

RECEIVED

4588



4588

ALL DOCUMENTS SUPPORTING CLAIM NO. 1042 ARE FILED ON
FILE NO. 7632.

INFORMATION FROM R.C.M.P.

Date August 29, 1945.

Full Name NISHIYAMA, Yutaka

(Surname in Block Letters)

Registration No. 09469

^x
Male - Female
(check)

Age Dec. 1, 1916

Former Address

WOODFIBRE, B. C.

(Home) North Oliver Road, New Westminster, B. C.

Date Evacuated May 5, 1942

Naturalized - Canadian-Born - National
(check)

Present Address

New Denver Sanatorium,

WAGANET, Alta. New Denver, B. C.

^x
Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother SHINMOTO, Aki

Name of Father

Yoshizayemon #06447

Names of Children under 16

Our File No. 4588

Registered with Custodian Yes
(yes or no)

Requested By

Additional Information

Millhand

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C. 659 P)

File Nos.: 4588, 7635, & 8051.

Japanese Names: NISHIYAMA, Yataka
NISHIYAMA, Mitsuru
NISHIYAMA, Tatsuo

Reg. No. 09469
Reg. NO. 06465
Reg. No. 10186

Civic Address: Oliver Rd., R.R.#1, New Westminster, B. C.

Legal Description: South half of North half of SE quarter, Section 11, Township 4, save and except Vancouver, Victoria, Eastern Railway-Navigation Co., sk. 11229-F, Municipality of Delta, District of New Westminster.

Classification: Farm Property of 38.75 acres mostly cultivated - in good condition. Four room frame house - in good condition but needing decorating inside; barn, store-room shack, bath and woodshed combined, fair condition, three roothouses and packing shed of little value.

Registered Owners: Mitsuru, Yataka, and Tatsuo NISHIYAMA.

State of Title: Clear.

Administration & Revenue: Leased by owners for duration. Consideration from April 13/42 for 1st year \$550.00 and yearly thereafter for \$150.00 and taxes. (Consideration after first year accrued to Veterans' Land Act.)

Sold to the Director, Veterans' Land Act for \$2,586.00 (cash) as at January 1st, 1943.

Title delivered March, 1944.

Payment received April 4, 1944 and net amount of \$2,608.25 being purchase price less Reg. Fees of \$3.00 plus refund of Insurance \$25.25 credited to Joint account April 17, 1944. Legal fees of \$15.00 were charged later. Proceeds of joint account were divided equally between the registered owners, this man's share being \$864.08.

Chattels: Not involved in sale of property but were left with the tenant pending liquidation.

Insurance: Transferred to V. L. A.

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

Dated: Dec. 5/45
WEA:EH

.....

REAL PROPERTY SUMMARY

JAPANESE NAMES: Tatsuo NISHIYAMA Reg. No. 10186 File No. 8091.
Mitsuru NISHIYAMA " " 06466 " " 7635.
Tutaka NISHIYAMA " " 09469 " " 4588.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/699-P. First Offer.

PROPERTY ADDRESS: 745 Oliver Road, N. E. 1, New Westminster, B. C.

LEGAL DESCRIPTION: The South Half of the North Half of the South East quarter of Section 11, Township 4, save and except the right of the Vancouver, Victoria and Eastern Railway and Navigation Company as shown on Sketch deposited No. 112297, Municipality of Delta, D. N. W.

TITLE: Registered in the names of Mitsuru NISHIYAMA, Tutaka NISHIYAMA and Tatsuo NISHIYAMA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24813, dated October, 1942.

ASSESSED VALUES: Land - \$1744.00 Current Taxes - \$43.56
Improvements - \$ 500.00 - \$2244.00. Drainage " - \$16.10
\$79.66

CLASSIFICATION: This is a Fruit Farm with an area of 38.75 acres mostly cultivated and planted to the following crops: 3 acres raspberries, 2 acres currants, 21 fruit trees, apples, pears, plums and 34 Italian Prune Trees.
1 - 1 storey 4 room dwelling, in good condition. 1 barn, 1 store-room shack. Bath house and woodshed combined, in fair condition. 3 root houses, and 1 packing shed of little value.

HISTORY OF ADMINISTRATION: Tutaka NISHIYAMA and Mitsuru NISHIYAMA leased this property to Francis Gerlach on 14th April, 1942. Term being for the Duration from 13th April, 1942. Consideration \$590.00 for first year - paid, plus taxes and \$150.00 yearly thereafter on the 15th November and taxes, also rates for water, electric light, gas and telephone.
Buildings included.
Lease was handed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$2,586.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Tutaka NISHIYAMA, Mitsuru NISHIYAMA and Tatsuo NISHIYAMA, Joint a/c, on April 17th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00,

\$15.00,

Page 2.

File Nos. 8051, 7695 & 4582.

Certificate of Encumbrance - \$1.00, leaving a net credit of \$2567.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$25.25, covering unexpired Fire Insurance Premiums, were placed to the Joint a/c of Tetsuo NISHIYAMA, Mitsuru NISHIYAMA and Tatsuo NISHIYAMA.

The net proceeds of the sale of the property plus unexpired insurance adjustments were divided equally between the three brothers.

The following Fire Insurance Policy:-

Ocean Accident and Guarantee Corp. Ltd., No. 6114390 - \$1,000.00 on the Dwelling and \$500.00 on the barn, was transferred to The Director The Veterans' Land Act, 1st January, 1943.

OLD CERTIFICATE OF TITLE

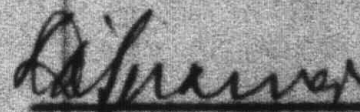
No. 145977-E.

Tetsuo NISHIYAMA declared on his JP Form, signed 11th April, 1942, that the Title Documents were in his possession. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office, New Westminster.

Certificate of Title No. 165977-E in the name of The Director, The Veterans' Land Act.

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

June 1st, 1946.


D. A. CRAMER.

DAC:JS

File No. 4588

February 17th. 1944.

CLAIMS DEPARTMENT

Yutaka NISHIYAMA - Reg. No. 09469

CREDITORS:-

1. D. R. Honeyman..... \$ 10.50

NOTE: This claim has probably been paid, although not recorded in file, as no action has been taken in the past two years.

The above claim is against the three brothers who own the farm, but is being dealt with on this file.

DEBTORS:-

1. Fogg Motors..... \$ 205.00 ?

No reply to our letter 17 2 44 re this car, take no further action

cc. \$ of \$2607 ²⁵ in part of

AMCA:ND

WINTHROP, Dakota
WINTHROP, Dakota
NAME WINTHROP, Dakota

REGISTRATION NO. 10186

FILE NO 0001

The following chattels were sold by public
auction at Surrey, S.C. on October 27, 1944

Shaverfield set	10.00
Standard lamp	1.00
4 Gold frames	5.00
4 Chair	4.50
Rolling cabinet	1.50
Pots etc.	2.50
Spray	1.50
Chest	3.00
2 Bunks, 2 Kags, basket	2.00
Sashes	3.00

Total	(Auctioneer's Fees \$7.00	\$ 76.00
Less Expenses	(Advertising: 2.41	\$ 29.53
	(Savings: 17.82	
Net Proceeds Credited:		\$ 48.17

Members of Custodian Staff Present Mr. R. E. Anderson

Extracted from Auctioneering List No. Surrey 7.

Remarks.

Copied on claim file

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 4588, 7439, 8051.
Reg. No. 09469, 06465, 10186.

506 Royal Bank Building,
Vancouver, B. C.

Mr. Tatsuo NISHITANI
Mr. Mitsuru NISHITANI
Mr. Tetsu NISHITANI

MAY - 9 1944

Dear Sir:

Re: Municipality of Delta, the S. 1/2 of the N. 1/2 of the S. 1/2 of Sec. 11,
Tp. 4, and except the right of the Vancouver, Victoria, and
Eastern Railway and Navigation Company as shown on Sketch deposited
No. 11229 D. of N. W., C. of R. 90328.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	2984.00
Add:	
Unexpired insurance premium as at January 1st, 1943	25.25
	3009.25
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	2992.25

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1 By Credit to Sale of Property
Land Registry Office C/R

Debit

Credit

Balance

\$2608.25

\$1.00

\$1.00

\$2608.25

CR \$2607.25

Solicitor for
The Secretary of State

Magrath, Alberta

Nov. 22, 1943.

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

Mr. Anderson please
Second para.

EVACUATION SECTION	
Rec'd	NOV 27 1943
File No.	4588
Ans.	1/12 C. B. W.
Referred	Spec.

Dear Sir:

It has been approximately two months since I informed the B.C. Security Commission in Lethbridge that we wish to have some goods shipped to us from our home situated in the Delta municipality, but as yet have not received same. Since we are badly in need of the bed. clothing and our other effects, could you kindly look into the matter and make it possible for us to receive the goods at the earliest date. We would appreciate very much if you could do that. *Ans'd 1/12*

A Mr. Frank Gerlack, who is the lessee of our farm, agreed to pay us the sum of one hundred fifty dollars (\$150) and pay the taxes for the year 1943, for leasing our farm but we have not heard from him or has he paid us the money. Since we are in financial straits, could you please get Mr. Gerlack to send us the sum of money mentioned and too. he still owes my brother twenty-five dollars (\$25) and my sisters seven dollars and fifty cents (\$7.50) for work rendered before our evacuation. Could you ask Mr. Gerlack to send that sum of money long too?

Yours truly,
Reg. no. 09469 *Yutaka Ishigami*

C
O
P
Y

Magrath, Alberta
May 29th, 1945.

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

Dear Sir:

Due to serious illness, it has become necessary to withdraw funds accounted by the sale of farm property and owned jointly by Tatsuo Nishiyama #10186, Yutaka Nishiyama #09469, and Mitsuru Nishiyama #06465.

Please send us the necessary forms for release of the above mentioned funds.

Yours truly

"T. Nishiyama #10186"
"M. Nishiyama #06465"
"J.Y.Nishiyama #09469"

Original on File No. 8051

80

8051/4582/7635

July 2, 1945.

Messrs. Tatsuo, Tatsuo
& Mitsuru NISHIZAWA,
Edmonton, Alberta.

Dear Sirs:

In accordance with your request of May 29th,
we are enclosing herewith a cheque in the amount of \$2,592.35,
representing the funds held at this office to your credit as
shown on statement sent to you regarding your property sale,
less the sum of \$15.00 to cover legal expenses in connection with
the conveyance of the land.

A partial liquidation of your chattels has
taken place, and full details of same will be supplied upon
completion.

Yours truly,



W.E. Anderson,
Administration Department.

WHA/TA
Enclosure

DEPARTMENT OF LABOUR

Japanese Division

1102 - 5th Ave. S.,
Lethbridge, Alta.,
August 27, 1945.

Dept. of Labour, Japanese Division,
VANCOUVER, B. C.

Re: Yutaka NISHIYAMA, #09469
Mitsuru " #06465
Tatsuo " #10186

The above persons have requested that I secure from you a statement in full of sale of all chattels of theirs sold in B. C.

We have a letter from Mr. W. J. Iverson of April 13, 1945, stating that a complete sales sheet giving the total amount of proceeds were being forwarded but to this date we have not received these.

Trusting this will receive your prompt attention.



"A. Wright"

A. Wright.

AW/M



DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION	
No. 1	NOV 22 1945
File No.	4588
Ans.	
Referred	Iverson

custodian

360 Homer Street,

VANCOUVER, B. C.

22nd November 1945.

Attention: Mr. W. J. Iverson.

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

Dear Sir,

Re: Yataka NISHIYAMA
Reg. No. 09469
Your File No. 4588

The above-named man has requested the release
of his funds in your hands.

We shall feel obliged if you will forward as
quickly as possible a cheque for the amount of any avail-
able funds held by you on behalf of Mr. NISHIYAMA as he
appears to be in urgent need of money.

Your early attention to this matter will be
greatly appreciated.

Yours truly,

M. L. Brown

M. L. Brown,
Office Manager.

MMS/GM

864 08



DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street,
Vancouver, B. C.
December 27th 1945

EVACUATION SECTION	
Rec'd	DEC 28 1945
File No.	
Ans.	<i>W. E. Anderson</i>
Referred	<i>Anderson</i>

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

Attention Mr W.E.Anderson

Dear Sir,

Re: Yatake NISHIYAMA #09469
Custodian File #4588

At the time we recommended that the above named man's credit balance be forwarded to him we were under the impression that he was residing in Alberta. However, we find that he is an inmate of our New Denver Sanatorium, and we cannot, therefore, recommend that his funds be released to him.

We are returning the cheque which accompanied your letter of the 3rd inst., and we will ask you to credit Mr Nishiyama's account with the sum of \$864.08.

Yours truly,

M.L. Brown
Office Manager.

MS
Regd enc

COPY

APPRAISAL SHEET

Files 8051
7635
4588

January 2nd, 1946.

Re: Mitsuru NISHIYAMA
Tatsuo NISHIYAMA
Yateka NISHIYAMA

Under instructions from the Custodian's Office we have appraised and sold to the tenant, F. Gerlack, 327 Urwin Rd., Surrey the following goods:

Double plow disc	\$115.00
Household effects: (odd chinaware, lamp table, 2 kitchen chairs)	<u>33.25</u>

148.25

LESS COMMISSION 14.82

TOTAL 133.43

WJI:DP

(Signed) TRAPP MOTORS LTD.
C. D. Phipps

Submitted to Rural Advisory Committee

[Handwritten signature]

Original on claim file

7679, 9001, 4588
Source Section

909 Royal Bank Building,
Vancouver, B. C.
February 18, 1946

Revere J. J. Gibbons Limited,
Province Building,
Vancouver, B. C.

Attention: Mr. Crawford

Re: Para Equipment for Sale by Tender

Dear Sirs:

We enclose herewith copy of advertisement offering Para Equipment for Sale by Tender, which we would ask you to kindly have inserted in the following papers:

Surrey Leader, Cloverdale - Thursday, February 21, 1946
British Columbia Daily - Thursday, February 21, 1946

Please be good enough to let us have five (5) copies of this advertisement for our files.

Yours truly,

F. G. Shears
Director

WAG:J
Encl.

4th March, 1946.

MEMORANDUM

The following tenders were opened in the office of Mr. Shears this morning, those present were Mr. Shears, Mr. Good, Mr. Iverson and Mrs. Harrop.

PARCEL "A" - 1 Fordson Tractor

Tenderer	Amount	Deposit	Valuation	Remarks
C.A. Newton	\$50.00	\$5.00	\$225.00	Reject
W.A. Morrison	50.00	5.00		Reject

PARCEL "B" - 1 Tractor Plug

Tenderer	Amount	Deposit	Valuation	Remarks
C.A. Newton	50.00	5.00	75.00	Reject
W.A. Morrison	15.00	1.50		Reject

PARCELS "A" and "B"

Tenderer	Amount	Deposit	Valuation	Remarks
J.H. Newman	300.00	30.00	300.00	accept

PARCEL "C" - 2 Cultivators

9.00

PARCEL "D" - 1-2 Section Harrow

8.00

PARCEL "E" - 1 Scraper

Tenderer	Amount	Deposit	Valuation	Remarks
W.A. Morrison	10.00	1.00	6.50	accept

PARCEL "F" - 1 Wheelbarrow

Tenderer	Amount	Deposit	Valuation	Remarks
W.K. White	2.25	.25	2.75	Reject
C.B. Marshall	2.50	2.50		accept

PARCEL "G" - 1 Lawn Mower

Tenderer	Amount	Deposit	Valuation	Remarks
J.H. Newman	5.00	1.00	2.50	accept

PARCEL "H" - 1 Duster

Tenderer	Amount	Deposit	Valuation	Remarks
Harry Baedak	5.00	1.00	5.00	accept

PARCEL "I" - 2 Tank Sprayers

Tenderer	Amount	Deposit	Valuation	Remarks
C.B. Marshall	1.00	1.00	8.00	Reject

<u>Tender</u>	<u>Amount</u>	<u>Deposit</u>	<u>Valuation</u>	<u>Remarks</u>
<u>PARCEL "J" - 1 Iron Heater</u>				
			\$1.00	
<u>PARCEL "K" - 1 - 1 H.P. Westinghouse motor on stand</u>				
C.A. Newton	\$10.00	\$1.00		
Oscar E. Larson	10.00	1.00		
Thos. Cook	12.50	12.50		
W.E. Mercer	15.00	1.50		
<u>PARCEL "L" - Harness for 2 horses</u>				
			10.00	
<u>PARCEL "M" -</u>				
<u>PARCEL "N" - 1 Fanning Mill</u>				
<u>PARCEL "O" - Few Gardening Tools</u>				
W.K. White	2.55	.25	1.50	accept
<u>PARCEL "P" - 1-6" Walking Plow</u>				
			7.50	

4588
8051
7635

March 6th, 1946.

Mr. Albert Porret,
R. R. #4,
New Westminster, B. C.

Dear Sir:

This will acknowledge receipt of \$274.00, the balance of
your tender on Parcels A and B and together with the deposit of \$31.00
you have already made this will complete the sale.

Our official receipt is enclosed herewith.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

7605
8051
298

March 7th, 1946.

William L. White
1836 Walnut St.,
R. R. #3,
New Westminster, B. C.

Dear Sir:

This is to advise you that your bid on Parcel "G" consisting of a few garden tools in the amount of \$2.55 has been accepted.

We regret to advise you that your tender on Parcel "F", 1 wheelbarrow is rejected as we have bids in excess of yours.

If you will remit the balance of your tender, \$2.05 you can take possession of the garden tools.

Yours truly,

W. J. Iverson,
Protection Dept.

WJ:BP

TELEPHONE 408

891 COLUMBIA STREET

NIGHT PHONES
GARAGE 2872
SALES 2696



TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF
NEW WESTMINSTER, B. C.



March 6, 1946

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

Gentlemen:

Upon instructions from your office,
we have appraised the 3/4 H.P. Electric Motor, property of
Nishiyama at \$15.00.

Yours very truly,

TRAPP MOTORS LIMITED
Auctioneers & Appraisers

Secretary

CJTD/H

Original on claim file

SALES - SERVICE - SATISFACTION

All that the term implies.

Farm Equipment For Sale By Tender

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following farm equipment, located at the Surrey Berry Growers Hall, corner of Sandell and Townline Roads, Surrey, B.C.

- PARCEL A: 1 Fordson Tractor.
- PARCEL B: 1 Tractor (Cockshutt Plow Co.)
- PARCEL C: 2 Cultivators.
- PARCEL D: 1-2 Section Harrow.
- PARCEL E: 1 Scraper.
- PARCEL F: 1 Wheelbarrow.
- PARCEL G: 1 Lawn Mower.
- PARCEL H: 1 Duster.
- PARCEL I: 2 Tank Sprayers.
- PARCEL J: 1 Drum Heater.
- PARCEL K: 1-½ h.p. Westinghouse motor on stand.
- PARCEL L: Harness for 2 horses.
- PARCEL N: 1 Panning Mill.
- PARCEL O: Few gardening tools.
- PARCEL P: 1 8-inch Walking Plow.

Tenders for individual parcels should be addressed to the undersigned marked "Tender for Farm Equipment" up to noon on the 28th day of February, 1946, and must be accompanied by a certified cheque payable to "The Custodian" for ten per cent (10%) of the amount tendered.

Arrangements for inspection of the above parcels may be made on application to Mr. J. Newman at his store, Corner Sandell & Townline Roads, Surrey, B.C.

These assets are offered for sale without any warranty whatsoever on the part of the Custodian as to quantity, condition or state of repair.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

DATED at VANCOUVER, B.C., this 21st day of February, 1946.

THE CUSTODIAN

806 Royal Bank Building, 675 West Hastings Street.

VANCOUVER, B.C.

Files 7825, 805, 4288

17th September, 1946.

Mr. Yutaka NISHIYAMA,
Registration No. 09469,
New Denver Sanatorium,
New Denver, B.C.

Dear Sir:

As requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$5.00 from funds to your credit at this office, being remittance for the month of September. Your credit balance at the present time is \$719.08.

We received your letter of the 12th September, informing us that the furniture which was left on the property owned by yourself and two brothers belonged to your mother. Would you please have your two brothers write to this office confirming your statement. Upon receiving their acknowledgment, this office will transfer the proceeds from sale of the furniture to her account and forward the funds to her.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Cheque(encl.)

G-578

DEPARTMENT OF LABOUR - CANADA
BRITISH COLUMBIA SECURITY COMMISSION

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

Dear Sir:

Please be advised that (NAME) NISHIYAMA Yutaka
(REGISTRATION NO.) ⁴⁶09649 died at (PLACE) New Denver
on (DATE) December 30/46.

This is for your information.

Yours truly,
BRITISH COLUMBIA SECURITY COMMISSION,

M.L. Brown
M.L. Brown,
Office Manager.

P.S. We will probably be submitting an account for funeral expenses.

Date: January 9/47

EVACUATION SECTION	
JAN 10 1947	
Rec'd	
File No.	<u>4588</u>
Ans.	<i>File</i>
Referred	<i>Mr. Brown</i>

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C., K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

January 16th, 1947.

AIR MAIL

PLEASE REFER TO FILE NO.

EVACUATION SECTION	
Rec'd	JAN 17 1947
File No.	4588
Ans.	<i>Andrew</i>

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

sent to Mrs. Mac.

Dear Sirs:

re: Yutaka James Nishiyama

We are acting for the representatives
of the estate of the above mentioned whose
Registration No., we understand, is 09469.

Nishiyama died at the New Denver San-
itorium, New Denver, B.C. on 30th December
1946.

We understand that you have certain
money belonging to him and we are anxious
to obtain information as to his assets for
the preparation of Succession Duty material.
Any information you can give us would be
appreciated.

Thanking you, we are

Yours truly,

VIRTUE & RUSSELL

per: *MR*

R:C

EVACUATION DIVISION
REC'D FEB 26 1947
File No. 4588
Ans. [Signature]
Referred [Signature]

360 Homer Street,
Vancouver B. C.
February 18, 1947.

YOUR FILE 4588

C.C. to the Custodian

Messrs. Virtue & Russell,
Barristers & Solicitors,
Lethbridge, Alberta.

Re: NISHIYAMA, Yutaka - Deceased #09649

Dear Sirs:

We have received advice through the office of the Custodian of Enemy & Alien Property to the effect that you are acting for the representatives of the estate of the above deceased.

We are accordingly forwarding to you R. I. 7584 in the amount of \$50.00, being the cost of the funeral. We would be pleased to receive cheque in due course drawn in favour of the Receiver General of Canada.

Yours truly,

DEPARTMENT OF LABOUR - JAPANESE DIVISION

[Signature]
D. W. Simmons
Comptroller &
Administrative Assistant.

DWS:mn

ADDRESS ALL COMMUNICATIONS TO
THE ASSESSOR OF PROBATE
AND SUCCESSION DUTIES
PARLIAMENT BUILDINGS, VICTORIA, B.C.



DEPARTMENT OF FINANCE

PROBATE AND SUCCESSION DUTY OFFICE

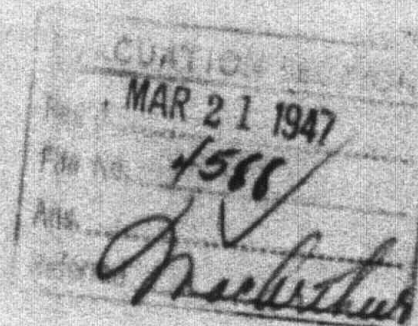
VICTORIA March 20th., 1947

IN YOUR REPLY KINDLY REFER TO

FILE NO. 1402/47

ESTATE OF YUTAKA JAMES NISHIYAMA

Department of the
Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Streets,
VANCOUVER, B. C.



Dear Sir:-

Kindly advise the Depart-
ment as to the amount standing to the credit of
the above Deceased as at December 30th., 1946.

Yours very truly,

A. C. CAMPBELL

PER: *[Signature]*

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES

WSR/GM

609.12

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.E., B.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

April 21st, 1947.

Your Files 4588, 7631
7632

PLEASE REFER TO FILE NO.

3212

Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
VANCOUVER, British Columbia.

EVACUATION SECTION

Rec'd APR 23 1947

File No.

Ans.

Referred

Re: YUTAKA JAMES NISHIYAMA, Deceased

Dear Sir: Attention Mr. A. G. McArthur

Pursuant to your letter of January 21st, 1947, we now enclose certified copy of Grant of Probate in British Columbia together with discharge under Dominion of Canada Succession Duty Act. We trust it will now be possible for you to transmit to us the proceeds of the Estate which we believe amounts to \$609.08.

You might note that we received from the Comptroller & Administrative Assistant of the Department of Labour, Japanese Division in Vancouver a form R. I. 7584 in the amount of \$80.00 covering funeral expenses. We would imagine that the most efficient way to deal with that claim would be to deduct the \$80.00 from the amount to be transmitted, forwarding the balance to us.

We should be pleased to have your early attention to this letter.

Thanking you, we are,

Yours truly,

VIRTUE & RUSSELL

Per: *[Signature]*

WSR/P
Encl.

(Check all bank & other transactions to date of death & ask for receipts which we will send to Succession Duty Division & R.)

Ask Sale to provide us with Succession Duty return for D.C. since the amount is in his 7000. before transmitting funds

4588, 761, 762

April 25, 1947.

Messrs. Virtue & Russell,
Barristers & Solicitors,
McFarland Building,
Lethbridge, Alberta.

Dear Sirs:

Re: Yutaka NISHIYAMA, Reg. #09469,
Deceased - Our file #4588.

We acknowledge with thanks your letter of April 21, 1947, enclosing Certified Copy of Grant of Probate, together with discharge under Dominion of Canada Succession Duty Act. We do not appear, however, to have received a Succession Duty Release from the Province of British Columbia. Since the asset which we are holding is in this Province, a Release for British Columbia will be required, on receipt of which we will be pleased to pay the claim of the Department of Labour as requested by you and forward the balance to the Administrator.

Yours very truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

April 28, 1947.

A GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

PLEASE REFER TO FILE NO.

3212

Office of the Custodian,
Department of Secretary of State,
507 Royal Bank Building,
VANCOUVER, British Columbia.

Re: Estate of Yutaka James Nishiyama

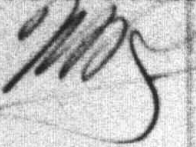
Dear Sir:

Thank you for your letter of April
25th.

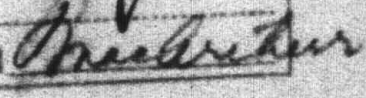
No mention was made in your letter
of January 21st of Succession Duty Releases so we
had hoped to spare the estate the cost of same. How-
ever, we are procuring B.C. Succession Duty Release and
same will be forwarded to you at an early date.

Yours truly,

VIRTUE & RUSSELL

Per: 

WSR/F

EVACUATION SECTION	
Res'd	APR 30 1947
File No.	4588
Ans.	✓
Referred	

ADDRESS ALL COMMUNICATIONS TO
THE ASSESSOR OF PROBATE
AND SUCCESSION DUTIES
PARLIAMENT BUILDINGS, VICTORIA, B.C.



DEPARTMENT OF FINANCE

PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA May 7th, 1947.

IN YOUR REPLY KINDLY REFER TO

FILE NO. 1402/47

ESTATE OF Y. J. NISHIYAMA

The Custodian,
Department of the Secretary of State,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAY 8 1947
File No.	4588
Ans.	
Referred	<i>Proctor</i>

Dear Sir:

With reference to the letter received
from Messrs. O'Shea, Garland & Gansner of the 29th
ultimo, I am enclosing Certificate of Discharge as
requested.

Yours very truly,

A. C. CAMPBELL

PER: *AC*

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES

/JG

ENCLOSURE

Cent. on Claim File

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

MC FARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

May 15th, 1947.

A. GLADSTONE VIRTUE, M.C. K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

PLEASE REFER TO FILE NO.

3212

Office of the Custodian,
Department of Secretary of State,
507 Royal Bank Building,
VANCOUVER, British Columbia.

Re: Estate of Ytaka James Nishiyama
Reg. #09469. Your File #4588

Dear Sirs:

On May 2nd we were notified by our agents
in British Columbia that Succession Duty Releases were
being forward to you direct from the Succession Duty
Department. We trust that you have now received the
same and that an early remittance may be anticipated in
this matter.

Yours truly,

VIRTUE & RUSSELL

Per: *WR*

WSR/F

VACUATION SECTION	
Rec'd	MAY 17 1947
File No.	4588
Ans.	<i>RS</i>
Referred	<i>W. Russell</i>

4588, 7632

Registered Mail

May 21, 1947.

Messrs. Virtue & Russell,
Barristers, Solicitors and Notaries Public,
McFarland Building,
Lethbridge, Alberta.

Dear Sirs:

Re: Estate of Yutaka James NISHIYAMA,
Deceased - Your File No. 1212.

Enclosed is Custodian cheque in the sum of \$529.08, in favour of Yoshisemon Nishiyama, Executor of the Estate of Yutaka James Nishiyama, deceased. This sum represents the total credit balance in the account of the deceased in this office. As you suggested in your letter of April 21, we have today forwarded a cheque for \$80.00 to the Department of Labour to cover funeral expenses of the deceased as shown on their recoverable invoice 7584. We will forward their receipt when it is received.

When administration of the Estate is completed, we would appreciate receiving the usual statement of receipts and disbursements to complete our records.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AO

ENC. CHEQUE 529.08

April 14, 1948.

MR. HUNTER:

Re: Claims of Yoshisemon Hishiyama, Reg. No. 06447,
(Executor of the Estate of Tataka Hishiyama, deceased),
Tatsuo HISHIYAMA, Reg. No. 10186, and
Mitsuru HISHIYAMA, Reg. No. 06446.

The above three claims are identical, each being for one third of the Real Property jointly owned by the three brothers, Tataka, Tatsuo and Mitsuru Hishiyama, together with chattels thereon. This property was a fruit farm at 745 Oliver Road, R. R. No. 1, New Westminster, on which was situated a four-room dwelling. From information obtained from the R.C.M.P. it appears that this farm was operated by their father Yoshisemon Hishiyama, a Japanese National. Mitsuru, the youngest son, appears to have lived on the farm with his parents; Tatsuo, in his J.P. Declaration, gave his address as 1424 Commercial Drive, Vancouver, and his occupation as Labourer and farmer; and Tataka, according to information supplied by the R.C.M.P. was a Millhand at Woodfibre, B. C.

Tataka Hishiyama declared the household furniture and a list of Orchard equipment left for use of the tenant (see declaration on claim file). Tatsuo also declared most of these same chattels. Mitsuru Hishiyama signed a No Property declaration card, (as also did the father).

Before their evacuation, the Real Property was leased by the owners to Francis Gerlack from April 13, 1942, for the duration of the war, consideration being \$550.00 for the first year plus taxes, and \$150.00 yearly thereafter, plus taxes, water rates, gas, light and telephone. A large number of household effects and farm implements and tools were left for the use of the tenant (list signed by Gerlack attached). The property was sold to the V.L.A. as at January 1, 1943 and the lease turned over to them.

A few items of household furniture and effects which were not in use by the tenant were sold at Surrey Auction No. 7 on October 27, 1944. In February 1946 when Gerlack vacated, some of the more valuable items of farm equipment were recovered and appraised by Trapp Motors Ltd. (appraisal on claim file) and advertised for sale by Public Tender (copy of advertisement on claim file) and sold to the highest bidders (bids received on claim file). It appears, however, that a large quantity of goods was not recovered. In a telephone conversation with Mr. W. E. Anderson regarding these goods he stated that the Japanese and his tenant, Gerlack, were believed to have been in direct communication after the evacuation and he believes that a quantity of goods may have been sent to the Hishiyamas by Gerlack. There is nothing on file to substantiate this belief. Mr. Anderson also stated that the Jam crates and raspberry crates and fruit baskets which appeared on the Inventory and on the claim were, in all probability, owned by one of the Co-operatives and reclaimed by them as this is apparently the usual practice.

This claim for chattels appears to be based on an inventory of the goods on the premises taken by Custodian Agent, Moryson, on August 12, 1942, one copy of which, unfortunately, was sent to Tatsuo Hishiyama for signature (see attached).

At the request of the three sons, proceeds from sale of chattels were forwarded to their mother, Aki Hishiyama (see letter from Tataka Hishiyama dated September 12, 1946 and letter dated October 19, 1946, signed "T. Hishiyama" & "M. Hishiyama").

Takako Hishiyama died in the New Denver Sanitorium on December 30, 1946. Letters Probate were granted to Yoshisueo Hishiyama, his father, the Executor and sole heir named in the Will, on March 15, 1947. (Certified Copy on Claim File). Total funds to the credit of the deceased in this office, being his one-third share of the proceeds from the sale of the real property, were forwarded to the Executor on May 21, 1947. (Statement of account attached).

/s/

4500
7635
8021

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

**E. Robertson,
OFFICE of the Custodian.**

ANALYSIS OF REAL PROPERTY CLAIM

Files 8051, 7635, 4588

CLAIMANTS: Yoshimemon Nishiyama, Executor of the Estate of Tataka Nishiyama, dec'd
Tateo Nishiyama
Mitsuru Nishiyama

PROPERTY ADDRESS: 745 Oliver Road, R. R. No. 1, New Westminster, B. C.

LEGAL DESCRIPTION: The South Half of the North Half of the South East quarter of Section 11, Township 4, save and except the right of the Vancouver, Victoria and Eastern Railway and Navigation Company as shown on Sketch deposited No. 112298, Municipality of Delta, D.N.W.

TITLE: Registered in the names Mitsuru Nishiyama, Tataka Nishiyama and Tateo Nishiyama.

CLAIM:	Land and buildings	\$6000.00
	Less amount received	<u>2586.00</u>
	Loss claimed	\$3414.00

Each claimant is claiming one-third of this amount.

INCUMBRANCES: Custodian Vesting filed No. 24813, dated September 8, 1942.

ASSESSED VALUES:	Land	- \$1744.00
	Improvements	- <u>500.00</u>
		\$2244.00

CLASSIFICATION: Fruit farm with one storey four room dwelling, barn, store-room shack, bath house and woodshed combined, three root houses, 1 parking shed.

Rental Arrangements: Property leased by the Nishiyamas to Francis Gerlach from April 13, 1942, for the duration, consideration being \$550.00 for the first year plus taxes and \$150.00 yearly thereafter plus taxes, water rates, electric light, gas and telephone.

APPRAISED: Soldier Settlement Board Farm Appraisal, July 24, 1942, \$2600.00

SOLD: With approval of Advisory Committee, to the Director, Veterans' Land Act for \$2586.00 as at January 1, 1943.

Number 13, 1988.

Re: Suspected SMITH, File No. 656 - Case 400
Security of NY State Seal

Telephone, Address and Business Information: Wilson
 6000, 1400 and 600 - Box No. 1400 (University
 of Michigan Press)

[illegible]

The distribution over these goods would appear to have been skewed by the January trading run of all the four companies. Although in the subsequent six months, a lot of stock that the companies acquired was discarded as the indicated that they operated by using various methods and later moved to other parts of the world.

A letter has been sent to Wilson and Nelson MEMBERS (please do not demand) asking them to return the aforementioned amount of \$75.00. This was therefore placed under the amount of Unpaid Dues. The total was \$75.00 and under the Michigan Joint account (4500, 700 and 100) were listed. This \$75.00 to be returned when the Michigan members have sent their dues for the year 1960-1961.

1950		1951		1952		1953		1954		1955		1956		1957		1958		1959		1960	
1	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
3	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
4	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
5	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
6	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
7	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
8	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
9	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
10	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
11	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
12	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
13	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
14	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
15	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
16	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
17	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
18	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
19	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
20	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
21	100	100																			

[REDACTED]

Bank of Montreal, N. Y. & Toronto BRANCH - Filing 400,000 and 500 with
\$10.00, Iowa charges \$1.10 - 100.00 net.

Check Numbered 20000 amount Rs. 5000 with this amount.