

7028

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: ~~NISHIKAWA~~ **NISHIKAWA** Tsunejiro

HOME ADDRESS: 332 - 5th West, Vancouver, B. C.

REGISTRATION NUMBER 06175 SEX: (M) AGE: 72

OCCUPATION: Retired

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

EMPLOYER: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tane 8448

ADDRESS OF WIFE OR HUSBAND: 332 - 5th West, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: ~~None~~

Kotaro (M) ✓ Age 32

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: --- Age not known.

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

1. LOCATION AND DESCRIPTION: None

See R.P. Summary
dated Jan. 16/47
Loff

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) None

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ---
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: ---
9. IF FARM LAND STATE CROPS SOWN: ---

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 332 - 5th West, Vancouver, B. C.
6 room dwelling.
2. LANDLORD'S NAME AND ADDRESS: My son, Notaro - 332 - 5th Ave. West,
Vancouver, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: No rent.
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
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: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
Imperial Japanese Gov't Bonds payable as follows:

\$2500.00 America 5 1/4% of 1965	In Owner's Possession.
50000. Fracs. French 4% of 1910	" "
8. BANK ACCOUNTS: \$130.00 Royal Bank of Canada, East End Branch a/c 2003	
\$150.00 Bank of Montreal, Main & Hastings St. a/c 1166	
9. LIFE INSURANCE: \$1000.00 Canadian Mutual Benefit Assoc. Vancouver, B. C.	
Policy in owner's possession.	
Policy No. B. 735. Beneficiary, my wife, Mrs. Tane Nishikawa.	

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

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 30th day of April 1942.

(Signature)

T. Nishikawa

[Signature]
Witness

FOR DEPARTMENTAL USE

960

7028

INFORMATION FROM R.C.M.P.

Date

June 15/43

Our File No. 7028

Full Name NISHIKAWA, Tsumajiro
(Surname in Block Letters)

Registration No. 06175

Male - Female
(check)

Age Aug. 6, 1869

Former Address 332 5th Ave. W. City

Date Evacuated Oct. 28/42 Naturalized - Canadian-Born - National
(check)

Present Address Lemon Creek, B.C.
Left Lemon Creek to reside with son
at 708 McKenzie St. Fort William, Ont.
Jul. Aug. 2/47

Married - Single
(check)

Name of Wife (SAWAMURA) Tani (e)
06174

Name of Husband -

Name of Mother NISHIKAWA, Name of Father Yasojomo (Heid)

Names of Children under 16 Yaso (Heid)

Requested by C. Girard Registered with Custodian Yes
(Yes or No)

Additional Information Retired

Died Kotaro Isid Internée → File 2831.

August 16, 1948.

Old-Age Pension Board,
411 Dunsmuir Street,
Vancouver, B. C.

Dear Sirs:

Re: Tsunejiro NISHIKAWA,
Reg. No. 06175,
Your File No. 29842-1

In reply to your letter of the 13th instant, please be advised that on August 12th, 1947, we remitted to the above Japanese our cheque for \$141.51, being all funds in our hands standing to his credit. Since that time no further assets have appeared as belonging to him.

When he registered with us on April 30th, 1942, he declared himself to be the owner of:

Imperial Japanese Government Bonds, \$2500.00, 5½%, 1965,
payable in U.S.A. and 50,000 Francs, French 4% loan of 1910

\$130.00 in the Royal Bank of Canada, East End Branch,
Account No. 2003.

\$150.00 Bank of Montreal, Main and Hastings St.,
Account No. 1166.

Insurance Policy, \$1,000.00, Canadian Mutual Benefit
Association, Vancouver, B. C. Policy #B735, beneficiary,
his wife, Tane NISHIKAWA.

As none of the above assets vested in the Custodian, they
remained in the declarant's possession.

The money sent to him by this office represented, as stated
by you, \$139.76 proceeds from coupons of Japanese Bonds, received by us

-2-

from the Bank of Montreal, Main and Hastings Streets, and the balance being his share of the proceeds from the sale of a small lot in North Vancouver Municipality, sold by the Custodian and divided amongst the several owners.

No other property belonging to the above Japanese came into the hands of the Custodian at any time.

We trust that this information will be of use to you.

Yours very truly,

B. Good,
Office of the Custodian.

BN/fm

ADDRESS ALL COMMUNICATIONS TO:
OLD-AGE PENSION BOARD
411 DUNSMUIR STREET
VANCOUVER, B.C.



Old-age Pension Board
VANCOUVER, B.C.

PLEASE QUOTE OUR FILE NUMBER
WHEN REPLYING

August 13, 1948

EVACUATION SECTION	
Rec'd	AUG 16 1948
File No.	7028
Ans.	
Referred	

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

Dear Sirs:

Re: Tsunejiro NISHIKAWA
708 McKenzie Street
Fort William, Ontario
Registration No. 06175
Your file No. 7028
Our file 29842-J

We are in receipt of a letter from your office addressed to The British Columbia Security Commission, Dick Building, Vancouver, B.C., stating that the only funds standing to the credit of the above-named amounted to \$139.76 representing the proceeds from coupons of 4% Japanese bonds.

We have recently received the 1948 report on the pensioner from Ontario but there is no mention of this asset. Would you kindly inform us as to what has been done with this money.

Your assistance in this matter will be very much appreciated.

Yours truly,

M. Jean Allen
For Old-age Pension Board.

NR

copy

New Denver, B. C.
August, 2, 1947.

Dear Mr. Johnston:

I wish to thank you for many kind assistance and for sparing me your valuable time on my account during my recent business trip to Vancouver.

I have reached New Denver on July 26th and have since consulted and checked with my parents, the contents which was stored in the attic of my former house at 332 West 5th Avenue.

After going over our list of collateral, and refreshing their frantic moments of pre-evacuation days, we found that they have rearranged the contents of any value to the "store-room" in the rear apartment block.

I am awfully sorry especially after putting you into all that trouble but its the opinion of my parents and mine that, whats been left in the attic does not worth all the bother, asking special permission to the new owner or to legalize the entry by order of the court thru the lawyer.

Such is the case so just write "Finis" to the incident.

I am writing the facsimili letter to Mr. O. Breen of 336 West 5th Avenue under same date.

Thanks for everything and I hope I have a pleasure of meeting you again in some future date.

Yours very truly,

(Fred K. Nishikawa.)
Reg. # 08755.

N.B.

Please forward the enclosed letter to the proper Dept.

F.K.N.

*refuse to father's
letter of even date.*

File No. 2031
7022

July 23, 1947.

MEMORANDUM

TO: Mrs. E. Robertson

FROM: Mr. W. J. Johnston

Re: Lot 5, Block, 13, D.L. 302,
Op. 1, New Westminster District,
Plan 5832.
332, 334 and 336 West 5th Avenue,
Vancouver, B. C.

With reference to our conversation yesterday, regarding the personal effects which Mr. Fred Estere NISHIKAWA stated were concealed by his father in the attic of 332-5th Avenue West, Vancouver, I wish to advise you that I visited these premises with Mr. Nishikawa yesterday afternoon. We ascertained that the present landlord, Mr. George Allen, will be away until about the end of the present month.

As Mr. Nishikawa will be leaving the City today, the writer is advising him, with Mr. Shears approval, that if he could arrange with Mr. Branton, his friend and tenant of 336-5th Avenue West, to communicate with us when Mr. Allen returns, we will inspect the attic and ascertain whether or not the goods have been disturbed.

Mr. Nishikawa is being advised that, while he is in the City, he should make his own arrangements for the removal of any chattels found on the premises, as the Custodian no longer has the facilities for handling same.

Mr. Gertin, who was the tenant of 332-5th Avenue West, prior to Mr. George Allen becoming the occupant, presently resides in a red house at the corner of 7th Avenue West and Alberta Street.

I telephoned Corporal Davidson of the Royal Canadian Mounted Police yesterday afternoon, to ascertain whether or not he is interested in the matter but he was absent from the Office. He phoned me today and stated he would very much like to accompany me when I make an examination of the property and I advised him I would contact him before doing so. He requested me to notify Mr. Nishikawa to report to his Office. This was done.

WJN/MS

ADMINISTRATIVE DEPARTMENT.

February 2, 1946.

Mr. Tsunejiro NISHIKAWA
Registration No. 06175
Lemon Creek, B. C.

Dear Sir:

The administration of your affairs by this office has now been completed and it is felt you would like to be supplied with a brief summary.

On your declaration to the Custodian on April 30th, 1942, you declared that you had no real property in the protected area. It was found, however, that you were an owner of a half interest in the W. 33 ft, Blk. 19, S. 110, D.L. 598, Municipality of North Vancouver, which was subject to the right of complete expropriation. This expropriation was exercised by the Corporation of the District of North Vancouver. The amount realized for your share was \$2.55 less charges of 50¢ for a certificate of encumbrance leaving a net amount of \$2.05.

The Custodian received through the Bank of Montreal the sum of \$139.76 being proceeds from coupons of 4% bonds of 1899 issue - Japanese Imperial Government. This amount was credited to your account.

It would appear that we have accounted for all property left by you in the protected area which was vested in the Custodian.

In order that you may confirm and acknowledge your credit outstanding with the Custodian at the present time in the amount of \$141.85 we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

George Peters
Administration Department

GP:DMcI.

243, 244, 1947,
1536, 11942.

December 27th, 1945.

MEMORANDUM

To: Mr. Peters,
From: Ian Macpherson.

Re: Conveyance of Part Lots 18 & 19, S.110
acres of B.L. 998, Sp. 1, Map 2915, to
the Corporation of the District of
North Vancouver for Road purposes.

On the 27th July 1941 the Corporation of the District of North Vancouver registered a by-law and filed a Right to complete appropriation of the Westerly 33 feet of the above described land for street purposes. Lot 18 was then owned by Shigeto NISHIKAWA, Kichiya NISHIKAWA and Shinya NISHIKAWA and Lot 19 was owned by Hyakutaro NISHIKAWA and Tamejiro NISHIKAWA. Subsequently the Japanese owners sold these two lands and conveyed Title excepting from the Title the Westerly 33 feet affected by the filing of the by-law. That part of Lot 18 so excepted comprised an area of .1135 acres and 19 .018 acres. We have conveyed these two small parcels to the Corporation of the District of North Vancouver at a consideration of \$37.00, which is proportionate to the assessed value of the remaining parts of these lots and the consideration may be apportioned as \$31.90 in respect to Lot 18 and \$5.10 in respect to Lot 19. The purchase price is in suspense account with the Accounting Department and less \$1.00 debited to each of the two accounts may now be paid out to the Japanese. There is nothing on record to indicate that the three interests in Lot 18 are not equal and the two in Lot 19 equal, but, I presume that you will want to make your cheque in respect to Lot 18 to the three owners jointly and likewise in respect to Lot 19 to the two owners jointly.

IM:NL

C
O
P
Y

506 Royal Bank Building,
Vancouver, B.C.

16th November, 1945.

15638/15637/11942
7028/243

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Conveyance of Part Lots 18 & 19, S.110
acres of D.L. 598, Gp.1, Map 2915 to the
Corporation of the District of North
Vancouver for road purposes.

With reference to your letter of October 23rd in which you
advise that you were retaining the transmissions and conveyances in
connection with the above matter pending approval of the Advisory
Board.

For your information this matter was fully presented to the
Board this morning and received their approval. It would be appreciated,
therefore, if the documents you now have could be completed and returned
to us in due course.

Yours very truly,

F. G. Shears,
Director.

FGB/PMB

506 Royal Bank Building,
Vancouver, B. C.

18th October, 1945

15638/15637/11942
7028/243

K. W. Wright, Esq;
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Conveyance of Part Lots 18 & 19, S.110 acres
of D.L. 598, Gp.1, Map 2915, to the Corporation
of the District of North Vancouver for Road purposes.

I am enclosing herein Transmissions covering portions of the above lots and also Deed of Conveyance of both parcels to the Corporation of North Vancouver.

Mr. Ian Macpherson draws to my attention that the form of conveyance was drafted by Messrs. Craig & Tysoe who are the Solicitors of the parties interested in a new subdivision.

For your information the whole of Lots 18 & 19 were formerly owned by the Japanese referred to in the Transmissions. On the 27th July, 1911, the Corporation of the District of North Vancouver registered a by-law and filed a Right to Complete Expropriation of the Westerly 33 feet of these lots for street purposes. The Japanese owners of these two lots sold the lots excepting those portions affected by this Right to Expropriation and left to the Japanese owners the Title of the West 33 feet in possession of the Japanese.

Recently owners of other properties in the District have planned a new subdivision of their properties and this new plan shows the Westerly 33 feet of these two lots as a street. They accordingly approached us asking that the Japanese interests in these properties be conveyed to the Corporation of the District of North Vancouver. Upon consideration it appeared that the Japanese should be compensated for these two small parcels and a calculation was made of their value on the basis of the assessed value of the remainder of the lots and on this basis the area still held by the Japanese has a value of \$37.00.

Until this matter of a new subdivision was brought to our attention we had no knowledge of any Japanese interest as the Westerly 33 feet of these lots have not been assessed.

A Vesting Certificate covering the two areas has been filed. The purchase price has been received by this office and it would appear in order for the enclosed documents to be signed by the Assistant Deputy Custodian.

Yours very truly,

F.G. Shears,
Director

FGS/PMH encl.

15638, 15637, 11942,
7022, 243.

October 16th, 1945.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re: Conveyance of Part Lots 18 & 19, S. 110
acres of D.L. 598, Gp. 1, Map 2915, to
the Corporation of the District of
North Vancouver for Road purposes.

The whole of lot 18 was formerly owned by Shigezo NISHIKAWA, Kichiya NISHIKAWA, and Shinya NISHIKAWA and the whole of Lot 19 was owned by Ryakutaro HONDA and Tsunejiro NISHIKAWA. On the 27th July 1911, the Corporation of the District of North Vancouver registered a by-law and filed a Right to Complete Expropriation of the Westerly 33 ft. of these lots for street purposes. The Japanese owners of these two lots sold the lots excepting those portions affected by this Right to Expropriation and left to the Japanese owners the Title of the West 33 ft in possession of the Japanese.

Recently owners of other properties in the District have planned a new subdivision of their properties and this new plan shows the Westerly 33 ft of these two lots as a street. They accordingly approached us asking that the Japanese interested in these properties be conveyed to the Corporation the District of North Vancouver. Upon consideration it appears that the Japanese should be compensated for these two small parcels and a calculation was made of their value on the basis of the assessed value of the remainder of the lots and on this basis the area still held by the Japanese has a value of \$37.00.

The Corporation of the District of North Vancouver was asked on 13th September last if it was prepared to pay the amount of \$37.00 to acquire the land in question. We have not had a reply from the Corporation. In the meantime the parties interested in the new subdivision have offered to pay the sum of \$37.00, the land to be conveyed to the Corporation and we hold a cheque in that amount from Craig & Tysoe dated October 5th.

-over-

Until this matter of a new subdivision cropped up the area owned by these Japanese not being assessed, we had no knowledge of these interest. We have accordingly filed a Vesting Certificate covering the two areas and presuming that you will approve the sale at the price offered, transmissions of the two parcels have been prepared and are attached hereto. Also a Deed of conveyance of these parcels from the Secretary of State to the Corporation of the District of North Vancouver has been prepared and is submitted to you. If these documents are forwarded to Ottawa, it will be well to call Mr. Wright's attention in particular to this Deed which is based upon a form of conveyance drafted by Messrs. Craig & Tysoe, Solicitors for the parties interested in the new subdivision.

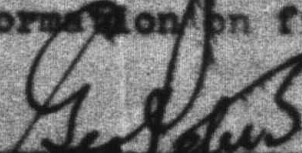
IM:NL

January 16, 1946.

REAL PROPERTY SUMMARY

JAPANESE NAME: Tsunejiro NISHIKAWA REG. NO. 06175 FILE NO. 7028
CATALOGUE NO: Special arrangement.
LEGAL DESCRIPTION: West 33 feet of Block 19 of south 110 acres of
D.L. 598, Map 2915, Municipality of North Vancouver.
CLASSIFICATION: Vacant Land
ASSESSED VALUE: \$5.10
TITLE: Registered in the names of Tsunejiro NISHIKAWA
and Hyakutaro HONDA
ENCUMBRANCES: Subject to right to complete expropriation (See B.C.S.
Registered as §2832-B 1915)
Vesting Order No. 40215 July 24, 1945.
HISTORY OF ADMINISTRATION: The above Japanese in his declaration of April 30, 1942
declared that he had no property of any kind whatsoever
in the protected area in British Columbia. It was
found however that he was owner of a half interest in
the above property which was subject to right to
complete expropriation which was registered as above.
This expropriation was exercised by the Corporation of
the District of North Vancouver and transmission
acknowledged on November 30, 1945. Approval of the
Advisory Committee was received, re Mr. Shears' letter
of November 16, 1945.
The amount of \$5.10 was realized and one-half of this
sum, \$2.55 was credited to the evacuee's account with
the Custodian, less \$.50 charges, leaving the net
amount of \$2.05.

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


George Peters
Administration Department

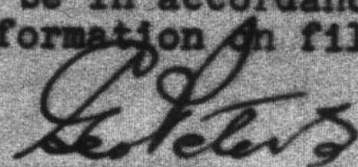
GP/dmc

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George Peters
Administration Department

GP/dmc

January 18, 1946.

PERSONAL PROPERTY SUMMARY

Re: Tsunejiro NISHIKAWA
Reg. No. 06175

BONDS: Imperial Japanese Government bonds payable as follows:
\$2500 America 5½% of 1965 - in owner's possession
50000 Francs French 4% of 1910 - " "

BANK ACCOUNTS: Royal Bank of Canada, East End Branch a/c 2003 - \$130.00
Bank of Montreal, Main & Hastings St. a/c 1166 - \$150.00

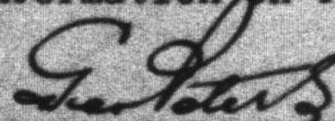
as this did not come under the control of the Custodian
no action was taken by this office.

LIFE INSURANCE: Policy No. B. 735 - \$1000 Canadian Mutual Benefit Assn.,
Vancouver, B.C. Beneficiary, wife, Mrs. Tane Nishikawa -
Policy in owner's possession.

ACCTS. RECEIVABLE: \$139.76 proceeds from coupons of the 4% bonds of 1899 issue -
Japanese Imperial Government - credited to the evacuee's
account with the Custodian on April 6, 1943.

No property interests other than those mentioned are
found on the file.

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



George Peters
Administration Department

GP/dmc

NOTE: No Specified Articles were declared or found on this file.



File No. 7028

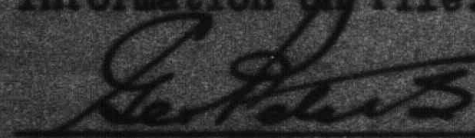
January 18, 1946.

CHATELS SUMMARY

Re: Tsunejiro NISHIKAWA
Reg. No. 06175

There are no chattels declared or revealed
on this file.

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



George Peters
Administration Department

GP/dmc

Note:

See Memo. dated July 23/47
and letter dated Aug. 2/47. *10/47*