F. S. I.
ESTATE AGENTS
A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

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

File No. 3714

Dear Sir:

Catalogue No. 166
Lot 16 Sub. B of Block 35 D.L. 319.324 and
part 323
8407 Osler Avenue

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

<u>Location</u>	Poor neighbourhood in the Marpole district. Surrounding houses poor.
<u>Land</u>	33' x 120' no fence, no garden, no walks.
<u>Building</u>	1 storey frame house 18' x 30' plus 7' x 8' and 5' x 11' concrete foundation, shingled walls and roof. No plaster. 5 rooms, w.c., off back porch, no hall, Basement, no floor, only 2 posts 5' 6" head room, no furnace, no drains, round house.
<u>Condition</u>	Old and worn. Roof poor, paintwork poor.
<u>Rent</u>	\$15.
<u>City</u>	
<u>Assessment</u>	\$845 (Land \$245 Building \$600)
<u>Taxes</u>	\$31.03
<u>Appraisal</u>	We are of the opinion that the value of this property is not more than \$650.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

Dr. Keen

October 15th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell
FROM: Mr. D. A. Cramer

Takiro NISHIMURA
Lot 16 of Lot 35, Blk. "B"
D.L. 319, 324 and part of
323, Gp. 1, N.W.D., Plan
4315.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, September 23rd, 1943, we
enclose herewith the following documents in connection therewith.

1. Copy of application number 91305-L dated September 23rd, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91306-L dated September 23rd, 1943, registering the property in the names of Priscilla Fox and Shirley Hollenberg (Deed).
3. Duplicate of Transmission dated September 4th, 1943.
4. Duplicate of Deed dated September 4th, 1943 - Secretary of State to Priscilla Fox and Shirley Hollenberg.
5. Certificate of Indefeasible Title number 91306-L dated October 15th, 1943, covering the above property in the names of Priscilla Fox and Shirley Hollenberg.

D. A. Cramer

DAC:JS
Encls.

File No. 3714
NISHIMURA, Ichiro

August 12, 1943,

Catalogue No. 166.

MEMORANDUM.

Re: 8407 Osler Avenue, Vancouver,
16/35-B/319, 324, pt. 323. Dwelling.

TITLES & ENCUMBRANCES. Certificate of Encumbrance is on file showing Certificate of Title No. 82416-L Indef. in the name of Ichiro NISHIMURA, Suite 311, 602 W. Hastings Street.

Property is vested under Filing 35825.

No other registered encumbrances.

No evidence on file of unregistered charges.

Certificate of Title in possession of Norris & MacLennan, Barristers who are being asked to produce it.

Tax Statement on file and 1943 taxes of \$31.02 net have been paid.

Assessed value : Land \$245.00
Imp. \$600.00

Mr. Reeve's valuation \$650.00.

Passed by the Advisory Committee July 29/43.

ADMINISTRATION:

Rented at \$15.00 per month on a month to month basis.

Agent - J. W. Fairhall, 1318 S. W. Marine.

PROTECTION:

There are no chattels.

Transmission & deed was prepared
AGM

AGM:AS

REAL ESTATE

INSURANCE

BUILDING LOANS

HOME
INVESTMENTS

547 Howe Street

Phone MARine 2174

VANCOUVER, B.C.

July 16th, 1948.

Custodian of Japanese Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Gentlemen:

Tender for 8407 Osler Avenue
Custodian File No. 5714
Catalogue No. 166

Enclosed is our cheque for \$80.00, being ten per-
cent of the full price of \$800.00, offered for the property
at 8407 Osler Avenue, Vancouver, B. C. Our buyers, Mr. M.
Fox and Mr. P. Hollenberg, are quite willing to pay the bal-
ance of \$720.00 in cash if this offer is accepted.

We have notified J. W. Fairhall, the buyers names,
in order to receive one half of the commission.

Thanking you, we remain,

Yours very truly,

HOME INVESTMENTS

G. C. W. Allen

JR/mb

OK 720.
80

3714

AUG. 2, 1943.

Mr. Geo. E. Webber,
Home Investments,
547 Howe Street,
Vancouver, B. C.

Dear Sir:

Est. Catalogue No. 166.

Your letter of July 16th written on behalf of Mr. H. Fox and Mr. P. Hollenberg enclosing cheque for \$80.00 and offer to purchase 8407 Osler Avenue for the sum of \$800.00 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 certified cheque for the balance of the purchase price, namely \$720.00.

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

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

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

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

Yours truly,

P. G. Shears
Director.

PGB:AS

REAL ESTATE

INSURANCE

BUILDING LOANS

HOME
INVESTMENTS

547 Howe Street

Phone MARine 2174

VANCOUVER, B.C.

August 11th, 1943.

The Custodian,
506 Royal Bank Building,
675 West Hastings St.,
VANCOUVER, B. C.

Dear Sirs:

Re Catalogue No. 168

In reply to your letter of August 2nd we are enclosing our cheque for \$720.00, balance of purchase price offered for property located at 8407 Osler Avenue, Vancouver.

Kindly have this property registered in the names of Miss Priscilla Fox of 2337 West 10th Avenue, City, and Miss Shirley Hollenberg of 2395 West 13th Avenue, City, Spinsters. Both parties are British subjects.

Thanking you, we remain,

Yours very truly,

HOME INVESTMENTS

JR/R
Enc.

Per

3714
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 17th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Ichiro NISHIMURA

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 8407 Osler Avenue, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 166, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is \$650.00. The sale to Miss Shirley Hollenberg and Miss Priscilla Fox for the sum of \$800.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on March 2nd, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

ADJUSTMENTS - File No. 3714

As of August 12, 1943 - 141 days to go

Debit purchaser

141/365 x \$11.02 taxes for 1943	\$11.67
141/365 x \$ 8.75 water July to December	3.38
Registration fees on deed	<u>5.60</u>
Total debits	\$20.65

Credit purchaser (Rental dates: 1st of month)

Proportion rents for month of August 19/31 x \$14.25	\$ 8.75
Rents collected for month of September	14.25
" " " " " October	14.25
" " " " " November	<u>14.25</u>

Total credits

Less total debits

51.50
30.85

NET CREDIT DUE TO PURCHASERS (Miss Shirley Hollenberg
and Miss Priscilla Fox)

\$30.85

Catalogue No. 166
File No. 3714

Receipt of Certificate of Title No. 91306-L is by us hereby
acknowledged and we agree that all adjustments and incidents
in connection with the sale to us of the property covered by
the said certificate have been settled.

Receipt is also acknowledged of cheque for \$30.85 representing
closing adjustments on sale to us of 8407 Osler Avenue.

Dated at Vancouver, B. C., this 12 day of November 1943.

Sh. Hallenber

R. Fox

Rev Max Fox

STATEMENT RE SALE OF:

Name: NISHIMURA, Ichiro (Dec'd)

Catalogue No: 166

File No: 3714

Street Address: 8407 Osler Street,
Vancouver, B.C.

Reg. No: 02208

Legal Description: 16/35/16/319,324, pt. 323.

Date of Sale and Adjustments August 12, 1943

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 800.00
Real Estate Agents Commission	\$ 40.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Mortgage		
Mortgage		
Accumulated Taxes		
Other Charges		
Adjustments:		
Fire Insurance		
Taxes		11.67
Water		3.38
	<u>52.50</u>	<u>\$ 815.05</u>
Net Proceeds credited to your account		762.55

Date: ... February 13th, 1946

Compiled by: ... George Peters

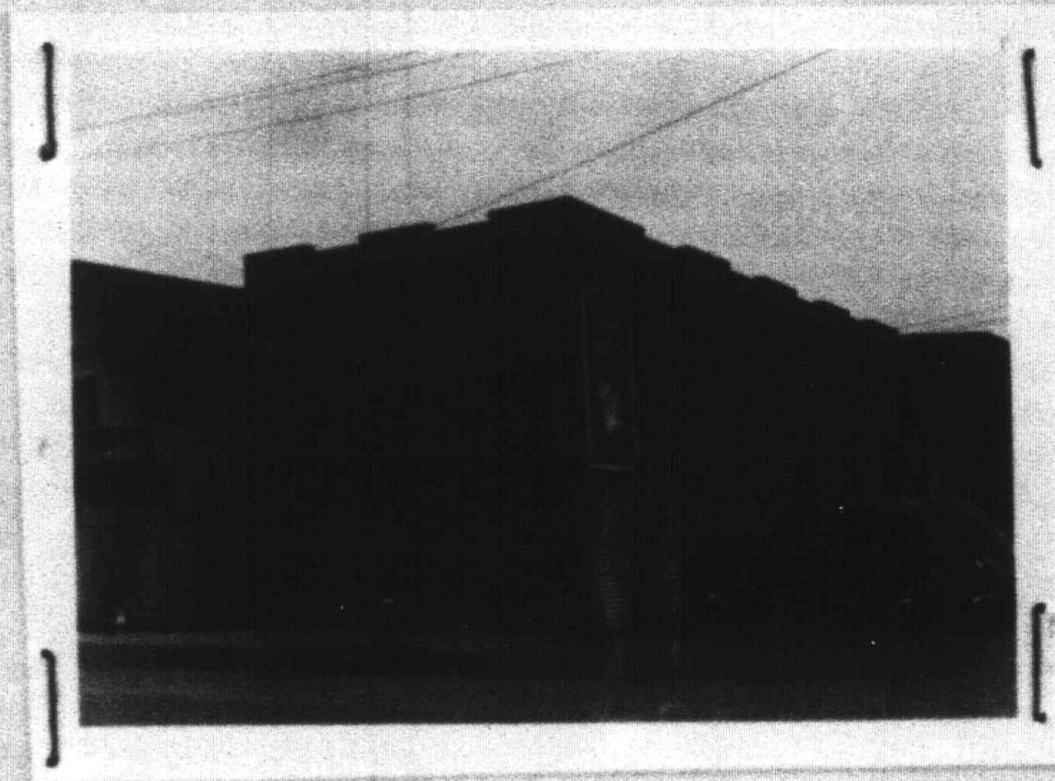
File No. 3714
Reg. No. 03208
Decensed

Ichiro NISHIMURA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 24	Cheque to you	\$ 5.00		
August 17	Water rates	5.40		
November 20	Rents collected		42.00	
1943 March 3	Water rates	5.40		
April 16	Land Registry Office - Certificate of Encumbrance	1.00		
July 3	Taxes	31.02		
July 31	Water rates	8.75		
	Repairs	52.95		
	Rents collected		135.00	
	Agent's commission	6.75		
August 12	Balance rents received to date, net		5.50	
	Credit re Sale of Property		762.55	
1944 July 15	Cheque to you	800.00		
1945 May 28	$\frac{1}{2}$ Interest re property sale from joint account with J. Nishimura		2,381.81	
June 16	Cheque to S. A. Moore, Official Administrator	2,410.59		
		<u>\$3,326.86</u>	<u>\$3,326.86</u>	

NIL

9,50 • NISHIMURA, Ichiro
NISHIMURA, Jujiro
9182 Hudson St. Vancouver, B. C.
Evac. File 3714 ✓
Evac . File 9341



Picture Taken May 27th 1943.

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
808 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

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

File No. 9341/3714

Dear Sir:

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

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

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

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

Condition Good.

Rent \$14. per month on lease for duration of war, to Norwegian sailor, now shipyard worker.

City

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

Taxes \$92.50

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

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

Yours faithfully,

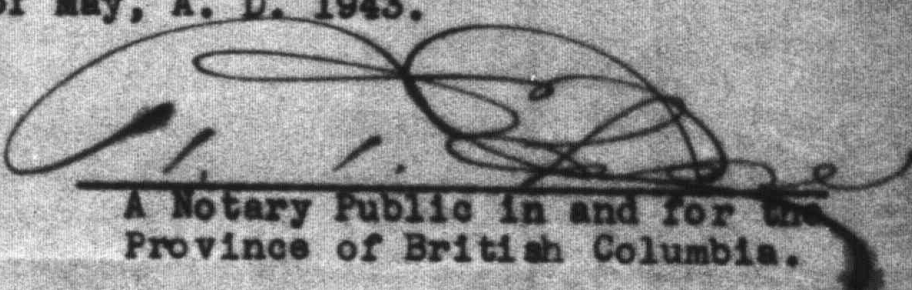
JOHNSON, REEVE & WATSON
per

D. Reeve

DOMINION OF CANADA,
PROVINCE OF BRITISH COLUMBIA, } TO WHOM THESE PRESENTS MAY
TO WIT:- } COME.

I, THORWALD THEODORE CHOSE, a Notary Public in and for the Province of British Columbia, by Royal authority duly appointed, residing in the City of Vancouver, Province of British Columbia, do certify that the paper-writing hereto annexed is a true copy of an agreement purporting to be a subsisting duly executed agreement, produced and shown to me from the custody of the City Clerk for the City of Vancouver, Province of British Columbia, between the City of Vancouver, of the First Part, and Lancelot William Noel Harvey, of the Second Part, and Jujiro Nishimura, of the Third Part, dated the tenth day of December, A.D. 1929, the said copy having been compared by me with the said original executed agreement, an act whereof, being requested, I have granted under my notarial form of seal of office to serve and avail as occasion shall or may require.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my seal at Vancouver, British Columbia, this 14th day of May, A. D. 1943.


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

MEMORANDUM OF AGREEMENT made and entered into
this 10th day of December, in the year of Our Lord
one thousand nine hundred and twenty-nine (A.D. 1929).

BETWEEN:

CITY OF VANCOUVER, hereinafter called the
"City"

OF THE FIRST PART.

AND

LANCELOT WILLIAM NOEL HARVEY of 5612 McKenzie Street,
in the City of Vancouver, Province of British Columbia,
Bank Clerk, hereinafter called the Party of the Second
Part,

OF THE SECOND PART.

AND

JUJIRO NISHIMURA of 9198 Hudson Street, Vancouver, B.C.
Store-keeper, hereinafter called the "Applicant"

OF THE THIRD PART.

WHEREAS the Party of the Second Part is the registered
owner in fee-simple of the lot hereinafter described, which lot
is situate in a "Heavy Industrial" district;

AND WHEREAS the applicant is the purchaser under agree-
ment of sale of the said lot, and has made application to the
City of Vancouver for permission to erect a one-storey store
building on said lot extending to the present street line of
Hudson Street;

AND WHEREAS the City has agreed to grant the application
on the terms and conditions herein set out.

NOW THEREFORE THIS AGREEMENT WITNESSETH:

1. That, in consideration of the City granting to the applicant
permission to erect a one-storey store building on Lot Fourteen (14)
Subdivision Two (2), in Block "Y" of District Lot Three Hundred
and eighteen (318), Group One (1), New Westminster District,
according to map or plan of the said subdivision deposited in

the Land Registry Office, Vancouver, B. C., and numbered 3069, extending to the present street line of Hudson Street, the applicant and the Party of the Second Part covenant and agree with the City that they will at any time within two months of receipt of notice in writing from the City so to do, sever and remove that portion of the building which lies within forty (40) feet of the centre line of Hudson Street without any cost whatsoever to the City.

2. In consideration of the covenant and agreement on the part of the applicant and Party of the Second Part to remove the said portion of the said store building lying within forty (40) feet of the centre line of Hudson Street wholly at their own cost and expense, the City hereby grants permission to erect a one-storey store building on said Lot Fourteen (14), extending to the present street line of Hudson Street.

3. It is hereby understood and agreed that the Applicant and the Party of the Second Part shall have no claim for compensation against the City its servants or agents, by reason of or arising from the severance and removal of that portion of the said store building erected within forty (40) feet of the centre line of Hudson Street, and the Applicant and Party of the Second Part covenant and agree that they will, on or before the expiration of two months from the date of receipt of said notice in writing from the City, remove that portion of the store building situate on Lot Fourteen (14) and lying within forty (40) feet of the centre line of Hudson Street, and that in the event of their failing so to do within the time aforesaid, the City may perform the work at the cost and expense of the Applicant and Party of the Second Part.

4. It is hereby understood and agreed that the covenants herein contained shall be covenants running with the land, and that none of the covenants herein contained shall be personal or binding upon the parties hereto, save and except during the

- 3 -
seisin of the land hereinbefore described by the Party of the
Second Part and the Applicant.

This agreement shall enure to the benefit of and be binding
upon the parties hereto as well as upon the successors and assigns
of the City and the heirs, executors, administrators, and assigns
of the Applicant and the Party of the Second Part.

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

SIGNED, SEALED, and
DELIVERED in the presence
of:

Corporate seal of
the City of Vancouver

"T. T. Chose."

"W. H. MALKIN"
MAYOR.

"WM. MCQUEEN"
CITY CLERK.

"L. W. N. HARVEY"

"JUJIRO NISHIMURA"

July 12, 1943.

MEMORANDUM

Re: SUMMARY OF LEASE

File No. 3714 and 9341

Lease between Juziro NISHIMURA and A. B. Engen

Date of Agreement May 15, 1942.

Terms and Duration The following is a copy of the Agreement made between the above:

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

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

NOTE: Subsequently the rent was reduced to \$14.00 per month, the tenant paying light.

Date..... June 24th, 1944.

REAL PROPERTY MEMORANDUM

File No. 3714 and 9341.

Name..... Ichiro NISHIMURA and Jujiro NISHIMURA Registration No. 02208 & 04777

Re: Catalogue No. 121

Address: 9182 Hudson Street, Vancouver, B. C.

Legal Description: Lot 14/2, Blk. Y, D.L. 318, Grp. 1, N.W.D., Plan 3069

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 62476-L Whereabouts: Owner's possession.

✓ Registered owner: Ichiro NISHIMURA & Jujiro NISHIMURA Reg. No. 02208 & 04777

✓ Property: City of Vancouver, Lots 14, and 15, Block 2,
Block "Y", District Lot 318, Group 1, New Westminster
District, Plan 3069.

✓ B. Charges.

Registered: 77043 H. 17/12/29. 1.40. City of Vancouver. Indemnity
Agreement re erection and encroachment of building. As to
Lot 14.
(Copy of Memorandum of Agreement dated 10/12/29 on file).

✓ Vesting: 34653.

Unregistered: No evidence found.

Taxes: \$92.50 - 1943 paid

Water: \$4.50 paid by us wor water up to Feb. 2.

Insurance: \$3500.00 - Jan.12/45 expiry date.

Assessed Value: Land: \$950.00 Improvements: \$1800.00

✓ Valuation by Appraiser: \$2500.00

✓ Amount of Bid: \$2500.00

Approved by Advisory Committee: June 14/44.

Paid as shown in attached letter: \$2,500.00 in full

Name of transferee as attached letter: Harry Armstrong & Helen Armstrong
R. R. No. 1, Eburne, B. C.

ADMINISTRATION.

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

Room at rear of store rented to A.B. Engen at \$14.00 per month (see below)
Half of store rented to W. Doty at \$7.00 per month.

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

Agreement between J. Nishimura and A.B.Engen, leasing 5 rooms in rear of
property for duration of war at rental of \$14.00 per month.

Chattels: Particulars of those stored on the premises.

Some chattels on premises. See Agreement dated May 15/42, and Mr. Green's

Named Agent: J.W.Fairhall.

Memo of 10/2/44.

File No. 9341 &
3714.
Catalogue No. 121.
August 30th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. Ian Macpherson

Fujiro NISHIMURA
and
Ichiro NISHIMURA
Lot 14, Blk. 2, Bldg. "Y", D.L.
S.A. Co. 1, N.W.B., Plan 3069.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated July 24th, 1944,
we attach herewith the following documents in connection
therewith.

1. Copy of application number 106977-L, dated July 24th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 106978-L, dated July 24th,
1944, registering the property in the names of Harry
Armstrong and Helen Armstrong - Joint tenants (Deed).
3. Duplicate of Transmission dated July 12th, 1944.
4. Duplicate of Deed dated July 12th, 1944 - Secretary
of State to Harry Armstrong and Helen Armstrong -
Joint Tenants.
5. Certificate of Indefeasible Title number 106978-L,
dated August 24th, 1944, covering the above property
in the names of Harry Armstrong and Helen Armstrong -
Joint Tenants.

Ian Macpherson

IM:JB
Atch.

File Nos. 9341 & 9714.
Catalogue No. 121.

July 9th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Juhiro NISHIMURA - Reg. No. 04777
and
Yohiro NISHIMURA - Reg. No. 02208
City of Vancouver
Lot 14, Blk. 2, Blk. "T", D.L. 316,
Sp. 1, N.W.D., Plan 3069.
Certificate of Vesting No. 34651

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

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

Certificate of Indefeasible Title No. 62476-1 is in the Owner's possession.

DAC:JS
Encls.

D. A. Cramer

STATEMENT RE SALE OF:

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

Catalogue No: 121

File No: 9341 & 3714

Street Address: 9182 Hudson

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

Date of Sale and Adjustments June 27/44

Sale Price

\$ 2,500.00

Real Estate Agent's Commission

\$ 125.00

Charge for Valuation

10.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Insurance:~~~~Expenses:~~~~Notary:~~~~Transfer Tax:~~~~Other:~~

Adjustments:

Fire Insurance

11.15

Taxes to June 27/44

47.36

~~Water~~188.86\$ 2,511.15

Net Proceeds credited to your account

\$ 2,322.29

Date: .. October. 11th, .1944

Compiled by: .. George. Peters

Catalogue No. 121
Files Nos. 3714 & 9341
9182 Hudson Street
14/2/7/318

September 5, 1944.

MR. & MRS. HARRY ARMSTRONG
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ACCOUNTS

(as at June 27, 1944)

	DEBIT	CREDIT
Purchase price	2,500.00	
Cheques received		2,500.00
178/365 x 877.12 seller's proportion of 1944 taxes		47.36
Amount of rental		
E. Daly - June 27 to June 30 - 3/30 x \$6.65		.66
To July 31st - Aug. 31st - 2 x \$6.65		13.30
A. R. Brown - June 27 to July 20 - 23/31 x \$13.30		9.87
From July 21st to Sept. 21st - 2 x \$13.30		26.60
Registration fees on deed - \$2,500.00	9.25	
Insurance premium - 18.25 x \$61.25	11.15	
Balance owing purchaser	77.39	
	<u>\$2,597.79</u>	<u>\$2,597.79</u>

BALANCE OWING TO PURCHASER

\$77.39

6th July, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 9341 & 3714
NAME: Juziro Nishimura and Ichiro Nishimura
CATALOGUE NO: 121
RE: 9182 Hudson Street, Vancouver, B.C.
Store and rooms.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 14,
Block 2, Block "Y", District
Lot 318, Group 1, New West-
minster District, Plan 3069.

Encumbrances: 77043 B. 17/12/29. 1.40.
City of Vancouver. Indemnity
Agreement re erection and
encroachment of building. As
to Lot 14.

Taxes: \$92.50, 1943, paid. No arrears
or consolidated.

Vested: 34653.

VALUATION BY APPRAISER: \$2500.00

AMOUNT OF BID: \$2500.00

APPROVED BY ADVISORY COMMITTEE: June 14th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$2500.00

NAME OF PURCHASER: Harry Armstrong and Helen Armstrong.

L.W. WRIGHT

KWE/LG
Attache

9341 & 3714

August 13th, 1943

J. S. Fairhall, Esq.,
1316 S. F. Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 121.
5152 Buxton Street.

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

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

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

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

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

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

Yours truly,

F. G. Chears
Director

FCS/GH

3714 & 9341

September 5, 1944.

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

Dear Sir:

Re: Catalogue No. 121
9182 Hudson Street
11/2/1/318

Title to the above described property has now been received in the name of the purchasers, Mr. & Mrs. Harry Armstrong and is ready for delivery. Relevant insurance policy which has been assigned to the new owners of this property is also ready for delivery.

Letters, copies of which are attached, have been sent to the tenants of the above property.

Adjustments as of June 27, 1944 as shown on the enclosed sheet have been calculated and a balance of \$77.39 appears to the credit of the purchasers.

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

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

cc to Mr. & Mrs. Harry Armstrong

Ichiro & Jujiro NISHIMURA

File No. 3774 & 9341
Reg. No. 02208 & 04777

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 12	Rents collected Commission, water, repairs, etc.	\$ 67.05	\$ 248.00	
1943 May 20	Land Registry Office - Certificate of Encumbrance	1.00		
December 3	Rents collected Fire Insurance Commission, water, etc.	11.25 260.05	510.00	
1944 June 10	Rents collected Expenses 1944 taxes	39.50 85.93	291.00	
June 27	Balance rents to date re 9182 Hudson		3.46	
	Credit re Sale of Property		2,322.29	
September 19	Rents collected 3 months @ \$27.00 re 9180 Hudson Less expenses	10.45 475.23	81.00 \$3,455.75	

GR \$ 2,980.52

Catalogue No. 121
File Nos. 3714 & 9341
9182 Hudson Street
14/2/Y/318

Receipt of Certificate of Title No. 106978-L is by us hereby acknowledged
and we agree that all adjustments and incidents in connection with the sale
to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of Merchants Fire Assurance policy
No. 39148 which has been assigned to us, and cheque for \$77.39 representing
closing adjustments on sale to us of 9182 Hudson Street, Vancouver.

Dated at Vancouver, B. C., this 7 day of Sept 1944.

Helen Armstrong

Catalogue No. 121
File Nos. 3714 & 9341

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

Dear Sirs:-

Re: 9182 Hudson Street

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

Yours faithfully,

Helena Armstrong

MEMORANDUM

File No.: 3714-
9341

February 10th, 1944

To: Mr. Spain

From: Mr. Green

Re: NISHIMURA, Ichiro
NISHIMURA, Jujiro

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

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

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

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

HFG:IF

January 16th, 1945.

MEMORANDUM

TO: MR. K. W. WRIGHT

FROM: MR. G. H. PEERS

RE: Ichiro NISHIMURA (Deceased)

Died December 18th, 1944, at Kamloops, B.C.

Certified Copy of Certificate of Death on file.

Age 26 Unmarried.

Father: Jujiro NISHIMURA - McGillivray Falls B. C. Japanese National
Mother: Naka NISHIMURA, nee KITAMURA " " " "

ASSETS

Balance at credit with Custodian

\$28.78

We have no record of any chattels owned by the deceased.

The deceased was owner with his father of two properties 9180 and 9182 Hudson Street, Vancouver, title to which was in both names as joint tenants. These properties were sold prior to December 18th, 1944. All rentals from both properties and the sale proceeds of 9182 Hudson Street have been credited to a joint account in the names of the deceased and his father Jujiro NISHIMURA. The balance of this account at today's date is \$3030.47. The property known as 9180 Hudson Street is sold but the transaction is not complete. The sale price is \$1850.00 and should yield a net of approximately \$1700.00.

LIABILITIES

We have no claims filed against the deceased.

Attached is Norris and MacLennan's letter of December 30, 1944, which is unanswered.

GHP/O'B

G. H. PEERS

PERSONAL PROPERTY SUMMARY

File No. 3714

November 12, 1946

Re: Ichiro NISHIMURA (Mr.)
Reg. No. 02208

Chattels: No chattels were declared by the above Japanese person.
(See Supplementary Summary attached).

Life Insurance:

According to information contained in a letter dated February 28, 1945 from the Prudential Life Assurance Co. the above Japanese had a policy numbered 383,322,783. The father, Jujiro Nishimura, claimed the proceeds in the amount of \$1015.81 from the above Company on the death of his son, Ichiro and the Prudential Life asked our permission to pay the death benefit to the father. We replied on March 7, 1945 that we had no objection to payment being made to Jujiro Nishimura but asked that they forward their cheque through this office. This they did and we sent the Prudential Life cheque to Jujiro Nishimura through the Department of Labour on March 21, 1945.

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson.

/ER

NOTE: According to a letter received by the Custodian dated February 21, 1945 from the Workmen's Compensation Board the above deceased had \$1,011.40 on deposit with the Royal Bank of Canada, Kamloops, B. C. No action regarding this amount was taken by this office.

File Nos. 3714
9341

October 8, 1943.

MEMORANDUM

TO: File

FROM: Mr. Spain

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

8407 Osler Street

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

GBS/HMS

34

MEMORANDUM

Files: 3714 ✓
9341 *Chen*

September 26, 1941.

To: The file

From: Mr. Spain

Re: Ichiro NISHIMURA

9182 Hudson Street

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

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

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

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

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

GBS/pls

W. K. Spain

N. S. R.

MEMORANDUM

File No. 3714, 9341

October 13th, 1944

To: The File

From: G.B. Spain

Re: J. NISHIMURA
9180 Hudson Street.

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

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

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

GBS:LM

Geo. G. Spain

MEMORANDUM

November 23rd, 1944.

Files: 3714 and 9341

TO: Mr. Green

FROM: Administration Department

- CHATTELS -

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

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

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

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

P. Douet.

PD/ER



File No. 3714

Re: Ichiro NISHIMURA, Reg. No. 02208

November 12, 1943

This file reveals no claims against the above Japanese person.

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

E. Robertson
E. Robertson.

FIRE INSURANCE SUMMARY

Files 3714
9341

Re: Ichiro Nishimura - 02206
JAMES NISHIMURA - 04777

November 19th, 1946

Catalogue 120, number 9180 Hudson Street, property insured by the owners in the Bankers and Traders Insurance Co., policy 32-28190, \$250.00 on building, \$500.00 on stock and \$250.00 on equipment. Renewed on the 21st December 1942, in the Provincial Insurance Co. Ltd., policy 55298 below.

Catalogue 121, number 9182 Hudson Street on stock stored in this building insured by owner for \$1250.00 in the Bankers and Traders Insurance Co., policy 32-28190 expiring on the 21st December 1942. Catalogue 121 - 9182 Hudson Street insured by owners in the Merchants Fire Insurance Co., policy 19148 for \$3500.00 on building, 3 year period expiring 12th January 1945. This policy was transferred to Harry and Helen Armstrong on the 26th July 1944. There is a memo dated 31st July 1944 on file stating that this policy was assigned to J. Thom. No further reference to this assignment on file.

Catalogue 120 - number 9180 Hudson Street, insured in the Provincial Insurance Co., policy 55298, \$1000.00 on building and \$500.00 on building in the rear, expiring on the 12th January 1945. Transferred to Harry and Helen Armstrong on the 19th April 1944.

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

IN:NL

W. H. Thompson

FIRE INSURANCE SUMMARY

File 3714

Re: Ichiro NISHIMURA - Deceased

November 16th, 1945.

The building on this property was not insured. (8407 Police Ave.)

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

John W. Harrison

IM:NL

REF. NO. 02708	NAME NISHIMURA, Ichiro (deceased) (See also 9341)				FILE NO. 3714	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Bankers & Traders Insurance Co. Ltd.	<i>Renewed - let 55298 - Provincial Ins. Co.</i> 32-28190	\$2750.	Dec.	31	1942	9180 & 9182 Hudson St. Vancouver, B.C.
Merchants Fire Assurance Corp.	<i>Transferred to New Owners - Armstrong - 26/7/44</i> 39148	\$3500.	Jan.	12	1945	9182 Hudson St. Vancouver, B. C.
Provincial Ins. Co. Ltd.	<i>Transferred to New Owners - Armstrong - 12/1/44</i> 55298	\$1500.	Jan.	12	1946	9180 Hudson St. Vancouver, B. C.

*See another pink sheet
crossed off 6/4089341
covering policy in details
in storage at 8757 Salkin*

RE: 8407 Osler Avenue, Vancouver

There was no fire insurance on this property.

Re: 9180 and 9182 Hudson St., Vancouver

Merchants Fire Assurance Policy 39148 covering the real property 9182 Hudson Street for \$3500.00 and Provincial Insurance Company Policy No. 55298 covering the real property at 9180 Hudson Street for \$1500.00 were transferred to the new owners of these properties, namely Mr. and Mrs. Harry Armstrong, as at July 26th and December 19, 1944, respectively.

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

E. Robertson
E. Robertson

Nov 12 1946

C
O
P
Y

" COPY "

Vancouver, B.C. May 15th, 1942.

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

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

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

1 box heater

2 cupboards

1 dining room table

1 vanity dresser

1 sideboard

12 window blinds

The linoleums on all floors

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

Signed by the parties in the present of

WITNESS

(Signed) "J. Nishimura"

(Signed) "J.W.Fairhall"

(Signed) "A.B.Engen"

"Rent later changed to \$14.00 per month with tenant paying his own light".

3714

June 17th, 1942.

Mr. Ichiro Nishimura,
McGillivray Falls, B. C.

Dear Sir:

Re: Ichiro NISHIMURA

It has come to our notice that you are part owner, with your father, of Lots 14 and 15, Block 2, Block "Y", D.L. 318, known as 9180-9182 Hudson St., Vancouver, B. C.

In registering you incorrectly stated that you did not own any property and we would therefore like to suggest that you register on the correct forms.

We are enclosing three copies of the "JP" registration form which we would be pleased to have you complete as soon as possible. Please give all particulars as fully as possible and have the forms properly witnessed. Please return two copies to this office and retain the third copy for your information.

Yours truly,

R. P. Alexander
Assistant Manager

GHP:ND
Encl. 3.

Extract from letter from J. W. Fairhall dated
June 23, 1942

ORIGINAL ON MASTER FILE 3714.

J. W. FAIRHALL,
Notary Public,

1318 Southwest Marine Drive
Vancouver, B. C.

June 23, 1942.

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

Dear Sirs:

Re: Your Files Nos. 9341 & 3714, Jujiro
Nishimura and Ichiro Nishimura.

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

Yours faithfully,

J. W. Fairhall

per "A.W.F."

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 27 1942

June 26, 1942.

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

Dear Sirs:

Re Your Files Nos. 3714 & 9341,
Ichiro Nishimura & Jujiro Nishimura.

We have your letter of the 25th. instant in which you mention that you are searching the title of the property at 8407 Osler Street in order to find the connection with the above Japanese. I happen to know that this property is not in the name of Jujiro Nishimura, but that he holds a deed for it from another Japanese, whose name I do not remember.

Nishimura bought this property from the other Japanese in April or May of this year, but, of course, was not permitted to register his deed. Therefore a search of the title will not reveal the property in his name.

We are passing on this information in case it will be of use to you.

Yours truly,

J. W. FAIRHALL

per

[Signature]

*Ray Toshio
MoRi
Police say address
is 8407 Osler Ave.
which is rented to
M.A. Thomas.*

*501
Did you want letter
referred to?*

May 8/52

*out -> Carroll
out -> Rial*

316

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 3714

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

Aug. 7th, 1942.

Mr. Roy Toshio Mori,
Registration #11435,
SW52 Empress Mine,
Jackfish, Ontario.

Dear Sir:

Re: Ichiro NISHIMURA

We are advised that early this year you sold to Ichiro Nishimura the property described as--Lot 16, of Lot 35, Block B, D.L. 319, 324, 323, Group 1, Plan 4315, District of New Westminster and known as 8407 Osler Street, Vancouver, B. C.

If the above is correct please advise us the date sold, the price paid and how payment was made. Is the purchase price paid in full?

Our purpose in making these enquiries is so that we may protect your interest in this property if any monies are still owing you under the agreement of sale to Ichiro Nishimura.

Yours truly,

F. G. Shears

F. G. Shears
Assistant Manager

SEP:ND
[Signature]

Returned

3714.

October 26, 1942.

Mr. Ichiro NISHIMURA,
Registration #02208,
McGillivray Falls, B. C.

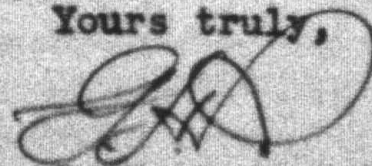
Dear Sir:

With reference to the property known as 8407 Osler Avenue and described as Lot 16 - 35, Block "B", D.L. 319, 324 and part of 323, we are advised that the registered owner of this property is one Roy Toshio MORI.

As we believe that you may have purchased this property from Mr. Mori and have never registered the Deed of Land, will you kindly advise us whether you are the rightful owner of this property or not.

If you have purchased the property from Mr. Mori and have the Deeds in your possession, kindly send the documents to this office so that we may see that registration is made should the Custodian deem it necessary.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

Y. G. NORRIS, B.C.

J. A. MACLENNAN, LL.B.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8888

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

November 9th, 1942.

ATTENTION MR. PEERS

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

Dear Sir:

Re: Your File No. 3714 - Ichiro
NISHIMURA - Registration
#02208

Your letter of the 26th ultimo to
Mr. Ichiro Nishimura at McGillivray Falls has been
handed to us for attention.

Mr. Nishimura has sent to us the
Deed of Land in respect of Lot 16 of Lot 35, Block
"B", D.L. 319, 324 and part of 323, Group 1, N.W.D.
Plan #4315, which we enclose herewith. This Deed
is dated the 8th of May, 1942 and appears to be in
order for registration to be completed on Mr.
Nishimura's behalf.

Mr. Nishimura has sent to us the
Duplicate Certificate of Indefeasible Title No.
17560 'L' in respect of the above described property,
the Certificate being in the name of Roy Toshio
Mori of Eburne, B. C.

We understand from you that there is
a Vesting Certificate filed against this property and
would ask your permission at this time to release
the Vesting Certificate and to register the Deed of
Land. We shall be pleased to attend to the registration
ourselves, or if you prefer to do it, we shall be
pleased to forward you the Duplicate Certificate of
Title for that purpose. You might advise us in this
connection.

If you are not prepared to give your

Peers

ack
Deficiency

Card dated
May 8/42.
J.P. dec. June 19
does not mention this
property.
Taxes paid

MR.
Get address

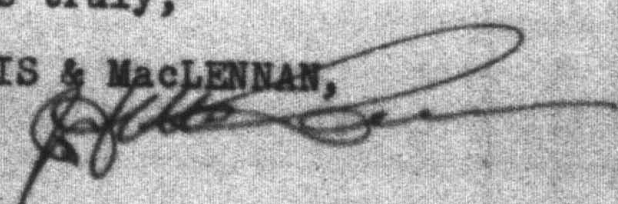
November 9th, 1942.

The Custodian of Enemy Property:

permission to the registration of the Deed, would you please return the same to us so that we may keep it in our vault for Mr. Nishimura or return it to him if he so directs.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS
ENCL.

9341 and 3714

January 13, 1943.

Mr. Jujiro NISHIMURA,
Registration Number 04777,
McGillivray Falls, B. C.

Dear Sir:

Re: Fire Insurance,
9180 and 9182 Hudson St.
Vancouver, B. C.

In reviewing Fire Insurance on your property located at the addresses shown above, I see that Bankers & Traders Policy, No. 32-28190, expired December 21st, 1942. You, no doubt, are familiar with the detail of the coverage under this Policy, but just to refresh your memory it was--

- \$ 250.00 on the building at 9180 Hudson Street.
- 500.00 on stock of groceries, etc. contained in that building.
- 250.00 on store and office furniture and fixtures, etc. and also
- 1,250.00 on stock stored in the building at 9182 Hudson Street.

I discussed this matter yesterday with Mr. Fairhall, the Real Estate Agent who was looking after your property. For the time being he is holding you covered to the extent of \$1,000.00 on the building at 9180 and \$500.00 on a storage warehouse on the same property which building was not mentioned at all on the policy referred to above. I understand Mr. Fairhall is writing you in connection with this matter also, and if he does, you might let him have your instructions without delay so that the proper Fire Insurance coverage can be maintained to give you the necessary protection. Should you not hear from Mr. Fairhall within the next few days, please communicate with me and let me know what your wishes are with respect to the above matter.

Yours truly,

S. H. Gibson,
Insurance Department.

SHG:MAD

Files: Evac. #3714
#9341
Int. #739.

February 1st, 1943.

RECEIVED SECTION
FEB 1 1943
File No.
Ans.
Referred <i>Milson</i>

9341- Gibson

MEMORANDUM

TO: Mr. Milson
FROM: Mr. Wright

On August 12th we sent a memorandum to Mr. Peers as follows:-

"Our file #739 is for Kiyomitsu YAMASOKI, who resides in Japan.

I have also had Vesting Certificates filed covering the interests of all parties, with the exception of the one-third interest of Tashiro TERAMURA in Lot 3, Block 8, D.L. 318 - I can find no trace of this man as yet.

On looking over the papers in File #9341 it is noted that ownership of the real estate is being investigated. I do not see any reports following this and would therefore be obliged if you would let me have such additional information when it comes to hand."

We do not appear to have received a reply to this memorandum and as it is necessary that we know the exact interest of each man, to compile our real estate cards, we would appreciate it if you would let us have this information at your convenience.

[Signature]

HW.

File 9341

*2/3 Interest Juziro Mikiyama & Kiyomitsu
Yamasaki Int. file 739*

*1/3 interest Tashiro Teramura Successor
died Oct 24 1936*

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.

J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

February 6th, 1943

ATTENTION MR. IAN MACPHERSON

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

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8284

RECEIVED SECTION
FEB 8 1943
FILE NO. 3714
Ian MacPherson
out to Mr. Mori

Dear Sir:

Re: Ichiro Nishimura and Roy
Toshio Mori - Your file 3714

Further to your letter of the 21st ultimo, we wish to advise that we have now obtained from the Land Registry Office, Certificate of Indefeasible Title Number 82416-L dated January 28th, 1943, showing that Mr. Ichiro Nishimura is now the registered owner in fee simple of Lot 16 of Lot 35, Block "B", District Lots 319, 324 and part of 323, Group 1, New Westminster District.

We are at present holding the Certificate of Title in our vault for safekeeping but have advised Mr. Nishimura that if he desires to have the Certificate of Title sent to him, we shall do so. We presume there is no objection to that.

Yours truly,

NORRIS & MacLENNAN,

Per: *[Signature]*

JAM/WS

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

May 28, 1943.

EVACUATION SECTION	
Rec'd	MAY 29 1943
File No.	3115
Referred	Quack

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

Dear Sirs: Re Files No. 3714 & 9341, J. Nishimura.

The house at 8407 Osler Street which is owned by the above Japanese is in need of a new hot water tank. The old one has been repaired many times and is about ready to go to pieces entirely.

The tenant is willing to install a new tank if we will supply him with it. However, we are unable to buy one as the plumbers will not sell us a tank unless they get the work of installing it, which is understandable under the present shortage of tanks.

Galvanized tanks cost \$11.55 with the cost of installing extra. This job would not run more than about \$20.00. Shall we have it done as soon as the plumbers can acquire a tank?

Yours faithfully,

J. W. FAIRHALL

per

[Signature]

*Yes
recharge to
rent*

J. W. FAIRHALL*Notary Public*REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS1318 Southwest Marine Drive
VANCOUVER, B. C.

July 13, 1943.

EVACUATION SECTION	
Rec'd.	JUL 14 1943
File No.	
Ans.	
Referred	<i>Don't</i>

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.Dear Sirs: Re Files Nos. 3714 & 9341, Nishimura.

Further to our telephone conversations of this date, we have to-day, rented the store at 9182 Hudson Street to Mr. E. W. Doty for \$7.00 per month. The premises concerned is the store only with no services, such as water, provided by the owner.

Actually, this store is probably worth more than \$7.00 per month. But, under present circumstances, with no demand for stores, we believe it is a good idea to get some revenue from the property.

Mr. Doty is, of course, renting on a straight month-to-month tenancy.

Yours faithfully,

J. W. FAIRHALL.

per *[Signature]*

3714

November 6th, 1943.

Mr. Ichiro NISHIMURA,
Registration No. 02208,
McGillivray Falls, B. C.

Dear Sir:

Re: Catalogue No. 166
8407 Osler Avenue

Please be informed that 8407 Osler Avenue has been sold as of August 12th for the sum of \$800.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale Price	\$800.00
Less commission @ 5%	<u>40.00</u>
Net credit to your account	<u>\$760.00</u>

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,
Administration Department.

PHR: MA
cc B. C. Security Commission

W. L. L. file
37.4-9341
37.4-579.12

EVACUATION SECTION	
Rec'd	JUL 6 1944
File No.	3714
Received	<i>David</i>

John A. Brown

July 4, 1944.

The Custodian's Office
Department of the Secretary of State
of Canada.
Vancouver, B. C.

Dear Sirs:

Would you be kind enough to forward to me, cash in full for the sale of the house which was under my ownership. The net amount of the sale, which is in my credit on your account is eight hundred thirty-seven dollars and seventy-eight cents (\$837.78).

I was previously located at McGillivray Falls, B. C. but since that time I have moved to Box 294, Kamloops, B. C. so kindly forward any communications to me at the latter address.

Yours truly,

Ichiro Nishimura
Ichiro Nishimura,
Registration #02208.

3714
9341

September 20th, 1944

Mr. Juziro NISHIMURA,
Registration No. 04777,
McOillivray Falls, B.C.

Re: Safe at 9182 Hudson Street

Dear Sir:

The above mentioned article is
being removed to auction and will be sold in the near
future.

We require the safe combination and
key to the inner chamber. If there are any contents,
they will be packed and stored in the Custodian ware-
house and held for you.

Please let us have the key and
combination as promptly as possible, otherwise, it will
be necessary to have the safe opened by a safe expert.

Articles of a personal nature stored
in 9180 and 9182 Hudson Street will be packed and shipped
to you as requested.

Yours truly,

GBS/MHG

Geo. B. Spain,
Protection Department.

3714
9341

September 26, 1944.

Mr. Jujiro NISHIMURA,
Registration 04777,
McGillivray Falls, B. C.

Dear Sir:

With reference to the Safe at 9182 Hudson Street, we are
moving this safe to auction and require the combination.

Please send us the combination and key otherwise we will
be obliged to have the safe drilled and opened by a safe expert.

If there are any contents, they will be removed by officials
of this department. Private papers etc. will be placed among
your personal things in Custodian Warehouse or sent to you if
desired.

Your prompt reply is requested.

Yours truly,

Geo. B. Spain
Protection Department.

GBS/pls

3714 - 9341

December 2nd, 1944.

Mrs. A. G. Driver,
9180 Hudson Street,
Vancouver, B. C.

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

We have received advice from the purchaser of the above property that damage is being done to a portion of the premises occupied, it is stated, by a sub-tenant of yours and if this is the case we wish to point out that as far as our agents, Messrs. J. W. Fairhall, and ourselves are concerned you are the tenant of these premises and, therefore, you will be held responsible for any damage.

We do not, of course, know what if any the damage is but look to you to see that this matter has your careful attention.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Copy to J. W. Fairhall.

Office of the Custodian

Mr. P. Doucet

Sir:

Re yours of the 2nd inst.

In regard to damage being done by sub tenants of my wife in the premises at 9180 Hudson St in this City, I beg to advise you that at one time we (my wife & myself) rented the upstairs rooms of this house. When the tenant moved out from the ground floor we took over the renting of the whole premises. While we occupied the upper story we found that it was too cold for comfort because the stairway was not closed in, there was only a 30" (Thirty inch) rail along the floor next to the stairs. So in trying to make things a little more comfortable I got lumber and built a partition from the top of this rail to the ceiling, put in a window and a door at the head of the stairs and also put in a large built-in cupboard at my own expense. There was no reduction in the rent for these improvements. It so happens that the window has been broken and will be replaced as soon as possible.

On the other hand it will be quite easy for me to remove all these improvements if the new owner continues to be as obnoxious as she has been up to date and leave the premises in exactly the same condition as when we first moved in.

I also wish to advise you that I have also painted the kitchens both upstairs and down with Dulux Auto enamel to help brighten the place up. If you wish to call out here at any time to look the place over you are entirely welcome. Hoping this answers yours of the 2nd

Remain yours truly
E. J. Dwyer

EVACUATION SECTION	
Rec'd	DEC 7 1944
File No.	3714
Att	Dec 17/44
Referred	Doucet

9180 Hudson St
Vancouver BC
Dec 6/44

out to Dwyer

3714 - 9341

December 13th, 1944.

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

Dear Sir:

Re: Catalogue No. 120
9180 Hudson Street,
Vancouver, B. C.

With reference to our letter of December 2nd to Mrs. Driver, tenant at the above, a copy of which letter we forwarded to you for your information, we now enclose copy of letter dated December 6th we have received from Mr. Driver which gives quite a different story from that reported by Mrs. Armstrong.

It would appear that the tenants have made quite a number of improvements to the property and we suggest that if the Armstrongs trouble you again about the sub-tenants, you are to show them the enclosed copy of letter or report to them what the tenant says about repairs and alterations.

You will observe they have admitted the window is broken and that this will be replaced as soon as possible. We shall not take any further action in this matter but will leave it to your good discretion as to whether you think it necessary to make a call at the property to see if any real damage has been done.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

VITAL STATISTICS ACT

CERTIFICATE OF DEATH

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

Name of Deceased. . . ICHIRO NISHIMURA
Date of Death . . . December 18, 1944 SEX . . . Male
Place of Death. . . Royal Inland Hospital, Kamloops, B. C.
Date of Birth . . . November 6, 1918 AGE . . . 26
Place of Birth. . . Vancouver, B. C.
Residence McGillivray Falls, B. C.
Occupation. Laborer in Lumber Mill CONDITION . . . Bachelor
Name of Father. Juziro Nishimura
Maiden name of Mother Naka Kitamura
Cause of Death. Subperitoneal hemorrhage and shock
Contributory Railway accident
Doctor in attendance at Death. Dr. J. S. Burris
Name of Undertaker. R. H. Dwyer

Marginal notations: -

"SEAL"

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

"D. G. Dalglish"

District Registrar, Births, Deaths, and Marriages

NO. 23470 D

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

Robert J. Cameron
Notary Public in and for the Province of
British Columbia.

at Kamloops, British Columbia,
this 28th, 1944.

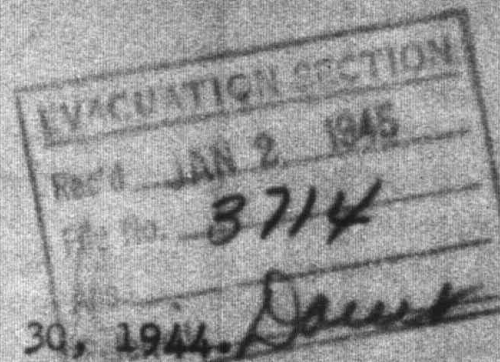
Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST
VANCOUVER, B. C.



December 30, 1944. *Done*

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir: re Estate of Ichiro Nishimura

We have been consulted by Jujiro Nishimura of McGillivray Falls, B.C., in respect of the death of his son Ichiro Nishimura, age 26, who died as a result of injuries in an accident on December 18th, 1944.

Jujiro Nishimura advises you have monies of the deceased on hand which you will be prepared to pay to the proper legal representative of the deceased. For the purpose of us extracting Letters of Administration would you kindly let us know the amount of money in your possession, to the credit of the deceased. If the deceased had any real estate at the time of his death, we would appreciate having information as to that also and particulars of any further assets of which you are aware.

We may say we propose to obtain grant of Letters of Administration for the father and mother of the deceased, jointly.

Yours truly,

NORRIS & MacLENNAN,

per *[Signature]*

JAM/CK

P.S. We omitted to ascertain whether Jujiro Nishimura and his wife Naka Nishimura were Japanese nationals or naturalized British subjects. We would appreciate having your advice in that connection.

both Japanese

28.78
3030

Ameyate
national
diff. name

File No. 3714 (Evac)

January 19th, 1945

MEMORANDUM

TO: MR. G. H. PEERS

FROM: MR. K. W. WRIGHT

RE: Ichiro NISHIMURA

Mr. Moore, Official Administrator, telephoned the office today and stated that he has been requested by Messrs. Norris & MacLennan to administer the estate of the above named. Mr. Moore advises that this man died as a result of injuries on December 18th, 1944. He asked us to furnish information on the following points:

1. The Vancouver address of the Evacuee. *987 Hudson*
2. Name of employer at date of death. *Not known but said to have been with Norris & MacLennan*
3. Evidence, if any, on our file, that he was unmarried. *Read July 1944*
4. Information concerning naturalization, if it appears on our records. *Read Can. born*
5. Complete information in regard to the real estate, including the legal description and position of the titles to various parcels. *None*
6. Any further information you can furnish concerning assets as reported to the Custodian by the Evacuee. *See report taken when home*

I informed Mr. Moore that we would write him fully on the matter with the least possible delay.

Will you please obtain the file from the Evacuee Section and send Mr. Moore all possible information.

KWW/JF

K. W. Wright
K. W. WRIGHT

3714
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
January 19th, 1943.

S. A. Moore, ESq.,
Official Administrator,
Vancouver, B.C.

Dear Sir:

Re: Ichiro NISHIMURA, Deceased

As requested by you on the telephone today, we give below information in regard to the above named's estate as it appears in our files.

- (1) Address prior to evacuation, 9182 Hudson Street, Vancouver, B.C.
- (2) Name of employer at date of death is not known, but we understand that death occurred in a railway accident.
- (3) We have been informed by the R.C.M.P. under date of July 22nd, 1943, that the deceased was unmarried.
- (4) We are advised by the R.C.M.P. under date of July 22nd, 1943, that the deceased was born in Canada on November 6th, 1918.
- (5) The deceased formerly owned two properties in Vancouver jointly with his father, Jujiro NISHIMURA. These properties were sold prior to Ichiro NISHIMURA'S death and we have the sum \$3030.47 in a joint account in both names and a further sum of approximately \$1700.00 will be added to this account when adjustments in connection with the last property to be sold are made. As soon as this sale is completed, an equal division of the joint account will be made between the deceased and his father. We also have the sum of \$28.78 to the credit of the deceased.

476363
3381.81
2878
2410.59

B. A. Moore, Esq.,

January 19th, 1945.

- (6) We have no record of any other assets of the deceased, who stated on evacuation that he was taking all his personal property with him.
- (7) Our file does not reveal any debts against the deceased.

Upon receipt of a certified copy of Letters of Administration, appointing you, we will be pleased to make remittance to you of the funds standing to the credit of the deceased.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

E. S. H. WINN, K. C. CHAIRMAN
J. H. PILLSBURY, COMMISSIONER
CHRIS. W. PRITCHARD, COMMISSIONER
F. P. ARCHIBALD, SECRETARY



The Workmen's Compensation Board

VANCOUVER

February 21, 1945.

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

EVACUATION SECTION	
Rec'd FEB 22 1945	File No. 3714
Ass.	Referred <i>Adm. Section</i>

Dear Sirs:-

Re Ichiro Nishimura, dec'd. Claim 4458287.

The above-named was about 27 years of age; he died on December 18th last as the result of an accident while in the employ of Co-Operative Lumber Association, Kamloops, B. C. His father, Jujiro Nishimura, aged about 57, of McGillivray Falls, B. C., has filed an application for compensation in which he alleges that he does not own any real estate or other property except \$800.00 cash on hand, \$2,700.00 on deposit with the Royal Bank of Canada, Marpole Branch and a half share of proceeds of sale of property of Jujiro Nishimura and Ichiro Nishimura, \$2,651.40.

The estate left by Ichiro Nishimura is stated to be as follows:

- Life Insurance in the Prudential Insurance Co. of America \$500.00, payable to his father.
- On deposit with the Royal Bank of Canada, Kamloops, \$1,011.40.
- In the hands of the Custodian of Enemy Property \$37.78 and half share of proceeds of sale of property of Jujiro Nishimura and Ichiro Nishimura, \$2,651.40.

We would appreciate it if you would let us know whether or not the foregoing agrees with your records.

Yours very truly,

THE WORKMEN'S COMPENSATION BOARD,

E. J. Brown
Departmental Solicitor.

ENB:R

3714 & 9341
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
February 24th, 1945.

The Workmen's Compensation Board,
411 Dunsmuir Street,
Vancouver, B.C.

Dear Sirs:

RE: Ichiro NISHIMURA, Deceased - Claim #4458287

In reply to your letter of the 21st instant, we beg to advise you that according to our records Ichiro NISHIMURA was born on November 6th, 1918, and his father Fujiro NISHIMURA was born on August 8th, 1888, and is a Japanese National.

We have no information regarding the cash on hand and funds in the Royal Bank of Canada, Marpole, claimed by Fujiro NISHIMURA, but we have the sum of \$745.10 to his credit at this office and he also has a one-half interest in the sum of \$4766.93, derived from the sale of properties owned jointly with his deceased son, Ichiro.

In regard to the estate of Ichiro NISHIMURA, this matter has been placed in the hands of Mr. S. A. Moore, Official Administrator, Vancouver, who has undertaken the administration. We are not aware of any assets other than those mentioned in your letter, with the exception that his balance at this office is \$28.78, and that he has a one-half share in the proceeds of sale of properties totaling \$4766.93.

Hoping that the above information is of assistance to you, we remain,

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B



The Prudential

INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

LOUIS R. MENASH, JR., CONTROLLER
ASSISTANT CONTROLLERS
HARRY A. MITSCHER ARTHUR P. HUBSCHMITZ
PATRICK J. FLATLEY WILLIAM CHODORCOFF
SUPERVISORS
THURMAN D. MORGAN WENDEL J. DROBNYK
CHARLES B. LANG

IN RE

February 28, 1945.

Policy No.-583,322,783.
Insured - Ichiro Nishimura.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, British Columbia, Canada.

EVACUATION SECTION	
DATE	MAR 5 1945
FILE NO.	3714
Ans.	Sm (S)
Referred	Gibson

Attention: Mr. S. M. Gibson, Insurance Department.

Gentlemen;

The insured under the above numbered policy, who according to our records was born in Vancouver, British Columbia, died December 18, 1944 at Kamloops, British Columbia.

The proceeds in the amount of \$1,015.81 are being claimed by Mr. Jujiro Nishimura, father of the insured, who resides at McGillivray Falls, British Columbia, P.C.E. Ry. Line, Canada. Mr. Nishimura states he is a Japanese national and has resided continuously in Canada for the past 33 years.

We are unable to determine whether the deceased and claimant are evacuees, however, there is a possibility they may have been, because our records show that at the time of issuance of the policy, the insured resided at 9182 Hudson St., Vancouver, British Columbia.

Therefore, in view of these circumstances, we are asking permission to make payment of the death benefit to Mr. Nishimura.

Very truly yours,

Assistant to the Supervisor.

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

Rec'd MAR 10 1945
File No. 934/3714
Registered *Johns Doney*

1318 Southwest Marine Drive
VANCOUVER, B. C.

Mar. 9, 1945.

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

Dear Sirs:

Re Catalogue No. 121,
9182 Hudson St.

15.00 per June 23
The above property was sold last June to Mr. and Mrs. Harry Armstrong through this office. There is a tobacco sign on the outside of this building for which space the Imperial Tobacco Company pay \$5.00 per year. In December, 1943 they paid us the rent up to March 1, 1945. This was remitted to you in our statement for the month of December, 1943.

Apparently this was overlooked in making the adjustments on the sale to Mr. and Mrs. Armstrong. It has now come to their attention and they feel they should receive credit for this rent from June 27, 1944 to March 1, 1945. This amounts to about \$3.30. They have asked us to write you in this regard.

Yours faithfully,

J. W. FAIRHALL

per *[Signature]*

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

OUR REF. NO. 3263

COURT-HOUSE
VANCOUVER, B.C.

June 12, 1945.

ENEMY SECTION	
Rec'd	JUN 13 1945
File No.	37
Ans'd	
Refer'd	MR Johnston

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

Dear Sir:

Re: Estate of ICHIRO NISHIMURA, Deceased.

Your File No. 3714.

I am in receipt of your letter of the 7th instant.

As requested I am enclosing herewith notarial copy
of Letters of Administration granted to me on the 28th day of
May, 1945.

I shall be pleased to receive your cheque for the
funds on hand to the credit of this deceased.

Yours very truly,

Samuel A. Moore
Official Administrator.

VA/HH.
Encl. 1.

Copy made for File # 9341

In the SUPREME Court OF BRITISH COLUMBIA

In the matter of ICHIRO NISHIMURA, deceased,

and

VANCOUVER
MAY 28 1945
REGISTRY

In the matter of the "Administration Act."

DATED THE 28th DAY OF May, A.D. 19 45

UPON reading the affidavits of SAMUEL ALFRED MOORE

, it is ordered,

that SAMUEL ALFRED MOORE

, Official Administrator for the

County of Vancouver

, shall be Administrator of all and singular

the estate of ICHIRO NISHIMURA

, deceased,* intestate

and that notice of this Order be published for three days in a Vancouver Daily Newspaper

Died; 18th December, 1944

"J. M. COADY"

J

B.C.L.S.

50¢

VANCOUVER
MAY 28 1945
REGISTRY

Seal of
(THE SUPREME COURT OF
BRITISH COLUMBIA)

Certified a True Copy

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

Norris & McLennan, Solicitors.

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

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

PHONE: MARINE B1A1

3263

OUR REF. NO.

Your File No: 3714

COURT-HOUSE

VANCOUVER, B.C.

8 August 1945

ENEMY SECTION

Rec'd AUG 9 1945

File No.

Ans'd

Refer'd

Johnston

EVACUATION SECTION

Rec'd AUG 8 1945

File No. 3714

Ans.

Referred

Thompson

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

Dear Sir:

Re: Estate Ichiro Nishimura,
deceased

In connection with the above estate, I have now been appointed Administrator herein and enclose for your information statement of Receipts and Disbursements showing credit balance at this time of \$3075.77.

I understand that the father of this Deceased, one Jujiro Nishimura paid the funeral expenses of his son and after crediting him with the amount refunded by the Workmen's Compensation Board, namely, \$125.00, it would appear that there is a refund coming to him of \$145.95

Kindly advise if it is in order for me to refund this amount direct to Mr. Jujiro Nishimura at McGillivray, B.C. or should I forward the cheque in your care.

With regard to the credit balance of the estate, kindly advise if you wish this to be forwarded to your office. From a letter written to me by the Solicitors acting for the parents of the deceased, it would appear that they expect the proceeds to be remitted to them.

Yours very truly,

Samuel A. Moore

OFFICIAL ADMINISTRATOR

per DB.

DB:MT.

*Copy made for
file no 9341*

ESTATE OF ICHIRO NISHIMURA, DECEASED
STATEMENT OF RECEIPTS AND DISBURSEMENTS

RECEIPTS:

Custodian - credit balance	\$2410.59	
Royal Bank- credit balance	<u>1023.38</u>	<u>\$3433.97</u>

DISBURSEMENTS:

5% Government Commission	171.70	
Advertising for Creditors	18.60	
Provincial Probate Duty	32.80	
Legal Fees	135.10	
Credit balance as at August 6, 1945	<u>3075.77</u>	<u>\$3433.97</u>

*Copy made for
File 112 934*

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

ENEMY SECTION

Rec'd AUG 14 1945

File No. 9341-3716

Ans'd

Refer'd

CABLE ADDRESS "NORRIS"

VANCOUVER, CANADA

TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING

602 HASTING ST. WEST

VANCOUVER, B. C.

August 13th, 1945.

The Custodian's Office,
Evacuee Section,
509 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

RE: ESTATE OF ICHIRO NISHIMURA, Dec'd.
Your file: 3714

We acknowledge your letter of the 11th ult. and have now received advice from the Official Administrator, who informs us that he is awaiting further instructions from you as to disbursement of the proceeds of this estate.

We notice you have forwarded the sum of \$2410.59 to Mr. Moore. Mr. Moore advises that the estate will not be distributed for one year. Actually, however, the moneys which you forwarded to Mr. Moore did not form a part of the estate, but that money is the property of Mr. Nishimura as the surviving joint tenant.

In our view therefore this money, not being a portion of the estate, is available for Mr. Nishimura and should be forwarded to him since he advises that he is in need of funds at the present time.

We are sending a copy of this letter to the Official Administrator.

Yours very truly,

NORRIS & MacLENNAN.

Per

*Copy made for
File # 9341
JAM:MB*

3714✓

9341

Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
August 16, 1945.

Messrs. Harris and MacLennan,
Barristers and Solicitors,
602 Hastings Street West,
Vancouver, B. C.

Dear Sirs:

Re: Estate of Ichiro NISHIMURA, Deceased.

We are in receipt of your letter of the 13th instant and note contents.

The late Mr. Ichiro NISHIMURA died on December 18, 1944, but the two properties in which he was jointly interested with his father, Jujiro NISHIMURA, were sold prior to this date. The property at 9182 Hudson Street was sold on June 27, 1944, and the one at 9180 Hudson Street was sold on November 7, 1944. For this reason the joint interest no longer existed and, therefore, we believe the funds on hand in the Estate account were rightfully forwarded to Mr. Moore as Official Administrator of this Estate.

The proceeds from the sale of these two properties were credited to the joint account of Ichiro NISHIMURA, deceased, and Mr. Jujiro NISHIMURA and subsequent to the completion of these sales said joint account was divided and equal amounts were transferred to the Estate account and to the personal account of Mr. Jujiro NISHIMURA. We have, therefore, on hand in Mr. Jujiro NISHIMURA's account his portion of the above-mentioned proceeds. These funds are available to Mr. NISHIMURA at his request and with the approval of the Department of Labour, Japanese Division.

Yours truly,

WJJ/HMS

W. J. Johnston,
Administration Department.

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS

NOTARIES PUBLIC

T. G. NORRIS, K.C.

J. A. MACLENNAN, LL.B.

CABLE ADDRESS "NORRIS"

VANCOUVER, CANADA

TELEPHONE PACIFIC 8284

BANK OF NOVA SCOTIA BUILDING

602 HASTINGS ST. WEST

VANCOUVER, B. C.

August 20th, 1945.

EVAC	SECTION
Rec'd	AUG 21 1945
File No.	

The Custodian of Enemy Property,
Administration Dept.,
509 Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Johnston

ENEMY SECTION	
Rec'd	AUG 21 1945
File No.	
And'd	
Refer'd	Johnston

Dear Sir: re Estate of Ichiro Nishimura, Dec'd.

We acknowledge your letter of the 16th instant and in view of the circumstances which you have mentioned in your letter we agree that the funds were rightfully forwarded to Mr. Moore, as Official Administrator in this Estate.

We note that funds are available to Mr. Nishimura at his request and with the approval of the Department of Labour, Japanese Division, so Mr. Nishimura, under these circumstances, is not suffering any hardship.

Yours truly,

NORRIS & MacLENNAN,

per

JAM/CK

Copy made from File # 9341

3714 ✓
9341
Evacuee Section.

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

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

Dear Sir:

Re: Estate of Ichiro NISHIMURA,
Deceased.

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

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

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

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

- 2 -

3714
7341
Evacuee Section.

Samuel A. Moore, Esq.

August 21, 1945.

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

Thanking you herein, we are,

Yours very truly,

H. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

COPY

SAMUEL A. MOORE
OFFICIAL ADMINISTRATOR

COURT-HOUSE

VANCOUVER, B.C.

September 4th, 1945.

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

Dear Sir:

Re: Estate Ichiro Nishimura, dec'd.

I enclose herewith cheque in your favour for \$145.95,
being in refund of the funeral expenses paid by Jujiro Nishimura.
Kindly acknowledge receipt.

Yours very truly,

'Sam. A. Moore'

Official Administrator

DB:MT
1 encl.

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

3263

Your

OUR REF. NO.

File No. 3714,9341

Evacuee Section

COURT HOUSE

VANCOUVER, B.C.

February 2, 1946

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

3714

ENEMY SECTION	
Rec'd	FEB 4 1946
File No.	
Ans'd	
Refer'd	

Dear Sir:

Re: Estate ICHIRO NISHIMURA, dec'd.

Included in the enclosed cheque is the amount of \$2927.82, for distribution to the heirs as stated thereon; also statement of Receipts and Disbursements in duplicate. Kindly acknowledge receipt.

Yours very truly,

Samuel Moore
OFFICIAL ADMINISTRATOR

DB:MT.
2 encls.

1/2 Int. each to Mr. & Mrs. Nishimura
Miss Brooks of Mr. Nishimura's office advised the heirs, father & mother of the deceased, namely, Iqigiro & Naka Nishimura, were to share this estate equally.
Delivered to asly Miss Brooks
Receipt given
Accounting Dept. receipt is 17835
covering 2 other cheques, is on file 12024

File 9341

ESTATE OF ICHIRO NISHIMURA, DEC'D.

STATEMENT OF RECEIPTS AND DISBURSEMENTS

RECEIPTS:

Credit balance as at Aug. 6, 1945

\$3075.77

DISBURSEMENTS:

Custodian- refund funeral expenses

Jujiro Nishimura\$145.95

Custodian- credit balance for heirs2927.82

Postage 2.00

\$3075.77

[Signature]
4/2/46

C
O
P
Y

NORRIS & MACLENNAN
Barristers At Law, Solicitors

Bank of Nova Scotia Building,
Vancouver, B. C.

February 12th, 1946

Office of the Custodian,
Administration Dept.,
509 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir: re Estate of Ichiro NISHIMURA, Dec'd.,
 Your File: Int. 729, 1334 & Evac. 9341

We are advised that Mr. and Mrs. Nishimura have not yet received the proceeds of the estate of their son. We refer you to our letter of January 2nd last to which we have had no reply.

Would you kindly attend to this matter immediately and let us know that the proceeds have been forwarded.

Yours truly,

NORRIS & MACLENNAN

per "J. A. MacLennan"

JAM/CW

2/12/46
Phoned Mr. McL. & he said to hold check till he found out which Bank in Fernie they had a/c.
No Bank at MacGillivray Falls.
Loft

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8884

BANK OF NOVA SCOTIA BUILDING
602 HASTING ST. WEST

VANCOUVER, B. C.

March 1st, 1946

ENEMY SECTION	
MAR 2 1946	
Rec'd	
Ans'd	
Refer'd	

The Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Johnston

Dear Sir: re Estate of Ichiro Nishimura

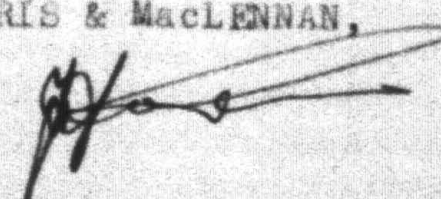
We have now received instructions herein that the proceeds of the Estate payable to Mr. and Mrs. Nishimura should be deposited with the Royal Bank of Canada, Marpole Branch, to the credit of Mr. Juziro Nishimura's Savings account Number 1625.

Mr. and Mrs. Nishimura would like to have from you a statement showing the particulars of the amount of the cheque which you will be forwarding.

These instructions came to us from Mr. Nishimura only; Mrs. Nishimura not having signed the same but presumably the cheque will be made to both and the Bank will require both of them to endorse it so you will, in that way, have your receipt for the payment.

Yours truly,

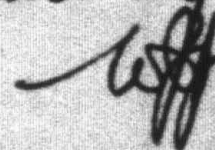
NORRIS & MacLENNAN,

per 

JAM/CW

Mar. 4/46.

Royal Bank, Marpole, advise check must be endorsed by both parties before depositing. Mr. MacLennan advised by phone 4/3/46 & agreed. No Bank at McMillan Falls.



7098 - 3714

April 8th, 1946.

Registered Mail

Mrs. Saku HISHIMURA,
Registration No. 04778,
McGillivray Falls, B. C.

Dear Madam: Re: Est. of Ichiro HISHIMURA, Dec'd.

Contrary to our letter of March 13, 1946, we would advise that this office has decided to issue to you a cheque for \$1463.91, representing one-half of the net proceeds from the Estate of the above, namely \$2927.82, which we received from the Official Administrator, Samuel A. Moore, Esq.

A cheque for \$1463.91 is enclosed and we leave it to you to make whatever disposition you wish of these funds.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 1
cc Department of Labour, Japanese Division.

SAMUEL A. MOORE
OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

OUR REF. NO. 3263

COURT-HOUSE
VANCOUVER, B.C.

October 9, 1946.

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

EVACUATION SECTION	
OCT 10 1946	
File No.	3714
Ref.	Arthur
Refused	McArthur

Dear Sir: Re: Estate ICHIRO NISHIMURA, Dec'd.,
Your File #3714, 9341.
Evacuee Section.

In connection with the above estate, I was successful in obtaining a refund of 1944 income tax amounting to \$32.57, and now hand you cheque in your favour for \$30.94 being further and final credit balance for distribution to the heirs herein. Kindly acknowledge receipt.

Yours very truly,

Samuel Moore
OFFICIAL ADMINISTRATOR

DB:JE



Oct. 16/46. I phoned Mr. Moore again today and confirmed previous advice received on Aug. 9/46 that the beneficiaries of above Estate are Ichiro NISHIMURA and Haka NISHIMURA, father and mother of the deceased, who was unmarried, and that they share equally. *W. Johnston*

W. Johnston